

**Delegations to the Director of City Assets & Housing**

J	Function	Limits or restrictions on delegation
	<b>Property Services</b>	
J1	To discharge the functions of Corporate Property Officer.	
J2	To discharge valuation and estates services and deal with property acquisition/disposals.	In accordance with the Scheme of Delegations and Contract Procedure Rules agreed from time to time by the Council.
J3	In consultation with the Director of Governance to authorise Legal Proceedings under Paragraph L31.	
J4	In respect of the Construction (Design and Management) Regulations 1994 (made under the Health and Safety at Work Act 1974): - <ul style="list-style-type: none"> <li>(i) to act as Agent for in-house clients in respect of duties defined for clients undertaking building constructions projects (including planned maintenance where applicable); and</li> <li>(ii) to carry out the duties for Planning Supervision in respect of building construction projects (including planned maintenance where applicable).</li> </ul>	
J5	To manage and maintain the Civic Centre and to deal with applications for use of the Civic Centre by outside bodies.	
	<b>Commercial Services</b>	
J6	The operational management of the Council's function relating to cleaning and catering.	

## ***Delegations to the Director of City Assets & Housing***

### **Strategic Housing and Neighbourhood Renewal**

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| J7 | The operational management of the Council's housing and neighbourhood renewal Strategies and Plans including Performance monitoring and effective delivery of housing management services by Wolverhampton Homes and any Tenant Management Organisations and Estate Management Boards.   | In accordance with the Constitution and any specific restrictions or limitations imposed by the Cabinet or relevant Regulatory or other Committee through approved policies, procedures and service delivery programme.  |
| J8 | To agree capital expenditure and operational decisions regarding investment in the Council's housing stock, in consultation with the Asset Management Group.   | Financial procedure rules and limits on expenditure.   |
| J9 | The authorisation of appropriately qualified and experienced employees to act as inspectors.<br><br>Inspectors and other duly authorised employees are empowered to undertake inspections, investigations, interviews, sampling, prohibitions, seizures, detentions, recording, service of notices (including suspension and compliance notices), notifications, waivers, transfer, authorisations, licensing registrations and legal proceedings and formal cautions under the following legislation applicable thereto (including any related statutory instrument), and to exercise all other relevant powers, including powers of entry provided under such legislation.<br><br>Building Act 1984<br><br>Caravan Sites Act 1968<br><br>Chronically Sick and Disabled Persons Act 1970<br><br>Defective Premises Act 1972 | In accordance with the Scheme of Delegation approved by the former Housing Services Committee on 03.06.97.<br><br>Housing Act 2004 in accordance with reports to Cabinet (Resources) Panel 21.03.06 and Cabinet 06.06.06 |

## ***Delegations to the Director of City Assets & Housing***

Environmental Protection Act 1990

Evictions Act 1977

Health and Safety at Work etc. Act 1974

Homelessness Act 2002

Homelessness Reduction Act 2018

Housing Acts 1980, 1985, 1988, 1996 and 2004

Housing and Building Control Act 1984

Housing Grants, Construction and Regeneration Act 1996

Housing and Planning Act 1986

Housing and Planning Act 2016

Landlord and Tenant Act 1985

Local Government (Miscellaneous Provisions) Act 1976 and 1982

Local Government and Housing Act 1989

Public Health Acts 1936 and 1961

Protection from Eviction Act 1977

Regeneration Act 1996

Rents Act 1974 and 1977

Rent (Agriculture) Act 1976

Rent (Agriculture) Amendment Act 1977

Social Security and Housing Benefits Act 1982, Parts II and III

Town Development Act 1952

West Midlands County Council Act 1980 Ss 32 and 43

Any orders or regulations made thereunder or relating to any of the foregoing or having effect by virtue of the European Communities Act 1972.

Any offence under any legislation or at Common Law which is of a similar nature or related to the foregoing, including offences of

Report approved by Cabinet 28.11.06 with response to legal proceedings pursuant to Sections 189, 352 and 376 of the Housing Act 19

## ***Delegations to the Director of City Assets & Housing***

	aiding, abetting, counselling or procuring, incitement, conspiracy, perverting the course of justice and criminal attempts	
J10	To implement the Approved Development Programme for Housing Association newbuild.	In accordance with the Programme.
J11	To implement the annual investment programme identified for housing under the Major Repairs Allowance and Unitary Capital Pot.	In accordance with the Programme.
	<b>Housing Support Services</b>	
J12	To carry out the investigative and assessment duties of the Council under Part III of the Housing Act 1985 (Housing and Homelessness).	
J13	To provide general and specific advice on housing in order to prevent homelessness and assist in maintaining existing tenancies.	
J14	The nomination of tenants to Housing Associations schemes.	
J15	The administration of the 24-Hour Control Centre and the Carelink alarm system.	
J16	To make arrangements for asylum seekers.	
J17	To manage the Anti-Social Behaviour Unit in conjunction with Director of Education and, in conjunction with the Director of Governance to make orders, serve notices and institute proceedings to combat anti-social behaviour under but not limited to the following legislation:	
		12 November 2014 Cabinet report relating to the local

***Delegations to the Director of City Assets & Housing***

Anti-Social Behaviour Crime and Policing Act 2014

Any orders or regulations made thereunder or relating to any of the foregoing or having effect by virtue of the European Communities Act 1972.

Any offence under any legislation or at Common Law which is of a similar nature or related to the foregoing, including offences of aiding, abetting, counselling or procuring, incitement, conspiracy, perverting the course of justice and criminal attempts. For the avoidance of doubt, this shall include any new legislations offering an extension of powers to a Local Authority.

implementation of the Anti-Social Behaviour Crime and Policing Act 2014