

**H3 Scheme of Delegation to Directors and other Officers – Director of Customer and Shared Services**

4.5.19	To authorise the development and appropriation of land and buildings, together with the granting or taking, assignment, surrender or termination of leases, tenancies, licences, easements, wayleaves and variations of rent, and, subject to a maximum value in any case of £200,000 per annum (revenue) or £500,000 (capital), to authorise the acquisition and disposal of land and buildings or any estate or interest in any land and buildings (acquisitions and disposals between £200,001 and £500,000 inclusive are delegated to the relevant Portfolio holder – see Part C3, paragraph 3).	Subject to consultation with the relevant portfolio holder.
4.5.20	To approve the terms of the acquisition, lease or grant of any interest in land and/or buildings.	None
4.5.21	To take such actions as are considered appropriate in relation to advance payments, blight notices, home loss payments under the Land Compensation Act 1973, notices to quit, purchase notices and other notices.	None
4.5.22	To seek planning permission for the development of land where such land is not required for the statutory functions of the Council.	None
4.5.23	To establish and maintain a corporate database of the Council's land and buildings, including details of liabilities, and to perform any responsibilities placed on the Council under the Local Government Planning and Land Act 1980.	None
4.5.24	To take appropriate action on behalf of the Council with regard to rating issues, including the conduct of appeals.	In consultation where appropriate with the Monitoring Officer.

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4.5.25	To determine and issue general guidelines to officers for the management of land resources and the maintenance of buildings etc.	None
4.5.26	To certify or make arrangements for the certification of authorisation and identity cards and passes for officers and members.	None
4.5.27	To let land and premises for not more than fifteen years in accordance with the Council's <u>current</u> Asset Management Plan.	None
4.5.28	To licence land and premises for not more than 364 days.	None
4.5.29	In accordance with the Surplus Policy, to sell land surplus to requirements which is on the Disposals List in accordance with the delegated powers outlined in 4.5.20.	Subject to approval of the relevant Portfolio Holder and <u>consultation with the relevant</u> ward member(s).
4.5.30	To deal with all matters in connection with the management and leasing/licensing of the Council's industrial land and premises in accordance with the Council's current Asset Management Plan.	None
4.5.31	To deal with all matters in connection with the management and leasing of the Council's Managed Workspace in accordance with the Council's current Asset Management Plan.	None
4.5.32	To deal with all matters in connection with the management and leasing of the Council's retail premises in accordance with the Council's current Asset Management Plan.	None
4.5.33	To deal with all matters in connection with the Council entering into way leaves and easements.	In consultation with the Monitoring Officer.
4.5.34	To enter into leases of land where the Council is to construct a public amenity or provide or reacquire the freehold of land.	In consultation with the Monitoring Officer and relevant Portfolio holder.

4.5.35	To take decisions on applications by electricity, gas, water, telephone, broadcasting or cable companies to place any apparatus in, on, over or under any land or buildings owned by the Council.	In consultation with the Monitoring Officer and ward members.
4.5.36	To:	
	4.5.37.1 assess each application for release from restrictive covenants on its own merits;	
	4.5.37.2 negotiate compensation payable to the Council where such release is requested in order to facilitate speculative development or some other profit making exercise.	
4.5.37	To exercise, at his/her discretion, the provisions of any authorised guarantee agreement, such provisions to always be enforced except where there are commercial or operational reasons not to do so.	None
4.5.38	To serve, at his/her discretion, the required legal notice (Section 17 Notice) on original tenants where the tenant (Assignee) is in arrears in order to protect the Council's rights to pursue original tenants for the debt if it is considered viable.	None
4.5.39	To negotiate the grant of way leaves for the purposes of Town Centre Enhancement Schemes or Closed Circuit Television Schemes.	None
4.5.40	To undertake maintenance, repairs and alterations in respect of the Council's non-operational property.	None
4.5.41	To determine licences to erect and site public notice boards throughout Central Bedfordshire.	None
4.5.42	To approve and enter into property investments (in accordance with the provisions of the Investment Management Strategy).	Subject to the following criteria:-

- (i) decision is required urgently to secure an investment and it is not possible to report to Executive;
- (ii) following consultation with the Leader of the Council, and relevant Portfolio Holder, Chief Executive, Chief Finance Officer and Monitoring Officer;
- (iii) any Key Decision must comply with the provisions of the Access to Information Rules (Record of an Individual Decision).

4.5.43      To authorise the transfer of freehold land at nil value to Trust Schools and 125 year leases to Academy Schools, where it is a statutory requirement to do so.      Subject to consultation with the Portfolio holder.

*(The remaining paragraphs in this section shall be renumbered accordingly.)*