

GREATER LONDON AUTHORITY

REQUEST FOR MAYORAL DECISION – MD3514

London & Partners office – Stewart House lease guarantee

Programmes: Boosting London's Growth Sectors, Helping Local Economies to Thrive

Executive summary:

London & Partners Limited (L&P) is the growth agency for London, funded by the Greater London Authority (GLA). Since May 2016, L&P activity has added £3.7 billion Gross Value Added to London's economy.

This decision seeks the Mayor's agreement for the GLA to act as guarantor for L&P's 10-year lease of Stewart House, Russell Square, from the University of London; and to cover 'dual' running costs relating to the simultaneous rent of Stewart House, and L&P's current premises at 169 Union Street, between April and December 2026.

Decision:

That the Mayor approves:

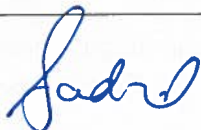
- the Greater London Authority (GLA) acting as guarantor for London & Partners' (L&P's) 10-year lease of Stewart House, Russell Square, from the University of London
- spending £500,000 to cover the cost of the period of 'double-rent' of the current and new offices from the ringfenced L&P reserve held by the GLA; and which was not included in the GLA budget for the 2026-27 financial year.

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:

27/6/21

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

Decision required – supporting report

1. Introduction and background

- 1.1. London & Partners Limited (L&P) is the growth agency for London. Its business plan includes activities funded by the Mayor in respect of the Helping Local Economies to Thrive, Boosting London's Growth Sectors, and Supporting Londoners to Benefit from Growth programmes.
- 1.2. L&P staff are currently co-located with some GLA staff at the London Fire Brigade (LFB) building at 169 Union Street. The GLA is the guarantor of the 169 Union Street licence between L&P and LFB, as agreed in MD2737, published in February 2021. As LFB is not renewing its lease at Union Street, L&P must find a new office this year.
- 1.3. Following consideration of a shortlist compiled with external agency support, the L&P Board selected Stewart House, a University of London-owned property on Russell Square. No other central London options of a comparable size competed on value.
- 1.4. The office space has also been refurbished, reducing fit-out costs.

2. Objectives and expected outcomes

- 2.1. As part of the negotiations of the terms of the Stewart House lease, the landlord has stated that they require a guarantor who will guarantee the tenant's obligations under the lease. This decision seeks the Mayor's agreement that the GLA takes on the role of guarantor. The guarantor covenant requires the guarantor to:
 - guarantee payment of rent and performance of the tenant's lease obligations
 - indemnify the landlord against losses arising from tenant default
 - in certain circumstances (such as forfeiture or disclaimer), either:
 - take a new lease for the remaining term
 - cover rental payments for up to six months until the property is re-let.
- 2.2. The guarantor's liability continues until the lease ends, or the tenant is released from its obligations under the Landlord and Tenant (Covenants) Act 1995.
- 2.3. Due to the sensitivity of the commercial arrangements regarding the lease agreements, the maximum contractual liability is disclosed in part 2 of this decision (which remains confidential).
- 2.4. A GLA officer, having consulted the Mayor's Office, has signed a 'letter of comfort' stating that the GLA is supportive of the proposal in principle. But both the University of London and L&P have asked that the approval be formally expedited as soon as possible. given that L&P has been in occupation of the premises since 27 April 2026.
- 2.5. It is also proposed that £500,000 be provided to L&P to cover the cost of its 'double rent' of the current and new offices, between April and December. This will be provided from the ringfenced L&P reserve held by the GLA.

3. Equality comments

3.1. Section 149(1) of the Equality Act 2010 provides that, in the exercise of their functions, public authorities (including the GLA) must have due regard to the need to:

- eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Equality Act 2010
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

3.2. Due regard must be had at the time a decision is being considered. The duty is non-delegable and must be exercised with an open mind.

3.3. No issues have been identified that impact groups with protected characteristics.

4. Other considerations

Key risks and issues

Risk	Mitigation
That the GLA is called upon to pay the guarantee	L&P have sought legal advice upon and negotiated the terms of the guarantee; and the terms of the guarantee have been shared with GLA officers and legal advisor, as set out in part 2. The GLA expects to continue to fund L&P over the period of the guarantee, given its role as the growth agency for London and vehicle for delivering the commitments of the 10-year London Growth Plan. This mitigates the risk – which also decreases over time – of the GLA being called on to provide funding under the guarantee as set out in part 2.

Link to Mayoral strategies and priorities

4.1. L&P is delivering elements of the Helping Local Economies to Thrive, Boosting London's Growth Sectors and Supporting Londoners to Benefit from Growth Delivery Plans. The L&P Chief Executive is the lead for the London Growth Mission, and sits on the associated board, responsible for the London Growth Plan.

Declarations of interest

4.2. No one involved in drafting and clearing this document has any conflicts of interests to declare.

5. Financial comments

5.1. This decision seeks approval for the GLA to act as guarantor for L&P's 10-year lease of Stewart House, Russell Square, from the University of London. The costs of the lease have been incorporated

into L&P's financial planning, but should the GLA be required in future to spend in its capacity as guarantor, it will need to be financed partly from the L&P ringfenced reserve, and partly from other reserves.

- 5.2. Approval is also being requested to spend £500,000 to cover the cost of the double rent of the current and new offices. This proposed spend is financed by the L&P ringfenced reserve. This is a new request for reserve use that was not included in the GLA budget for the 2026-27 financial year. All appropriate budget adjustments will be made.

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), which 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 equality of opportunity for all people
- co-promote the improvement of health of persons in Greater London
- promote the reduction of health inequalities between persons living in Greater London
- contribute towards the achievement of sustainable development in the UK
- contribute towards the mitigation of or adaptation to climate change in the UK
- consult with appropriate bodies.

7. Planned delivery approach and next steps

- 7.1. The next steps are as follows:

Activity	Timeline
Delivery start date	April 2026
Delivery end date	March 2036

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.

Strategic Programmes

Does this decision seek approval for activity falling within the remit of a programme delivery plan? YES – Boosting London’s growth sector, Helping local economies to thrive

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:

Alex Conway has drafted this report in accordance with GLA procedures and confirms the following:

✓

Sponsoring Director:

Philip Graham has reviewed the request and is satisfied it is correct and consistent with the Mayor’s plans and priorities.

✓

Mayoral Adviser:

Richard Watts 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 22 June 2026.

CHIEF FINANCE OFFICER:

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

Signature**Date**

26 June 2026



pp Peter Sebastian, Assistant Director, Financial Services on behalf of Fay Hammond

CHIEF OF STAFF:

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

Signature**Date**

25 June 2026



