

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2467

Title: Land Registry - National Polygon Service

Executive Summary:

The GIS & Infrastructure team (within the Intelligence Unit) purchase a number of datasets on behalf of the GLA each year.

The National Polygon Service used in combination with the Commercial & Corporate Ownership Data (now open source) provides for a London-wide picture of land ownership.

No alternative suppliers are available as Land Registry is the only collector of such data under the Land Registration Act 2002 and the Land Registration Rules 2003.

The decision seeks approval for expenditure of up to £40,000 for the purchase of 2020/21 and 2021/22 National Polygon Service from the Land Registry.

Decision:

That the Assistant Director, Strategy, Intelligence and Analysis approves:

1. expenditure of up to £40,000 on the 2020/2021 and 2021/22 National Polygon Service from the Land Registry; and
2. a related exemption from the requirement of section 9 of the GLA Contracts and Funding Code to allow the GLA to enter into contract with the Land Registry without a competitive procurement exercise.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Jeremy Skinner

Position: Assistant Director, Strategy, Intelligence and Analysis

Signature:

Approval received via email from Jeremy Skinner, Assistant Director – Strategy, Intelligence and Analysis, to Felicity Harris on 19 October 2020.

Date:

19 October 2020

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. The Land Registry released a database of land ownership under open government licence in 2017. The National Polygon Service allows this information to be linked to plots of land via the Title Number. This allows the data to be used in a number of ways including:
- click on any site and see owner name and details, type of organisation, type of tenure;
 - create a colour map of different owner types across London;
 - search for all land owned by a particular organisation (or group of organisations); and
 - overlay potential GLA project sites and see who owns the neighbouring land (allowing larger schemes to be put together).

2. Objectives and expected outcomes

- 2.1. The database and map layer will be used to replace the multiple individual site requests that would otherwise be carried out. They will be particularly useful for exploratory phases of projects and when trying to identify development packages.
- 2.2. The data will be used in Geographical Information System (GIS), desktop publishing (such as Adobe Illustrator) and extracts used in presentations / reports.
- 2.3. Several policy and project areas in the GLA require this data, including support for the Strategic Housing Land Availability Assessment (SHLM), London Plan, work of the Housing & Land team and the High Street Mission of the Mayor's Recovery Board.

3. Equality comments

- 3.1. The GLA has considered the potential impacts on those with protected characteristics, as identified by the Public Sector Equality Duty (PSED), that might arise from this proposal. There are no identifiable potential impacts, both positive and negative, of the decision on those with protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation).
- 3.2. Considering financial inclusion, the data will be available to help the GLA to deliver more affordable homes and deliver more effective development schemes for Londoners.

4. Other considerations

a) key risks and issues

Possible risk — data not delivered.

Mitigation — data will be supplied as a single package, payment made after supply.

Possible risk — missing titles or titles out of order.

Mitigation — the supplier has their own Quality Assurance processes.

b) links to Mayoral strategies and priorities

- 4.1. the data will support work in Town Centres, around transport hubs, major developments and outer London.

c) Impact assessments and consultations

- 4.2. Consultation took place with the key user groups, including representatives from the main teams (Intelligence, Planning and Housing).
- 4.3. The value of the contract exceeds £10,000, and under section 9 of the GLA Contracts and Funding Code such contracts should be competitively procured by the seeking of three or more written quotations or the call off from an accessible framework. However, Section 10 of the code allows for exemptions from this requirement to be approved where 'there is a complete absence of competition'. Land Registry is a non-ministerial department and is the sole organisation that registers the ownership of land and property in England and Wales.
- 4.4. It is their duty to keep and maintain the Land Register, where more than 24 million titles - the evidence of ownership - are documented. Land Registry was created in 1862 and the work that they do is required under the Land Registration Act 2002 and the Land Registration Rules 2003.
- 4.5. Officers recommend, therefore, that a contract is awarded to the Land Registry without competition and approval of an exemption from the requirements of section 9 of the GLA's Contracts and Funding Code is sought.

5. Financial comments

- 5.1. Approval is being sought for expenditure of up to £40,000 for the purchase of the National Polygon Service from the Land Registry, for financial years 2020-21 and 2021-22. Full breakdown of costs below.

Dataset	Description	Cost
2020/21	- National Polygon dataset	£20,000
National Polygon Service	- Title Descriptor dataset	
(monthly refresh, Level 2 use)	- Title Number and UPRN Look Up dataset	
2021/22	- National Polygon dataset	£20,000
National Polygon Service	- Title Descriptor dataset	
(monthly refresh, Level 2 use)	- Title Number and UPRN Look Up dataset	
	TOTAL	£40,000

- 5.2. The costs will be funded from the Intelligence Unit's City Data & GIS budget for 2020-21 and 2021-22. It should be noted that 2021-22 budget would be subject to 2021-22 budget setting process.

6. Legal comments

- 6.1. The foregoing sections of this report indicate that the activity in respect of which approval is sought may be considered to be facilitative of and conducive to the exercise of the GLA's general powers to undertake such activity as may be considered to promote the improvement of the environment in Greater London and have complied with the GLA's related statutory duties to:
- (a) pay due regard to the principle that there should be equality of opportunity for all people;
 - (b) consider how the proposals will promote the improvement of health of persons, health inequalities between persons and to contribute towards the achievement of sustainable development in the United Kingdom; and
 - (c) consult with appropriate bodies.

- 6.2. In taking the decisions requested, the assistant director must have due regard to the Public Sector Equality Duty; namely the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Equality Act 2010, and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic (race, disability, gender, age, sexual orientation, religion or belief, pregnancy and maternity and gender reassignment) and persons who do not share it (section 149 of the Equality Act 2010). To this end, the assistant director should have particular regard to section 3 (above) of this report.
- 6.3. Section 9 of the GLA Contracts and Funding Code (the 'Code') requires the GLA to call off the services required from an accessible framework or conduct a competitive procurement exercise for the same. The assistant director may, however, approve an exemption from this requirement under section 10 of the Code upon certain specified grounds. One of those grounds is that an exemption may be approved where there is a complete absence of competition for the services in question. Officers have indicated at section 1 of this report that this ground applies. The assistant director may, therefore, approve the exemption proposed if satisfied with the supporting content of this report.
- 6.4. Should the approvals sought be granted officers must ensure that appropriate contract documentation is put in place and executed by the GLA and the Land Registry before the commencement of the services.

7. Planned delivery approach and next steps

Activity	Timeline
Procurement of contract	Sept 2020
Delivery Start Date	Oct 2020
Main milestones	Quarterly downloads of data
Delivery End Date	30/04/2022

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 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? NO

If YES, for what reason:

Until what date: (a date is required if deferring)

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 – NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

Paul Hodgson has drafted this report in accordance with GLA procedures and confirms the following:

✓

Corporate Investment Board

This decision was agreed by the Corporate Investment Board on 12 October 2020.

ASSISTANT DIRECTOR OF FINANCIAL SERVICES:

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

Signature



Date

19 October 2020