

County Farm Tenancies Panel

TERMS OF REFERENCE

Purpose:

To **interview and make recommendations** to Physical Regeneration Group Manager on allocation of County Farm tenancies.

(The approved Schedule of Decision Making levels authorises the Group Manager to approve all leasehold disposals for best consideration at a total rent over the term or a premium plus the total rent of below £200,000, and all Terms for those transactions – Decision Making Schedule point 4). Transactions exceeding that value to be referred to Property Sub-Committee or Cabinet, as appropriate).

Reports on action taken to be submitted to Property Sub-Committee on a half yearly basis.

Membership -

Land and Rural Estates Group Manager. (To Chair)

Three elected members – to be appointed annually by the Leader of the Council

External Adviser re Business case

Other invitees: Staffordshire County Council Farm Teams Land Agents

Other County Farms related decisions:

To be made in accordance with approved Scheme/Sub-Scheme of Delegation for the Director of Economy, Infrastructure and Skills:

Delegation/Sub/Delegation	Authorised Officer
To take steps to administer and manage the Council's property estate (value/cost between £100,000 and £200,000)	Physical Regeneration Group Manager (Level C)
To effectively manage and administer the County Farms Estate on a day-to-day basis up to a maximum of £100,000	Land and Rural Estate Group Manager (Level D)
To approve the following transactions and associated Terms): <ul style="list-style-type: none">• All acquisitions at market value up to £200,000• All disposals for best consideration at a market value of below £200,000• All Leasehold disposals at best consideration at a total rent over the term or a premium plus the total rent of below £200,000• Any Easement or Wayleave with	Physical Regeneration Group Manager (Level C)

<p>a total premium, consideration and/or rent over the term of below £200,000</p> <ul style="list-style-type: none">• Any lease/tenancy entered into where the total rent over the term or a premium plus the total rent is below £200,000• Any licence where the total licence fee over the licence period is below £200,000• The removal of Restrictive Covenants where the total payment is below £200,000• Pre-emptions and Options where the total value of property is below £200,000• Granting of consent for alterations in a property or its use	
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Approved 22 January 2020

Updated 5 August 2020