

Appendix 2
THE CONSTITUTION
OF
NEATH PORT TALBOT
COUNTY BOROUGH
COUNCIL



CYFANSODDIAD
CYNGOR
BWRDEISTREF SIROL
CASTELL-NEDD
PORT TALBOT

12.08.16

16. Estates Delegated Powers

1. To determine applications for the payment of:-
 - (a) Home Loss Payments
 - (b) Well maintained payments
 - (c) Reimbursement of removal expenses relating to properties affected by Closing/Demolition Orders and/or included in Clearance Areas on C.P.O.
 - (d) Residential Disturbance Claims up to £10,000.
 - (e) Disturbance claims and injurious affection/severance up to £20,000.
 - (f) Agricultural disturbance claims up to £5,000.
 - (g) Land Compensation Act 1973 - Part 1 Claims up to £2,500
 - (h) Landlord and Tenant compensation on quitting. No limit.
 - (i) Dilapidation up to £15,000.
2. Statutory Agricultural Compensation payments on quitting. No limit.
3. To negotiate rents and allocate industrial units including licences to: assign, underlet, mortgage, change of use, alterations to premises and changing of leases.
4. To negotiate rents and grant tenancies of shops and any other premises on Council owned land including change of use, waiving of covenants or assignments thereof, together with any other related consents as may be sought.

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5. To negotiate freehold disposals up to £20,000.
6. To negotiate freehold and leasehold acquisition up to £20,000.
7. Dilapidations claims up to £15,000.
8. To negotiate Leases to the County Borough Council (where principle already approved) up to a rental of £10,000 per annum.
9. Grant of Annual Tenancy including existing grazing rights (where principle already approved) up to a rental of £2,500 per annum.
10. Appropriations.
11. Grant/Acquisition of sundry easements, wayleaves and similar agreements including applications from Telecommunication Companies, Statutory Undertakers, other similar bodies and private individuals. No limit.
12. To accept Valuers Reports subject to provision in estimates, where relevant.
13. Authorising the service of Notices to Quit.
14. Lettings of dwelling houses on tenancy - with no limits on rental levels.
15. To formally approve or otherwise applications made under the Leasehold Reform Act 1967 (as amended).
16. To formally approve or otherwise, assignments together with other related requests of leasehold interests in dwelling houses.
17. To grant revocable annual licences for applications received to cross over garage compounds.
18. To determine applications from the Open Air Market Operators to vary the days of trading at Christmas and other times.

19. To offer the Council's freehold reversionary interests for sale to the tenants of houses held on long leases from the Council and that the lessees be approached in batches of approximately 50 at a time. These cases would be dealt with in addition to any other requests made in the normal way.
20. Forfeiture or other legal proceedings for breach of lease conditions and rent arrears.
21. Removal/modification of restrictive covenants up to a value of £10,000.
22. To regularise site boundary issues.
23. To approve exchanges of land involving considerations of less than £15,000.
24. To negotiate and agree amendments to the rating list with the District Valuer.
25. To liaise with the National Gypsy Council and sanction the granting of licences for the occupation of the plots on the official gypsy sites
26. To institute legal proceedings for any unauthorised occupations on Council owned land (in consultation with the Head of Legal and Democratic Services) - this to include all land or property owned or occupied by Neath Port Talbot County Borough Council (other than that occupied under the Housing Acts) where any unauthorised occupation takes place or where there are or have been breaches of agreements in relation to authorised occupation.
27. To negotiate Deeds of Variation and Surrender of Leases/Tenancies.
28. The Head of Property and Regeneration is granted delegated authority, following any necessary consultation with the Leader, Cabinet Members and the Trade Unions, to determine and implement the Accommodation Strategy