

SPECIFIC FUNCTIONS

PROPERTY FUNCTIONS

	FUNCTION	Exercised by
(1)	<p>To approve negotiated terms for leasehold and freehold transactions, licences and consents in respect of property where recommendations have been received from either the Council's Property Manager or, where appropriate, a firm of specialist valuers:</p> <p>Leasehold up to £50,000 per annum</p> <p>Leasehold £50,000 and above</p> <p>Freehold up to £50,000</p> <p>Freehold £50,000-£150,000</p> <p>Freehold £150,000 and above</p> <p><i>* Information reports on these decisions to be submitted to Cabinet on a regular basis.</i></p>	<p>Executive Director (Regeneration and Development) *</p> <p>Cabinet</p> <p>Executive Director (Regeneration and Development)</p> <p>Executive Director (Regeneration and Development) after consultation with a Cabinet Member</p> <p>Cabinet</p>
(2)	To serve appropriate notices required by legislation in respect of commercial property	Head of Business Improvement, Central Services and Partnerships
(3)	To approve applications for assignment or surrender of unexpired portions of leases	Executive Director (Regeneration and Development)
(4)	Approval of applications for variation of permitted user clauses contained in leases of Council business premises	Executive Director (Regeneration and Development)
(5)	To grant easements and wayleaves affecting Council owned land	Executive Director (Regeneration and Development)
(6)	To exercise the Council's statutory Charter and common law powers relating to markets	Executive Director (Regeneration and Development) after consultation with a Cabinet Member

(7)	Power to take enforcement action under the Market byelaws and regulations and action to protect the Council's Market Rights	Executive Director (Regeneration and Development)
(8)	To determine applications in respect of the release or modification of covenants (where recommendations have been received from either the Council's Property Manager or, where appropriate, a firm of specialist valuers) attaching to property owned or formerly owned by the Council or its predecessors: Capital receipt; Up to £50,000 Capital receipt; Over £50,000 – less than £150,000 Capital receipt; £150,000 and above	Executive Director (Regeneration and Development) * Executive Director (Regeneration and Development) after consultation with a Cabinet Member Cabinet
(10)	Town centre functions – issue of licences	Executive Director (Regeneration and Development)
(11)	To determine whether, in the case of rent arrears in respect of commercial property, possession be re-obtained or any other action be taken	Executive Director (Regeneration and Development)
(12)	To serve notices under the Landlord and Tenant (Covenants) Act 1995	Head of Business Improvement, Central Services and Partnerships
(13)	Right to consent to the redemption of land charges	Executive Director (Regeneration and Development)
(14)	Statutory duty to serve notice of intended works on adjoining owners under Party Wall etc. Act 1996	Executive Director (Regeneration and Development)