PART 2 – CONFIDENTIAL FACTS AND ADVICE

DD2735
Estate Service Centre Disposal Greenwich Peninsula

Information may have to be disclosed in the event of a request under the Freedom of Information Act 2000. In the event of a request for confidential facts and advice, please consult the Information Governance team for advice.

This information is not suitable for publication until the stated date because: This paper contains commercially sensitive information.
Date at which Part 2 will cease to be sensitive or when this information should be reviewed with a view to publication: 30 June 2025

Legal adviser recommendation on the grounds for not publishing information at this time: The contents of Part 2 include sensitive information related to GLAP's commercial interests, the disclosure of which would prejudice their interests. For those reasons, it is considered that the information is exempt from publication in reliance upon the exclusions contained in section 43(2) (Commercial Interests) of the Freedom of Information Act 2000, and because public interest in withholding the information outweighs the public interest in releasing it.
Legal Adviser – I make the above recommendations that this information is not suitable for publication at this time. **Name**: TfL Legal **Date:** 03/02/2025

Decision and/or advice:

1. Structure of the deal

1.1 Key element of the individual plot disposal terms are as follows:

- GLA Land and Property Limited (GLAP) is obligated, under the Land Development Agreement (LDA), to grant an Infrastructure Site Lease to Knight Dragon Development Limited (KD), or a subsidiary, upon service of an Infrastructure Option Notice.
- The Infrastructure Site Lease is to be for a term of up to 999 years (less 10 days) from and including 17 June 2004, reserving a peppercorn rent, without a fine or premium.
- Planning permission for the Estate Service Centre (ESC) on Plot 21 was granted to KD in July 2017; and the building was completed in 2019.
- In September 2023, KD informed GLAP that no site lease had been entered for Plot 21 at the time of delivery. To remedy this situation and ensure appropriate disposal of the plot via a 999-year lease, GLAP now seeks to grant an Infrastructure Site Lease to Greenwich Peninsula Management Company Ltd, who operates the ESC.

1.2 The documentation for the ESC lease has been agreed, and GLAP's external lawyers for this matter have advised on them. The key terms of this lease, in accordance with the LDA, include the following:

- No premium.
- Annual rent of £1.
- Underletting is permitted with GLAP's consent, although no consent is required if the plot is underlet to an estate management company.
- Underletting is not made for a premium or at a rent, and no payment of any kind is made from the undertenant to KD.
- Restriction of permitted use to an ESC (including use as site offices; welfare facilities; CCTV and/or security control room; parcel depot; parking; and a storage and waste collection facility), in connection with the provision of services to the Estate together with ancillary uses.

1.3 Under the proposed lease provisions, no change of use is permitted throughout the lease term. Should the tenant subsequently approach GLAP to request a change of use of the premises, GLAP will be free to charge a premium, which could be equivalent to the minimum land value (MLV) provided under the LDA, or any other commercial arrangement reached at that time.

2. Finance comments

2.1 The leasing of Plot 21 to KD for 999 years, which is an infrastructure site being used as the Estate Services Centre is in accordance with the provisions contained in the LDA between GLAP and KD or its subsidiary.

2.2 In line with the signed LDA, granting the lease of any infrastructure site on the Greenwich Peninsula is to be agreed without any financial consideration between GLAP and KD, likewise any sublease of such site.

2.3 As the site is predominantly used to deliver community benefits, no financial benefit will be derived from the leasing of the site. As such, no financial benefit or cost has been accounted for in GLAP's budget or business plan.