

GREATER LONDON AUTHORITY


(By email)

Our reference: **MGLA170122-1504**

21 February 2022

Dear 

Thank you for your request for information which the Greater London Authority (GLA) received on 12 January 2022. Your request has been considered under the Environmental Information regulations (EIR) 2004.

You requested:

I am trying to track down copies of two agreements that are mentioned on our title at London Docklands (the address of our office is 420 Manchester Road) as set out below:

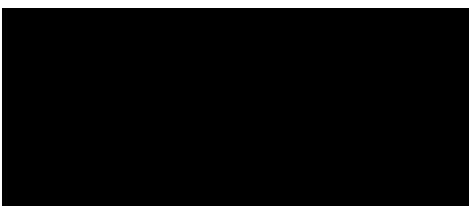
- 1. A Transfer dated 7 November 1983 made between (1) The Port of London Authority and (2) The London Docklands Development Corporation; and*
- 2. A Deed dated 20 July 1987 made between (1) The London Docklands Development Corporation (LDDC) (2) The Port of London Authority (PLA) and (3) South Dock Developments Limited (South Dock)*

Please find below / attached the information we hold within the scope of your request

1. With regards to the Transfer dated 7 November 1983 made between (1) The Port of London Authority and (2) The London Docklands Development Corporation, please find attached a copy of the document we believe is this.
2. With regards to the Deed dated 20 July 1987 made between (1) The London Docklands Development Corporation (LDDC) (2) The Port of London Authority (PLA) and (3) South Dock Developments Limited (South Dock), unfortunately we have not been able to discover this document within our records.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



GREATER**LONDON**AUTHORITY

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>

[REDACTED]

[REDACTED]

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1166825

DATED 7th November 1983 1983

THE PORT OF LONDON AUTHORITY

- and -

THE LONDON DOCKLANDS DEVELOPMENT
CORPORATION

TRANSFER OF WHOLE

- of -

premises forming part of West
India and Millwall Dock in the
London Borough of Tower Hamlets

LDR/31.10.83/9586

H.M. LAND REGISTRY

LAND REGISTRY ACTS 1925 to 1971

Transfer of Whole pursuant to Rule 72 Land Registration Rules 1925 and a transfer of whole pursuant to Rule 98 Land Registration Rules 1925

COUNTY OR
LONDON BOROUGH

: TOWER HAMLETS

TITLE NUMBERS

: To be allocated J 274 889

PROPERTY

: Land and water forming part of
West India and Millwall Dock

DATE

7th

November

1983

1. IN this Transfer unless the context otherwise requires:-

The words and expressions in the first column of the following table shall bear the meanings set out in the second column of that table

<u>Words and Expressions</u>	<u>Meanings</u>
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1968 Act

The Port of London Act 1968

Billingsgate Lease

a lease dated 23rd September 1980 made between (1) the PLA and (2) the Mayor and Burgesses of the London Borough of Tower Hamlets

entrance lock

the lock shown coloured brown on the plan

HWMMT

the line of high water mark of medium tides from time to time

LDDC

the London Docklands Development Corporation of West India House London E14 and any person deriving title under

	either the LDDC or a successor in title of the LDDC
LDDC's dock walls	all the dock walls and their foundations abutting onto the water areas of the premises but excluding the PLA's dock walls
lead in jetties	the materials comprised in the lead in jetties shown coloured mauve on the plan but excluding the bed and soil of the river Thames either occupied by the said materials or situated under the lead in jetties
Impounding Station	the land shown coloured blue on the plan together with the buildings thereon or on some part thereof comprising the impounding station together with the materials comprised in the pipes and the pipes themselves leading westwards from the impounding station into the river Thames
Manchester Road Bridge	the bridge shown coloured yellow on the plan together with all the materials comprised either in the bridge or in its operating machinery
Perpetuity Period	the period of eighty years from the date hereof
PLA	the Port of London Authority of Leslie Ford House Tilbury Docks Tilbury

PLA's dock walls

plan

premises

Essex and any person deriving title to the retained land either under the PLA or under a successor in title of the PLA the dock walls and their foundations between the points marked A and B B and C C and D E and F G and H I and J K and L on the plan the plan annexed to this Transfer the land partly covered by water shown edged red and in part brown mauve yellow and blue on the plan together with:-

- (a) the lead in jetties
- (b) the lock entrance
- (c) the Impounding Station
- (d) the Manchester Road Bridge and
- (e) the LDDC's dock walls

but excluding the PLA's dock walls PROVIDED THAT where the premises abut on the river Thames the boundary of the premises at those points shall be HWMMT

retained land

the PLA's land shown edged green on the plan

water level

not less than 3.44 metres above

Ordinance Datum Newlyn

2. IN consideration of the sum to be ascertained in accordance with Clause 3 to an Agreement made the

Twenty-eighth day of October 1983 between The Port of London Authority of the one part and London Docklands Development Corporation of West India House Millwall Dock London E14 9TJ of the other part the PLA as beneficial owner hereby transfers to LDDC the freehold estate in the premises (for the avoidance of doubt excluding the freehold estate in the bed and soil of the river Thames referred to in the definition of "lead in jetties" and the freehold estate in the land occupied by the pipes referred to in the definition of "the Impounding Station") together with the materials comprised in the lead in jetties and the said pipes subject to a Deed of Grant dated 11th October 1983 made between (1) PLA and (2) British Gas Corporation

3. THE premises are transferred subject to and where appropriate and in so far as the PLA can give it the benefit of the Billingsgate Lease and the rights exceptions reservations and covenants contained therein so far as they affect the premises but not further or otherwise and for the avoidance of doubt it is hereby agreed and declared that the LDDC shall have no right to participate in any proceeds arising from the Billingsgate Lease

4. THERE is excepted and reserved to the PLA in fee simple:-

- (a) the right with the previous consent of the LDDC such consent not to be unreasonably withheld to drain surface water from the PLA's adjoining land into the parts of the premises covered by water through either existing sewers or drains or through any sewers or drains which may be constructed on in under or over

purpose of connecting any existing or future pipes cables conduits channels drains sewers or watercourses which may now or within the Perpetuity Period serve the premises or any part thereof to any existing or future drains or sewers which may now be constructed or may hereafter be constructed to serve the premises together with the right to lay any pipes cables conduits channels drains sewers or watercourses under the retained land and to construct extend or modify any new or existing manholes as may be necessary for the purpose of making the said connection and together also with the right to lay under the retained land (but not so as to interfere with any existing buildings on the retained land) any new pipes cables conduits channels drains sewers or watercourses any new manholes independently of any present or future drains or sewers which may exist thereunder for the purpose of water soil gas and electricity in respect of all or any part of the premises and any buildings or structures which may within the Perpetuity Period be erected thereon but so in any such case as to cause as little damage as possible and making good the surface without unnecessary delay at the sole expense of the persons exercising any of the said rights

- (d) the right at any time hereafter to enter into and upon the retained land upon reasonable notice being given except in cases of emergency for the purpose of maintaining repairing renewing and cleansing the said pipes cables conduits channels drains sewers and watercourses which may for the time being serve the premises or any part thereof either exclusively or in common with the retained land causing as little damage as possible and making good the surface without unnecessary delay
- (e) the right for a period of two years from the date hereof to pass and repass at all times and for all purposes over PLA's land shown hatched black on the plan in order to gain access to and egress from the Outer Gate of the Blackwall Basin Lock
- (f) the right at all times hereafter to pass and repass over the PLA's land shown edged yellow on the Plan along such route as may be directed from time to time by the PLA within the perpetuity period for the purpose of gaining access to the upstream lead in jetty and the part of the premises immediately adjacent thereto
- (g) the right at all times hereafter to pass and repass over the retained land along such route as may be directed from time to time by the PLA within the perpetuity period for the purpose of gaining access to the north side of the lock from No. 5 Gate

- (2) In the case of any of the rights granted to LDDC by this Clause such rights shall be exercised by LDDC in such a reasonable manner so as to cause as little damage as possible to the retained land and the PLA's land shown hatched black on the plan and LDDC shall forthwith make good at its own expense to the reasonable satisfaction of PLA all damage thereby occasioned

6. (1) THE LDDC hereby covenants with the PLA to the intent that the burden of this covenant may run with and bind the premises and every part of them for ever and to the intent that the benefit of this covenant may be annexed to and run with the retained land and every part of it:-

- (a) not to carry on or permit to be carried on upon the premises work which by reference to its description or the premises is dock work for the purposes of the Dock Work Regulation Act 1976 Section 5(4)
- (b) to use its best endeavours to maintain the water level provided always that the LDDC shall be entitled upon giving PLA reasonable prior notice in-writing but only upon it being requisite for maintenance purposes to reduce on a temporary basis the level of the water within the premises below the water level subject to LDDC using its best endeavours to reinstate the water level as quickly as possible
- (c) to use its reasonable endeavours to clear from time to time the water areas of the premises of driftwood debris and other noxious materials

(2) The LDDC hereby further covenants with the PLA for the LDDC and the LDDC's successors in title:-

- (a) to observe and perform the PLA's obligations under the Billingsgate Lease in so far as they relate to the premises
- (b) to observe and perform the PLA's obligations under the 1968 Act Section 180 and Schedule 7 items 19 and 20 and to keep the PLA indemnified against all actions claims demands and liability in respect thereof

(THE COMMON SEAL of THE
(PORT OF LONDON AUTHORITY
(was hereunto affixed in the
(presence of:-

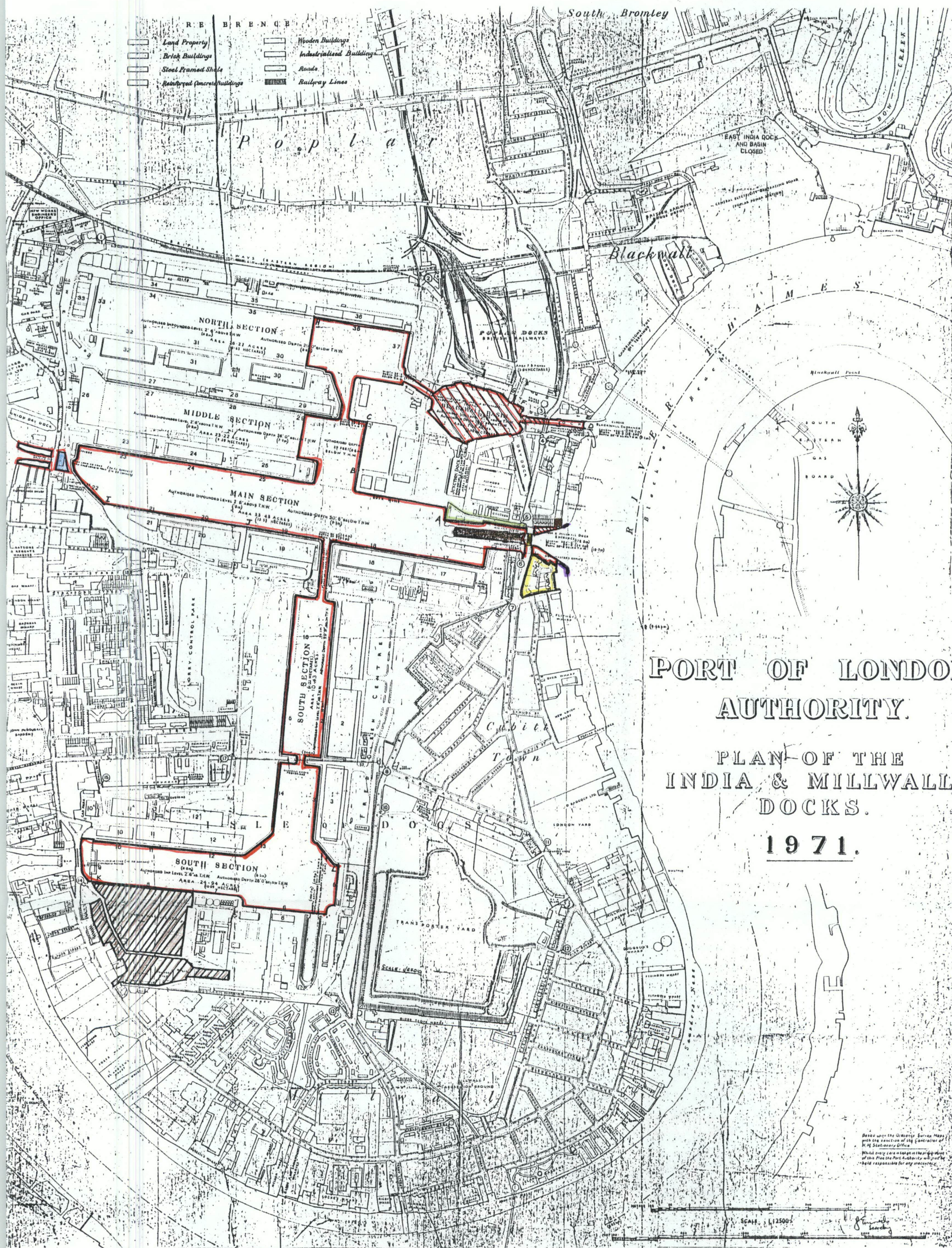
J. Arnold
Secretary

(THE COMMON SEAL OF LONDON
(DOCKLANDS DEVELOPMENT
(CORPORATION was hereunto
(affixed in the presence of:-



A. S. [unclear]
[unclear]

- REFERENCE
- Land Property
 - Brick Buildings
 - Steel Framed Sheds
 - Reinforced Concrete Buildings
 - Wooden Buildings
 - Industrial Buildings
 - Roads
 - Railway Lines



PORT OF LONDON
AUTHORITY.
PLAN OF THE
INDIA & MILLWALL
DOCKS.
1971.

Based upon the Ordnance Survey Maps with the sanction of the Controller of N.W. Statutory Office. Whilst every care is taken in the preparation of this Plan the Port Authority will not be held responsible for any inaccuracies.

SCALE 1:2500