Our reference: MGLA100726-3578

4 August 2026

Thank you for your request for information which the Greater London Authority (GLA) received on 10 July 2026. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Under the Freedom of Information Act 2000 and, where applicable, the Environmental Information Regulations 2004, please provide the following, relating to land at Silvertown Quays, Royal Victoria Dock, occupied for events use since 2023 (trading first as "Dockyards", now "Silverworks Island") by Broadwick Live Limited (company no. 11103387) or any associated or special-purpose company:

1. The agreement for lease, lease, licence or other occupation agreement(s) between GLA Land and Property Limited (or any GLA group body, or The Silvertown Partnership) and the operator, including all schedules and side letters.
2. Any provisions within those agreements, or in any related agreement, restricting the letting of other land at Silvertown Quays or the wider Royal Docks estate to other music or events operators, or granting the operator any exclusivity, first refusal, or non-compete protection.
3. The Mayoral Decision, Director Decision or other approval documentation (including Part 2/confidential appendices) authorising the letting.
4. Records showing how the letting opportunity was marketed, and the number and identity of any other parties who expressed interest in or bid for events/cultural use of the site.
5. The rent or fee payable, and any turnover, profit-share or in-kind arrangements.
6. Any financial due diligence, covenant assessment or credit report obtained on the operator in connection with the letting, and any guarantee, bond, rent deposit or other security provided by any third party (including any parent or associated company) in respect of the operator's obligations.

Our response to your request is as follows:

1. This information has previously been disclosed – please visit: [EIR - Silvertown Square regeneration project [Feb 2026] | London City Hall]
2. As above
3. Please find attached the Routine Property Transaction form*

4. The GLA was approached by Broadwick, and given this is a short term lease with relevant break clauses it wasn't competitively tendered
5. The GLA does not hold information within the scope of this part of your request.

Please note that some of the content contained within both of the leases and the Routine Property Transaction form falls under the exception to disclose in Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR.

In establishing whether the exception to disclose under Regulation 12(5)(e) is applicable, the Information Commisioner's Office (ICO) requires that a number of conditions are met by applying the four-stage test from *Bristol City Council v Information Commissioner and Portland and Brunswick Squares Association (EA/2010/0012, 24 May 2010):*

1. The information is commercial or industrial in nature.

The requested information concerns a commercial agreement between two parties. The redacted information within the leases detail:

a) rent and turnover rent figures;
b) lease term and break provisions.

The information is therefore commercial in nature and satisfies this element of the exception.

2. Confidentiality is provided by law.

The information is subject to the common law duty of confidentiality. It is neither trivial nor publicly available. The rent and turnover rent figures constitute commercially sensitive financial information. Similarly, the lease term and break provisions form part of a negotiated commercial strategy with the GLA. These conditions have been reached on the understanding that this information would remain confidential.

3. The confidentiality is protecting a legitimate economic interest.

To determine whether confidentiality protects a legitimate interest, the GLA consulted the third parties, who confirmed that disclosure would, on the balance of probabilities, cause commercial harm. Revealing the rent, turnover rent, lease term and break provisions would expose financial arrangements and negotiated strategic positions that are not publicly available. When viewed alongside information already in the public domain, this would disclose Broadwick's timing, flexibility and risk appetite in relation to the premises, thereby prejudicing their commercial interests and weakening their competitive position in current or future negotiations.

4. The confidentiality would be adversely affected by disclosure.

Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

- **Public interest**

Regulation 12(5)(e) is a qualified exception under the EIR, requiring the GLA to weigh the public interest in disclosure against the public interest in maintaining the exception.
The GLA recognises the strong public interest in transparency around its commercial arrangements with private sector partners and in demonstrating effective delivery of Mayoral commitments.

However, there is an equally significant public interest in ensuring that the commercial negotiating position of private sector organisations is not unfairly compromised. The GLA has applied Regulation 12(5)(e) sparingly and has disclosed the majority of information contained within the Silvertown leases, thereby upholding the overarching public right of access to environmental information.

In this case, the limited redactions are necessary to prevent commercially damaging disclosures. On balance, the public interest favours maintaining the exception, as releasing the withheld information would cause real and substantive harm.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA100726-3578.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:
https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information

GREATER**LONDON**AUTHORITY

ROUTINE LAND AND PROPERTY TRANSACTION RECORD

- *Should be used to record decisions for income or expenditure relating to routine land and property transactions.*
- *Cannot be used for the approval of novel, contentious or repercussive proposals.*
- *Cannot be used for transactions of 7 years or longer (deemed a disposal or acquisition)*
- *Subject to the Freedom of Information Act 2000 (FOI Act) and other legislation.*

Title: Silvertown Square Dockyards Live Ltd Leases
Number: 240

This is a record of:

1. Decision

To approve the signing of the lease the Silvertown Square area of the Silvertown Quays development site to Dockyards Live Ltd (DLL). There are two leases for two distinct parts of the site.

- Lease 1 for Area 1 – relates to the eastern part of Silvertown Square and will be leased for 1 year. Total area 23,000m^2.
- Lease 2 for Area 2 – relates to the western part of Silvertown Square and will be leased for 7 years minus a day. Total area 30,470m^2.

2. Background

Silvertown Square is a part of the Silvertown Quays development site. The Silvertown Partnership (TSP) have entered into a Master Development Agreement (MDA) with GLAP to bring the site forward for development.

The purpose of the Lease with DLL is to activate the Site for commercial and placemaking purposes for the period before the site is brought forward. Activities will be within the Permitted Use (as set out in the Lease) and to support the facilitation of community and cultural events in line with the Royal Docks Cultural Strategy. Currently Avison Young (AY) manage the site on behalf of the GLA estates team and it is used ad hoc for filming or other events. DLL will proactively market the site, bringing footfall and cultural activity to the Royal Docks.

DLL is a subsidiary company of Broadwick Live. Broadwick Live are a well-established meanwhile operator working across sites in London, including the Printworks on British Land's development site in Canning Town. DLL have secured an events licence for the site from LB Newham. This sets out a range of different sized events and limits the larger capacity events over the year. The maximum capacity they will host is 20,000 people. The lease links all permitted activity to the licenced events authorised by Newham.

Area 1 is going to be leased for the short period of 1 year as Lendlease will be drawing down this part of Silvertown Square as a part of Phase 1.4 of the masterplan in 2024 and need access to the site for surveys in 2023. Area 2 of the site makes up a later phase of development and is not expected to come forward until 2029. The lease term of 7 years minus a day enables the site to be used between now and then.

Herbert Smith Freehills were appointed to draft the lease so any interface with the Master Development Agreement could be considered.

As a part of the lease obligations DLL are required to submit a Strategic Business Plan informing GLAP and TSP of the events they are planning for the site.

3. Equality Comments

TSP and GLAP have worked together to develop suitable KPIs for the period of the lease term which will be appended to the lease. They include requirements to employ and work with local Newham based businesses as well as providing job opportunities to local people. There is also a requirement to represent and meet the needs of Newham's diverse population in the cultural activities that are taking place on the site. DLL will be measured against these indicators for the duration of the lease. DLL will be required to submit a Strategic Business Case which will set out how they are delivering against the KPIs. A summary of the KPIs is below.

- Safety: safety of operators and visitors
- Stakeholder: avoidance of disruption to, and complaints from, all local stakeholders
- Sustainability: compliance with GLA & TSP sustainability objectives
- Financial: financial viability for complete lifecycle (supported by a Business Plan)

- Placemaking objectives:
  - A new centre for everyone in the Royal Docks
  - New destination for London
  - Be creatively bold and culturally innovative
  - Self-made and entrepreneurial
  - Provide socio-economic outcomes

4. Financial implications (cost or income)

[redacted]

[redacted]

[redacted]

5. Impact on development projects (add input from Development Managers where appropriate)

The Silvertown Partnership (TSP) has been consulted in the drafting and development of the lease. The following elements have been incorporated:

- The break clauses enable site surveys and construction work to take place when required. For example, site surveys for phase 1.4 happening next summer 2023.

- The lease terms co-ordinate with site activity for the masterplan.   - Ongoing interaction will be required between TSP and DLL and this will be facilitated by GLAP/The Royal Docks Team. Approval procedures will be set in place to ensure communication is maintained between all stakeholders.   - DLL will be invited to the existing Meanwhile Use Steering Group (MUSG) organised by the Royal Docks Team with TSP, RD Culture team and development teams in attendance.

ORIGINATING OFFICER DECLARATION:	Tick indicates approval (✓)
Rosie Evered has drafted this report in accordance with GLA procedures.	✓

~~Endorsement of Assistant Director (only to be completed if authorisation of Executive Director required)~~	
~~I confirm that I am supportive of this proposal~~	
~~Name~~	**~~Position~~**
~~Signature~~	**~~Date~~**

AUTHORISING MANAGER: **I am satisfied that this decision is**	Tick indicates approval (✓)
1. consistent with the Mayor's plans and priorities	✓
	✓
2. lawful; and not novel, contentious or repercussive	✓
3. within an identified and existing budget	✓
4. is in relation to a routine land or property transaction	

I confirm that the above statements are correct and that within my delegated powers under the Scheme of Delegation for this matter. It has my approval.	
Name ~ [redacted]	**Position and Directorate** Senior Property Manager – Estates – SPP – H&L
Signature [redacted]	**Date** 01.09.2022

Once completed:

- *Please complete the spreadsheet in the link \\Hardata\landdev$\00 Housing&Land\1. Estates\5. General Admin TEAM TO DISCUSS\11. Routine Land and Property Transaction Record (RLPTR)\Routine Land and Property Transaction Record spreadsheet.xlsx.*
- *Save copy in this link L:\00 Housing&Land\1. Estates\5. General Admin TEAM TO DISCUSS\11. Routine Land and Property Transaction Record (RLPR)*