**AGENDA ITEM 13 APPENDIX 1A – Delegated Authorities for Development Sub Committee**

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| **Reserved to Board** | **Delegated to Dev sub-committee** | **Delegated to the Management Team** |
| 1. Approval of the Association’s Development Strategy. 2. Purchase of any land and buildings for development. 3. Approval of any new development projects, including financial appraisal, housing mix, procurement strategy and methods, appointment of professional consultants, acceptance of HAG offers and entering into and signing construction contracts. 4. Approval of any development partnerships with other housing associations. 5. Settlement of contractual claims. | 1. Consider any new development projects, including financial appraisal, housing mix, procurement strategy and methods, appointment of professional consultants, acceptance of SHG offers and entering and signing construction contracts.  2.Making recommendations to the Board on new developments.  3.Review of development risk and updates to the risk register and Risk and Audit Sub.  4.Consideration and recommendation of most effective procurement routes.  5.Review house layouts, property types, and requirements to meet housing needs and demands including for supported accommodation.  6.Review of Tender documentation.  7.Review of financial appraisals, including availability of development grant, subsidy and private finance.  8.Review of statutory and legal consents and good practice required to ensure compliance and delivery of good practice in development issues.  9.Overseeing requirements and reports on consultation prior to development.  10.Approval of all development-related policies, including design and specification standards.  11.Monitoring of development progress, including scheme and contract expenditure, performance against grant planning targets, etc.  12.Approval of additional expenditure on individual contracts, in excess of any delegated authority to staff.  13.Ensure fulfillment and review of the Service Agreement with Maryhill HA to provide development services.  14.Comment on Strategic Documents relating to development eg LHS, SHIP.  15.Discuss potential future development sites.  16.Visit future development sites.  17.Receive reports on Feedback from Tenants in new build developments.  **18. Monitor projects with a large construction element which are not planned and cyclical projects ie Office refurbishment , Environmental Strategy** | 1. Authorising applications for statutory permissions and consents. 2. Selection of consultants and contractors, development agents, etc. subject to Board approval 3. Supervision and performance review of professional consultants. 4. Issuing client instructions to the Association’s professional consultants and contractors, as required. 5. Monitoring contract costs and progress 6. Making HAG submissions to the relevant authority 7. Approval of home loss or disturbance payments. 8. Submission of applications for consent from the Scottish Housing Regulator. 9. Ensuring compliance with the Association’s health and safety obligations, including the preparation of health and safety plans and files. 10. Ensuring compliance with guidance by the SGM. |