GREATER**LONDON**AUTHORITY

REQUEST FOR MAYORAL DECISION – MD3484

Disposal of land at 5 Hancock Road, Bromley-by-Bow, E3 3DA

Executive Summary:

The London Legacy Development Corporation (LLDC) is seeking consent to dispose its freehold land interest at 5 Hancock Road, Bromley-by-Bow, London E3 3DA ('the Site') to support the wider regeneration objective of transforming Bromley-by-Bow (BBB) into a district centre, supporting delivery of residential-led development and broader strategic objectives including provision of green spaces and commercial/community facilities.

Mayoral consent is required for LLDC to dispose of the Site for less than best consideration (noting best consideration is Existing Use Value) under section 209 (1) of the Localism Act 2011. The prospective purchaser is a developer who owns the neighbouring, majority landholding and is therefore best placed to bring forward comprehensive redevelopment in future.

Decision:

That the Mayor approves London Legacy Development Corporation (LLDC) disposing of land at 5 Hancock Road, Bromley-by-Bow, E3 3DA for less than best consideration than can reasonably be obtained, noting such a sale will support housing-led delivery and contribute to wider strategic objectives at Bromley-by-Bow.

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: Sadiq

Date: 25/6/26

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

Decision required – supporting report

1. Introduction and background

1.1. 5 Hancock Road ('the Site') refers to a former printworks building that the London Legacy Development Corporation (LLDC) inherited from the London Thames Gateway Development Corporation (LTGDC) in 2012. The site sits within the administrative boundary of LB Tower Hamlets (LBTH) and was originally acquired by LTGDC to safeguard a future bridge connection from Bromley-by-Bow (BBB) to Sugar House Island over the River Lea, and to facilitate wider transport/ connectivity improvements. A plan of this, and wider land ownership, can be found at Appendix 1.

1.2. Since 2012 (when the land was transferred), the bridge landing has been secured on a neighbouring landholding. The developer, Vastint, are scheduled to deliver this bridge in 2030, as per their section 106 agreement for the Sugar House Island development. Therefore, the Site is no longer required for the intended purpose.

1.3. The Site is currently leased to MAKE-IT, with a building currently split between office/workspace and light industrial use. MAKE-IT provide affordable and creative workspace and have occupied the Site since 2019.

1.4. In 2025, LLDC was approached by the neighbouring majority landowner (the prospective purchaser) with a view to purchasing the Site with the benefit of tenant, MAKE-IT, in situ per the terms of their existing lease with LLDC.

Planning history

1.5. In 2015, LLDC Planning Policy and Decisions Team progressed the development a Supplementary Planning Document (SPD) for Bromley-by-Bow (BBB). Acknowledging the fragmented land ownership of nine different landowners and development programmes, the Planning Policy and Decisions Team took a leading role in convening a group of landowners to develop a masterplan for the area. This developed the concept of a new district centre at BBB area and set out how c. 1,700 homes could be delivered across the combined sites, helping to deliver commercial space, a new primary school and park.

1.6. The SPD was adopted in 2017 and can be found online linked here. The SPD has helped to shape proposals in the BBB area and whilst LLDC handed back planning powers to the respective host boroughs in 2024, the SPD's influence has helped shape LBTH's Local Plan which is due to be adopted in 2026. This sets the intention for BBB to deliver:

- 1,300 homes
- a primary school and community centre
- improved connections across the River Lea (as mentioned in paragraphs 1.1 and 1.2) and improvements to the A12
- 1.2 hectares of open space.

1.7. The LBTH draft Local Plan does note that "landowners and developers should work together to implement a comprehensive design-led masterplan for redevelopment of the site".

1.8. Capacity testing, through the SPD, indicated that the Site could deliver around 150 homes.

1.9. Since the SPD's adoption, the Guinness Partnership has purchased the plots adjacent to the Underground lines and delivered c. 650 homes that are now occupied. It is currently constructing the final phase of the development, bringing forward over 300 further homes. At the northern end of the

SPD area, Southern Housing purchased further plots adjacent to their Bow River Village scheme. And British Land sold its majority landholding of the 'Tesco' land (one of the plots included in the SPD area) in 2024.

Facilitating comprehensive redevelopment of Bromley-by-Bow

1.10. While the Site represents an important element of the BBB masterplan, it accounts for only 10 per cent of the overall 3.2-hectare masterplan site. The Site is also some distance from the Queen Elizabeth Olympic Park (QEOP) and outside of the Fixed Estate Charge boundary, and LLDC has always been cognisant that the Site would likely not be bought forward by itself, but rather by another developer with a larger stake in the BBB area/masterplan site.

1.11. LLDC was approached by the prospective purchaser in 2025 with a view to purchasing the Site, with the benefit of the tenant in situ, to complement its wider landholding of the neighbouring, majority landholding.

1.12. Accordingly, LLDC acknowledge that now is an appropriate time to sell the Site as the prospective purchaser is assembling the land to deliver the wider, comprehensive development of the area in line with the SPD.

Mayoral consent

1.13. Section 209(4) of the Localism Act 2011 provides that LLDC may dispose of land in its area in any way it considers appropriate and Mayoral consent is required for LLDC to dispose of the Site for less than best consideration under section 209 (1) of the Localism Act 2011 and so consent is hereby sought through this MD.

2. Objectives and expected outcomes

2.1. LLDC's disposal of the Site will facilitate the comprehensive redevelopment of the remaining central plot of BBB to deliver a new district centre. On this plot, the aim is to bring forward:

- a minimum of 700 homes
- a primary school and community centre, as part of the 20,000 ft^2 of commercial/community floorspace
- improved connections across the River Lea (as mentioned in paragraphs 1.1 and 1.2) and improvements to the A12
- 1.2 hectares of open space.

2.2. While these benefits will not be realised by LLDC directly, LLDC is providing the prospective purchaser the opportunity to seek planning and facilitate development for an enlarged portion of the masterplan area. This should lead to delivery of a cohesive new district centre in BBB.

2.3. LLDC understands that the prospective purchaser is making efforts to purchase other minority landholdings in immediate proximity to, or neighbouring, the Site. This will give them the entire, optimum masterplan area captured in the SPD to redevelop and ensure the benefits above are realised fully. Should the prospective purchaser not be successful in purchasing these plots, they will still own c. 90 per cent of the masterplan area and should be able to achieve comprehensive redevelopment.

3. Equality comments

3.1. Under section 149 of the Equality Act 2010, as a public authority, the GLA must have due regards of 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 comprise age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage or civil partnership status.

3.2. By taking this decision, LLDC does not anticipate any negative impact on those with protected characteristics. This is as a result of any future redevelopment being mediated by the planning process (LBTH) and this will by default, seek to reduce any negative impacts. LLDC will remain engaged throughout the planning process and have regard for those with protected characteristics as part of this.

4. Other considerations

4.1. There are a number of risks and issues that have been identified that are typical of a transaction similar to this. A number of these are captured in Part 2 as they pertain to the commercial nature of the transaction.

4.2. The existing tenant, MAKE-IT, with whom LLDC has a lease agreement, will remain in situ on the same lease terms. LLDC has been working with MAKE-IT to locate alternative premises in/around the local area in LBTH for the longer term.

4.3. Delivering housing, including affordable housing, remains a key priority for the Mayor and LLDC and this disposal will contribute to housebuilding targets in London, as well as helping to realise the ambition of the area to become a district centre. Alongside this, the proposed redevelopment of BBB is consistent with the London Plan (2021), Transport Strategy (2018) and Housing Strategy (2018).

4.4. In accordance with LLDC's Scheme of Delegation, this disposal has been approved by LLDC's Senior Leadership Team in November 2025.

4.5. There are no conflicts of interest to note from those involved in the drafting or clearance of this decision form.

5. Financial comments

5.1. The financial implications of LLDC's disposal decision are set out in Part 2 of this decision, owing to their commercially sensitive nature.

6. Legal comments

6.1. Relevant legal considerations are set out in Parts 1 and 2, and this decision reflects the advice provided.

7. Planned delivery approach and next steps

7.1. The table below sets out an indicative timeline towards the disposal.

Activity	**Timeline**
LLDC Governance approval	November 2025
Finalise and sign Heads of Terms	January 2026
Mayoral Decision approval	June 2026
Prospective purchaser undertakes necessary surveys	February – April 2026
Disposal of landholding	June 2026
Prospective purchaser submits planning application	Estimated 2028

Appendices and supporting papers:

Appendix 1: Land Ownership Plan

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 either be published 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? YES

If YES, for what reason: until after the land sale has completed.

Until what date: August 2026

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under 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: Jamie Dean has drafted this report in accordance with GLA procedures and confirms the following:	✓
Sponsoring Director: Phillip Graham has reviewed the request and is satisfied it is correct and consistent with the Mayor's plans and priorities.	✓
Mayoral Adviser: Jules Pipe 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 the 15 June 2026.	

CHIEF FINANCE OFFICER:

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

Signature Peter Sebastian

Date 22 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 D. Bellamy

Date 22 June 2026