GREATER**LONDON**AUTHORITY

REQUEST FOR MAYORAL DECISION – MD3553

Greenwich Peninsula Professional Fees

Programme: Building More Homes

Executive summary:

The regeneration of Greenwich Peninsula is a key priority for the Mayor and represents one of London's largest development projects involving mayoral land.

The Greenwich Peninsula development project has historic approval for professional fees, of which £86,000 remains. This remainder, however, has already been committed and will be spent by the end of quarter three in 2026-27.

This Mayoral Decision seeks approval for further revenue expenditure of £1,712,000, from 2026-27 to 2030-31. This is to manage the existing development agreement, and other commercial agreements that may be necessary to support the continued redevelopment of Greenwich Peninsula. With this revenue expenditure, the GLA can procure expert specialist advice to ensure that the public sector protects its commercial position, while optimising housing and regeneration outputs.

Decision:

That the Mayor approves revenue expenditure of £1,712,000 on professional fees, from 2026-27 to 2030-31, to support the redevelopment of Greenwich Peninsula.

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:** 6/11/24

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

Decision required – supporting report

1. Introduction and background

1.1. Greenwich Peninsula is a 150-acre regeneration project in the Royal Borough of Greenwich (RB Greenwich) and is forecast to deliver up to 17,487 homes across five neighbourhoods by 2049. It is one of GLA Land and Property's (GLAP's) largest and most significant strategic projects, in terms of housing delivery (29 per cent of GLAP's programme) and land receipts. Between 2012-13 and 2025-26, there were 3,479 homes completed – of which 1,286 are affordable. Overall, the masterplan will see the delivery of 17,487 new homes, of which 30 per cent will be affordable (by habitable room).

1.2. All development on GLAP's landholdings at Greenwich Peninsula comes forward under the terms of the Land Disposal Agreement with Knight Dragon, the master developer of the Peninsula.

Previous approvals and spend to date

1.3. Greenwich Peninsula landholdings were transferred from the Homes and Communities Agency (HCA) to GLAP in 2012. Before this, in 2008, HCA approved £1,690,824 of revenue expenditure to support development activity, including spend on professional services. The remaining budget from this approval was transferred to GLAP at the same time as the transfer of the land interests; it was used by 2020.

1.4. In February 2020, Mayoral Decision (MD) 2574 approved spending £1,640,000 on professional fees to support the Greenwich Peninsula and Greenwich Millennium Village (GMV) projects. To date, the total lifetime approval (by the HCA and GLA) for revenue spend on Greenwich Peninsula and GMV is £3,330,824. Of this, £3,046,745 has been spent up to the end of Q1 2026-27.

1.5. Out of the remaining budget under MD2574, £198,488 is ringfenced to support delivery at GMV. Going forward, the budget for GMV will be treated separately, as it is subject to a separate development agreement. Therefore, as of July 2026, there is £85,591 remaining from the approved revenue expenditure budget allocated to Greenwich Peninsula.

1.6. The budget from MD2574 was originally forecast to be used by the end of the 2024-25 financial year. However, underspend in previous years means it can be used up to Q2 of 2026-27; but forecast spend for the remainder of the financial year, and over the next five years, requires a new approval.

Other relevant decisions

1.7. MD1111 authorised the delegation of the Mayor's decision-making powers, relating to development decisions in respect of the GLAP land holdings at the Greenwich Peninsula, to the Deputy Mayor for Housing, the Executive Director of Housing and Land, and the Executive Director of Resources. This was to provide a clear separation between the Mayor's planning decision-making powers and his ability to make decisions affecting development.

1.8. The proposed increase in professional fees for the Greenwich Peninsula is not considered to generate a conflict of interest for the Mayor. This is because the fees relate to the overall management of the strategic landholding, rather than a particular development site where the Mayor's later decision-making powers could be challenged. In combination with the amount of revenue expenditure sought, it is considered appropriate that this is approved through an MD.

2. Objectives and expected outcomes

2.1. GLAP's main objectives are to:

- keep enabling the sustainable long-term regeneration of Greenwich Peninsula

- deliver housing and affordable housing that meets local and strategic housing need
- maintain GLAP's commercial position while having regard to market conditions.

2.2. The professional fees budget of £1,712,000 is a forecast of spend up to 2030-31. This has been calculated in reference to past fees incurred, and significant upcoming projects.

2.3. TfL Legal has been consulted to inform the proposed budget. Actual spend will be monitored closely, with the appointed lawyers and consultants being asked to work to fixed/capped fees where possible.

2.4. Across the five years, legal support and commercial advisory will make up most of the spend on professional fees. However, other specialist consultancy support (such as development/planning consultancy, valuation, tax advice, business case development/economic strategy planning and project management) may also be required on an ad hoc basis. The requested approval includes an allowance for these services, which if required, will be procured competitively using relevant frameworks and in accordance with the GLA's Contracts and Funding Code. Where possible, costs will be charged to or shared with development partners.

2.5. The breakdown of forecast fees for each year, is summarised in the table below:

Financial year	**Expenditure forecast**
Q3-Q4 2026-27	£362,000
New MD 2027-28	£450,000
New MD 2028-29	£300,000
New MD 2029-30	£300,000
New MD 2030-31	£300,000
Total	£1,712,000 (rounded)

2.6. The expected outcome of this approval is the continued management of one of GLAP's largest landholdings, in a way that ensures GLAP:

- protects its position
- optimises housing and other sustainable development outputs in line with Mayoral priorities.

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 comprise age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and marriage or civil partnership status.

3.2. Approval of this MD would ensure that GLAP is adequately resourced to manage existing and future commercial agreements relating to Greenwich Peninsula. This, in turn, means GLAP can secure better housing-delivery outcomes over the lifetime of the project. Ensuring the long-term supply of new housing – and in particular, affordable housing – will have a positive impact on overcrowding, homelessness and general housing affordability in RB Greenwich. The borough's latest Local Housing Needs Assessment (2024) concluded that 10,962 households are currently living in unsuitable housing and cannot afford their own housing. Census-based analysis within the assessment shows that 10.7

per cent of households in RB Greenwich are living in overcrowded accommodation, with the highest overcrowding rates occurring in affordable rented housing and the private rented sector.

3.3. Evidence shows that housing unaffordability disproportionately affects specific groups such as women, disabled people and some ethnic minority communities. Work that supports affordable housing delivery will have positive impacts on these groups in the long term.

3.4. Appointment of consultants will be carried out in line with the GLA Group's Responsible Procurement Policy. This aims to improve supply-chain diversity; and embed fair and inclusive employment practices.

4. Other considerations

Key risks and issues

4.1. If this decision is not approved, GLAP risks being under-resourced for the management and negotiation of commercial agreements that govern the site's redevelopment. This would likely lead to:

- sub-optimal housing and regeneration outcomes (a pause on any further land transactions limiting the overall level of housing and infrastructure delivery)
- sub-optimal and commercial outcomes (inability to maximise capital receipts; and/or to reduce GLAP's financial exposure to the costs associated with delivering the large-scale infrastructure required at Greenwich Peninsula).

Risk	Mitigation
Insufficient budget to cover necessary work from 2026-27 to 2030-31	The work expected to take place in the relevant period has been programmed. Cost estimates have been obtained for the most resource intensive workstreams, which have informed the total budget requirement. All consultancy support will be competitively procured to ensure value for money. GLAP officers will continue to monitor revenue expenditure closely throughout the project to ensure spending remains within the approved budget and that it is managed effectively.
Unforeseen work needed to fulfil GLAP's obligations under existing or future commercial agreements	Where fees are driven by requests/variations of the Land Disposal Agreement made by development partners, GLAP will seek an undertaking from them to cover GLAP's costs. GLAP officers will continue to monitor and review the project's programme regularly to ensure planned workstreams are up to date, and any new work is identified early. Where new work would cause the budget to be exceeded, officers will assess alternative options and, if appropriate, seek approval for further budget.

Links to Mayoral delivery plans and other strategies and priorities

Building More Homes (BMH) and Making Best Use of Land (MBUL) programmes

4.2. Undertaking the work needed to support the ongoing redevelopment of the Greenwich Peninsula would indirectly support the following priorities within the programmes:

- enable more homes of all tenures (BMH)
- deliver affordable housing (BMH)

- maximise current opportunities (MBUL)
- improve design quality and place-making (MBUL).

The BMH programme's delivery plan states that the GLA should 'work to enable more homes of all tenures by leveraging the GLA's land holdings, financial resources, and relationships, to contribute meaningfully to London's housing supply'. The Greenwich Peninsula is one GLAP's largest and most significant strategic projects, in terms of housing delivery (29 per cent of GLAP's overall programme); as such, its successful redevelopment will contribute significantly to this objective.

London Housing Strategy

4.3. Enabling the continuation of the housing-led redevelopment of the Greenwich Peninsula would support the London Housing Strategy policy objectives. These aim for public-sector landowners to release more land for housing; and for the GLA to take a more interventionist approach in London's land market.

The London Plan

4.4. The scheme will contribute to several policy objectives of the London Plan 2021 and the Draft London Plan (2026). Delivery of the existing permission (17,487 homes) will contribute to RB Greenwich's brownfield housing target of 27,850 homes over the Draft London Plan period (2027-28 to 2036-37), while supporting wider sustainability, urban design, economy and transport objectives.

Conflicts of interest

4.5. There are no known conflicts of interest to note for any of those involved in the drafting or clearance of this decision.

5. Financial comments

5.1. The decision seeks approval for revenue expenditure of up to £1.712 million between 2026-27 and 2030-31. This is to procure legal, commercial and other specialist professional advice required to support the ongoing redevelopment of Greenwich Peninsula; and delivery of associated regeneration objectives. The expenditure is revenue in nature; and will be funded from approved GLAP revenue budgets, which already form part of the company's Business Plan.

5.2. The proposed budget has been informed by historic spending patterns, forecast programme requirements and anticipated major commercial workstreams (including negotiation of future commercial arrangements and ongoing monitoring of development obligations). The budget profile is a forecast; actual spend will depend on the scope and complexity of future workstreams, with expenditure being closely monitored and further approval sought for any additional spend.

5.3. All consultancy services will be procured in accordance with the GLA Contracts and Funding Code. Where practicable, fixed-fee or capped-fee arrangements will be used to support value for money. Opportunities to recover or share costs with development partners will continue to be pursued where appropriate.

5.4. Finance is satisfied that the financial implications of the proposed spend have been identified; and that the approval sought is required to enable the continuation of critical activities supporting the delivery, financial performance and risk management of one of GLAP's most significant regeneration assets.

5.5. Financial forecasts for the 2026-27 financial year include forecasts for professional fees on the Greenwich Peninsula. The GLAP business plan scheduled for completion in December 2026 will include budget provision for fees from 2027-28 onwards.

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) of the GLA Act, 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
- consider how the proposals will:
    - 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 UK
- consult with appropriate bodies.

7. Planned delivery approach and next steps

7.1. GLAP will continue to progress the regeneration of Greenwich Peninsula. Delivery of the full masterplan is expected by 2049.

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

If YES, which programme/s does this fall within: Building More Homes

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? NO

ORIGINATING OFFICER DECLARATION:	Drafting officer to confirm the following (✓)
Drafting officer: Rohan Ranaweera 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 2 November 2026.	

CHIEF FINANCE OFFICER:

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

Signature Fay Hammond **Date** 4 November 2026

CHIEF OF STAFF:

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

Signature D. Bellamy **Date** 2 November 2026