

DELEGATED POWERS TO THE DIRECTOR OF CORPORATE RESOURCES

10. Sales and Acquisitions

<u>Existing</u>		<u>Proposed</u>	<u>Explanation</u>
	Power to declare land surplus to requirements, to dispose of it and earmark the proceeds of sale where required for another facility;	(No change)	
	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;	(No change)	
(b)	The proposed use is demonstrated through the business case to be more beneficial to the wider community and locality than alternative uses;	(No change)	
(c)	The proposed means of transfer is the most effective way to realize the benefits being sought;	(No change)	

	(d) The County Council's interest is protected by appropriate safeguards.	(No change)	
	Power to authorise the change of use of property;	(No changes)	
	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)	
	In respect of the purchase and development of Operational Properties (i.e. properties for schemes within the approved Capital Programme), power to –	Power to purchase and develop land for schemes within the approved capital programme, excluding those identified within the Corporate Asset Investment Fund, and for other operational purposes up to a maximum of £2m per transaction.	To specifically refer to all property purchases and developments that relate to operational matters and which are listed in the capital programme or which are subsequently added in accordance with the Financial Procedure rules up to a maximum value.
	(a) Purchase and develop land for schemes within the approved capital programme;	(No change except renumbered)	
	(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.	(No change except renumbered)	
	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.	<p>Power to purchase and develop land for investment schemes identified in the Corporate Asset Investment Fund within the capital programme, and for other investment purposes:</p> <p>(a) Up to a maximum of £1m per project (including acquisition and development costs combined, but not including any transaction costs);</p> <p>(b) Provided that, for projects over £1m but less than £5m (including acquisition and development costs combined, but not including any transaction costs), such projects have been supported by the Corporate Asset Investment Fund Advisory Board.</p>	Amended to include financial limits on the delegation; to allow purchases below the value of £1m to proceed without prior consultation with the Board; to positively require Board support for those projects valued £5m and over.
	<i>Note: References to “land” in the above paragraphs include buildings, as well as existing and new rights and interests in both land and buildings.</i>	(No change)	

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