

DELEGATIONS TO THE DIRECTOR OF CORPORATE RESOURCES - PROPOSED AMENDMENTS TO NOS. 8 AND 10

8. Property Management

	<u>Existing</u>	<u>Proposed</u>	<u>Explanation</u>
(i)	Power to agree and review as appropriate terms for the granting, taking or surrender of any lease, tenancy agreement, hiring arrangement, occupational or other licence of land owned or required by the County Council, subject to any rent of land owned by the County Council being assessed on an open market basis, unless the Director is satisfied a lesser rent or user charge will be beneficial to the local community;	Power to grant, take, surrender, agree, review, vary or otherwise deal with as appropriate any lease, tenancy agreement, hiring arrangement, occupational or other licence of land owned or required by the County Council, subject to any rent of land owned by the County Council being assessed on an open market basis, unless the Director is satisfied a lesser rent or user charge will be beneficial to the local community;	Removal of the words ' <i>terms for</i> ' to make it clear that leases may be approved under delegated powers.
(ii)	Power in respect of county farms to select tenants and sell milk quotas in accordance with any legislation in force for the time being;	(No change)	
(iii)	Power to agree assignments and the granting of underleases by tenants and to consent or object to improvements carried out by tenants;	(No change)	
(iv)	Power to approve plans whether as landlord or vendor for development of land;	(No change)	
(v)	Power to agree to the granting, taking or surrender of any easements over land;	Power to grant, take, surrender, agree, review, vary or otherwise deal with as necessary any easements, charges or other interest over land.	To clarify powers in respect of the proper management of land.
(vi)	Power, subject to consultation with the Director of Law and Governance, to serve Notices to Quit or to terminate for any purpose.	(No change)	

10. Sales and Acquisitions

	<u>Existing</u>	<u>Proposed</u>	<u>Explanation</u>
(i)	Power to declare land surplus to requirements, to dispose of it and earmark the proceeds of sale where required for another facility;	(No change)	
(ii)	Power to dispose of land at less than the best value which might reasonably be expected, where either the undervalue is considered to be de minimis or the Director is satisfied the disposal will meet the wellbeing test in the General Disposal Consent in force for the time being, and the following criteria:	(No change)	
	(a) A positive business case for the proposed disposal/transfer;		
	(b) The proposed use is demonstrated through the business case to be more beneficial to the wider community and locality than alternative uses;		
	(c) The proposed means of transfer is the most effective way to realize the benefits being sought;		
	(d) The County Council's interest is protected by appropriate safeguards.		
(iii)	Power to authorise the change of use of property;		

(iv)	Power to purchase land for schemes within the approved capital programme or for other purposes up to a maximum of £2m per transaction, to take all necessary steps to complete the purchase of land following the making of a Compulsory Purchase Order and to acquire replacement land where required by statute (e.g. for a replacement recreation/sports facility) in order to achieve the best value disposal of an asset;	In respect of the purchase and development of Operational Properties (i.e. properties for schemes within the approved Capital Programme), power to -		To refer to land within the approved capital programme, and for clarity.
		(a)	Purchase and develop land for schemes within the approved capital programme;	
		(b)	To take all necessary steps to complete the purchase of land following the making of a Compulsory Purchase Order;	
		(c)	To acquire replacement land where required by statute (e.g. for a replacement recreation/ sports facility) in order to achieve the best value disposal of an asset.	
(v)	Power to agree accommodation work and allied or associate matters where land is acquired for statutory purposes, subject to the costs being met from the approved capital programme, or as agreed in consultation with the Chief Officer of the Department for which the land has been acquired;	(No change)		Correction to the numbering (there are two (iv)s, to (v)).
(vi)		In respect of the purchase and development of Investment Properties, power, following consultation with the Corporate Asset Investment Fund Advisory Board, to agree to purchase and develop land using funding allocated to the Corporate Asset Investment Fund (CAIF) and/or for Future Developments provided that such decisions are in line with the CAIF Strategy.		New (vi). To refer to land for investment purposes.
	Note: References to “land” in the above paragraphs include buildings, as well as existing and new rights and interests in both land and buildings.			

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