

Constitution and Associated Documents – Proposed Changes

Section and Reference	Existing Text	Proposed amendment including revised text if appropriate
<p>Section 10. Director of Commissioning and Asset management.</p> <p>Page49, CAM54</p>	<p>CAM54</p> <p>Minor land sales (up to £10,000) – approval to declare surplus to the Authority’s requirements and to terms of disposal of land for garden, garage, conservatory, porch or similar use as extensions to privately owned dwelling houses or for leasehold enfranchisements.</p>	<p>CAM54 to be changed to:</p> <p>“Minor land sales -approval to declare surplus to the Authority’s requirements and to the terms of disposal of land up to the value of £20,000.”</p> <p>New Item to be created as CAM55:</p> <p>“Leasehold Enfranchisements – approval to declare surplus to the Authority’s requirements and to the terms of disposal of properties held under residential ground leases where freeholds can be acquired by tenants through rights established under the Leasehold Reform Act 1967.”</p> <p>NB: All subsequent numbers from the current CAM55 to CAM74 to be increased by 1 to become CAM56 to CAM75</p>
	<p>Reason for proposed change:</p> <ol style="list-style-type: none"> 1. The split in the delegation is required because the current delegation covers leasehold enfranchisements. This is where the owner of a residential property that is subject to a ground lease with the Council can acquire the freehold through rights established under the Leasehold Reform Act 1967. There is a set statutory calculation that is followed when the freehold value is assessed and in cases where there is limited time left on the lease, 	

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| | <p>this may be in excess of the amount set under the Minor Land delegation.</p> <p>2. The amount linked to minor land sales as £10k has been set for many years. Our view is that £20k would now be a more appropriate level for non-strategic land and property sales. Those which may be less than £20k and which are considered as strategic can be considered under delegation CAM58 which generally covers strategic sales and acquisitions that are referred to the Strategic Property Group for prior consideration.</p> |
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Implications of proposed change:

- **Finance and other resource implications:**

There are no new finance and other resource implications created by this change.

- **Legal implications:**

All land and property disposals will continue to be completed in compliance with the Authority's financial regulations and applicable legislation.

- **Consultation/Engagement undertaken (internal and external):**

The change has been provisionally agreed in consultation with the Director of Commissioning and Asset Management. It is not considered that any external consultation is required.

- **Human Rights implications:**

There are no Human Rights implication associated with this requested change to the Officer Delegation Scheme

- **Equalities and Diversity implications:**

There are no equality and diversity implications associated with this requested change to the Officer Delegation Scheme

- **Risk Management implications:**

There are no risk management implications associated with this requested change to the Officer Delegation Scheme

- **Crime and Disorder implications:**

	<p>There are no crime and disorder implications associated with this requested change to the Officer Delegation Scheme</p> <ul style="list-style-type: none">• Environment and Sustainability implications: There are no environmental and sustainability implications associated with this requested change to the Officer Delegation Scheme.
	<p>Proposed by: Niall Cathie, Strategic Property Manager Service Area: Commissioning & Asset Management Contact Tel. No: 07897 436413</p>
	<p>Head of Service sign-off: (please insert a cross in the box)</p> <div><input checked="" type="checkbox"/></div>