

GREATER LONDON AUTHORITY

REQUEST FOR MAYORAL DECISION – MD3290

Thameside West – Land Transfers and Acquisitions

Executive summary:

Thameside West is a major housing-led project in the Royal Docks, within the ownership of both GLA Land and Property Limited (GLAP) and Silvertown Homes Limited (SHL). It is the site of the northern portal of the Silvertown Tunnel. GLAP and SHL agreed a Land and Works Agreement with Transport for London (TfL) for temporary and permanent uses of land for the tunnel; this included provisions for compensation and leasing of land. TfL completed a General Vesting Declaration in August 2023 to acquire the permanent-use land, which now requires adjustment and additional land transfers between the parties. The Thameside West site also adjoins a Places for London (PfL) development site, and includes a small parcel of PFL land that is to be acquired by GLAP for the masterplan.

Decision:

The Mayor:

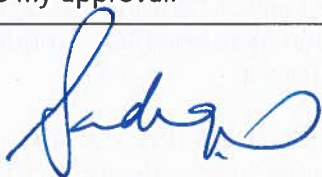
- approves that GLA Land and Property Ltd (GLAP) enters into all agreements necessary to accommodate the land required permanently by Transport for London (TfL) for the Silvertown Tunnel, as originally set out in the Land and Works Agreement (between Silvertown Homes Limited (SHL), GLAP and TfL, dated 22 August 2017), and associated payments for such land, on the terms set out in Parts 1 and 2 of this Mayoral Decision (MD)
- approves the acquisition of additional land previously owned by Docklands Light Railway (DLR) from TfL, required to facilitate a permanent access route within the site, as detailed in Parts 1 and 2 of this MD
- approves GLAP entering into an agreement to secure the future acquisition of a parcel of land from Places for London for the Thameside West masterplan, as detailed in Part 2 of this MD
- delegates, to the Executive Director for Housing and Land, responsibility for assessing and approving all further details necessary to facilitate the recommendations set out in this MD – including final approval of all necessary legal documentation, without a further formal decision form.

Mayor of London

I confirm that I do not have any disclosable pecuniary interests in the proposed decision and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

Signature:



Date:

19/7/24

PART I – NON-CONFIDENTIAL FACTS AND ADVICE TO THE MAYOR

Decision required – supporting report

1. Introduction and background

- 1.1. Thameside West is a major housing site in the Royal Docks and Beckton Riverside Opportunity Area in Newham. The site has received planning consent for a 5,000-home masterplan; it is anticipated that the development will commence in 2025.
- 1.2. The site is owned by GLA Land and Property Limited (GLAP) and Silvertown Homes Limited (SHL). One area, known as Carlsberg Tetley land, is in joint ownership. The other ownerships are separate and cover different parts of the site. GLAP and SHL have agreed a joint masterplan (consented in 2021); and, in October 2019, signed a Cooperation Agreement for the redevelopment of the site.
- 1.3. GLAP and SHL are now working on the submission of a Reserved Matters Application for the next phase of development at the Western end of the masterplan. Known as Leaway Park in the masterplan, the red line boundary of the planning consent includes some land that belongs to Places for London (PfL). PfL has agreed that GLAP can acquire this land for £1. In return, the Thameside West masterplan designs will include a pedestrian ramp to the Lower Lea Crossing, which will benefit both the Thameside West and adjacent PfL-owned Limmo site.
- 1.4. Previous Mayoral Decisions (MDs) relating to Thameside West include:
 - MD3271, July 2024: financial settlement arrangements for the incomplete river wall works
 - MD2520, September 2019: principle of GLAP and SHL entering into the Cooperation Agreement, and setting out a funding strategy for the project
 - MD2102, April 2017: principle of GLAP entering into the Land and Works Agreement (LWA) with TfL to deliver the Silvertown Tunnel, and agreeing the associated terms and compensation
 - MD1372, July 2014: budget for initial development proposals
 - MD1219, June 2013: lease arrangement for the Carlsberg Tetley site.
- 1.5. Part of the Thameside West site is currently being used by Riverlinx, TfL's partner for the Silvertown Tunnel, to construct the tunnel. The construction compound is extensive and included the launching chamber for the tunnel-boring machine. The finished tunnel is expected to open in 2025.
- 1.6. In 2017, TfL signed the LWA with GLAP and SHL. This set out the agreed terms governing temporary use of the Thameside West site for construction of the tunnel; the permanent acquisition of land for the tunnel; and the delivery approach (once the tunnel is completed). Financial arrangements were also included to compensate the Landowners for the tunnel land (see MD2102).
- 1.7. As a result of this, TfL issued a General Vesting Declaration (GVD) in August 2023 to permanently acquire the land. TfL also acquired land from DLR that is no longer required for the tunnel scheme. Adjustments are therefore required to the area of land initially acquired. These will be documented in a Permanent Land Deed (PLD) between TfL and the Landowners, including the financial amounts that are required to be transferred between the parties; and associated Value Added Tax and Stamp Duty Land Tax. This is set out in more detail in Part 2 of this MD.
- 1.8. GLAP will also acquire the land previously owned by DLR as part of the land being consolidated between the parties. This is required to make a currently temporary access road a permanent one, and will allow the previously designed permanent access road to be descoped from the tunnel design. The change in road layout is due to a change in land ownership, with SHL acquiring additional land. This

will enable the access routes to be rationalised. Descoping the permanent access road will reduce the enabling works required when the masterplan comes forward.

2. Objectives and expected outcomes

- 2.1. TfL's focus in this matter is working with Riverlinx to open the Silvertown Tunnel in 2025, in line with the Mayor's Transport Strategy and the Opportunity Area Planning Framework (OAPF) for the Royal Docks and Beckton Riverside. These land transfers and acquisitions allows TfL to take ownership of the land and project as it is handed over by Riverlinx.
- 2.2. GLAP and SHL are working to agree a delivery strategy for the residential redevelopment of the Thameside West site. It will provide 5,000 new homes, 39 per cent of which will be affordable homes. The works are expected to commence in 2025. The new homes will contribute to the target of 36,300 new homes in the Royal Docks and Beckton Riverside OAPF.
- 2.3. The transfer of land and associated financial payments will reflect the final tunnel scheme; and apportion responsibilities and agreements to protect the new infrastructure.

3. Equality comments

- 3.1. Under section 149 of the Equality Act 2010 (the Equality Act), as a public authority, the GLA must have 'due regard' to the need to eliminate unlawful discrimination, harassment and victimisation; and to advance equality of opportunity, and foster good relations, between people who share a protected characteristic and those who do not. Protected characteristics under the Equality Act are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage or civil partnership status.
- 3.2. This MD seeks approval to agree a settlement relating to the Thameside West project. The decision relates to an adjustment in obligations between two parties under an existing agreement. The settlement enables the completion of works to support the delivery of new housing, including new affordable housing. The equalities considerations of this are set out below.
- 3.3. When considering the needs of the existing community, and those that will be affected by the proposed development (both now and in the future), any development activity will look to minimise disadvantages to all protected-characteristic groups within society. Unlocking housing on this site is therefore expected to have positive impacts on persons with a protected characteristic under the Equality Act. This is because increasing the supply of housing in London will help to address problems such as overcrowding and homelessness, which (according to evidence) disproportionately affect specific groups – including Black and Minority Ethnic groups, and women.
- 3.4. The development of Thameside West will deliver strategic objectives from the Mayor's Equality, Diversity and Inclusion Strategy ("making London a great place to live").
- 3.5. Newham is one of the most disadvantaged boroughs in London, and one of the most diverse in terms of faith and ethnicity. It is paramount to redevelop this gateway to the Royal Docks in a considered and sustainable way; and to consider how the regeneration of the area will benefit all local communities. The outline masterplan has been designed to respond to the diversity of the surrounding area, which is also reflected in the design of the landscape and homes. It follows all Part M requirements to create an accessible development in the Royal Docks.

4. Other considerations

- 4.1. The land transfers are required to enable the delivery of the Thameside West masterplan, the risk of not transferring them and securing the associated rights and covenants could delay or hinder the development of the site.

4.2. Other considerations are set out in Part 2 of this paper.

5. Financial comments

5.1. Set out in Part 2 of this Decision form.

6. Legal comments

6.1. Section 30 of the Greater London Authority Act 1999 (as amended) (GLA Act) gives the Mayor a general power to do anything that he considers will further one or more of the principal purposes of the GLA as set out in section 30 (2). These are:

- promoting economic development and wealth creation in Greater London
- promoting social development in Greater London
- promoting the improvement of the environment in Greater London.

6.2. In formulating the proposals in respect of which a decision is sought, officers confirm they have complied with the GLA’s related statutory duties to:

- pay due regard to the principle that there should be an equality of opportunity for all people
- consider how the proposals will promote the improvement of the health of persons, and the reduction of health inequalities between persons, living in Greater London; and contribute towards the achievement of sustainable development, and the mitigation of or adaptation to climate change, in the UK
- consult with appropriate bodies.

6.3. Sections 1 to 3, above, indicate that the Mayor has the power to proceed in making the decisions requested in this Part 1.

7. Planned delivery approach and next steps

7.1. Once the Permanent Land Deed and supporting transfer templates are finalised, the documents will be completed according to the timeline below:

Activity	Timeline
Completion of Permanent Land Deed	September 2024
Land Transfers filed with Land Registry	September 2024

Appendices and supporting papers:

None.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will be published either within one working day after it has been approved or on the defer date.

Part 1 – Deferral

Is the publication of Part 1 of this approval to be deferred? NO

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under the FoIA should be included in the separate part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form? YES

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

Bethan James has drafted this report in accordance with GLA procedures and confirms the following:

✓

Sponsoring Director:

Tim Steer has reviewed the request and is satisfied it is correct and consistent with the Mayor's plans and priorities.

✓

Mayoral Adviser:

Tom Copley has been consulted about the proposal and agrees the recommendations.

✓

Advice:

The Finance and Legal teams have commented on this proposal.

✓

Mayoral Delivery Board

This decision was agreed by the Mayoral Delivery Board on 16 September 2024.

✓

INTERIM CHIEF FINANCE OFFICER:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature:



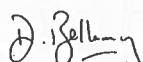
Date:

17/09/2024

CHIEF OF STAFF:

I am satisfied that this is an appropriate request to be submitted to the Mayor.

Signature:



Date:

17/09/2024

