

GREATER LONDON AUTHORITY

REQUEST FOR DIRECTOR DECISION – DD2075

Title: Various Sites in the London Borough of Waltham Forest – Property Agent appointment

Executive Summary:

This Director's Decision seeks approval of expenditure of up to £45,000 to appoint property advisors through TfL's Property Advisor Framework. This expenditure is in addition to the budget of £35,000 already approved for this project under ADD2033 to carry out the valuation of the site and so takes the total expenditure above the £50,000 AD delegation. Once appointed the property advisor will enter into discussions with the current freehold owner of a series of sites in the Waltham Forest Housing Zone on behalf of GLA Land and Property Ltd to seek a negotiated purchase price in line with the Red Book valuation of the site.

Decision:

That the Executive Director for Housing and Land approves expenditure of up to £45,000 to undertake the required work on behalf of GLA Land and Property Ltd to seek a purchase price for the potential acquisition of a series of sites within the Waltham Forest Housing Zone.

AUTHORISING DIRECTOR

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: David Lunts

Position: Executive Director Housing and Land

Signature:



Date:

10/01/17

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. This request relates to appointing a Property Advisor to act on behalf of the GLA Land and Property Ltd (GLAP) to agree a purchase price with the freehold owner of a number of sites in the vicinity of the Webbs site. The London Borough of Waltham Forest was awarded Housing Zone status in March 2015 for the Blackhorse Road area. As part of the proposal, sites were identified in the Housing Zone to bring forward a residential led mixed used development.
- 1.2. On the 17th March 2016, the Mayor approved (MD1627), the proposal to acquire the former Webbs Industrial site within the Waltham Forest Housing Zone for redevelopment via the London Development Panel for mixed use residential scheme. The site was acquired by GLAP in July 2016 and will help kickstart the comprehensive regeneration of the Blackhorse Lane area.
- 1.3. The acquisition of a further number of sites in the vicinity of the Webbs site will, in conjunction with the Webbs site, help to transform and regenerate the wider area and deliver new homes, new employment and an improvement in the quality of life for local residents.
- 1.4. On the 29th September 2016 ADD2033 approved expenditure of £35,000 to undertake valuation work for the potential acquisition of these sites in the vicinity of the Webbs site.
- 1.5. The Deputy Mayor for Housing has been briefed on these sites at DPM in relation to their connectivity with the Webbs site, and he is supportive of the proposal to purchase these sites.
- 1.6. Officers are therefore seeking approval to commission a property advisor to enter into discussions on behalf of GLAP with the freehold owner of the sites in the Blackhorse Lane area to seek a purchase price in line with the Red Book valuation. Once a potential purchase price is agreed further approval will be sought from the Mayor to acquire these sites.

2. Objectives and expected outcomes

- 2.1. An agreed value for purchase of the sites in line with the Red Book valuation will enable the comprehensive regeneration of the area. The sites will be released to the LDP in conjunction with the Webbs site for the development of new homes, employment and retail spaces and address existing environmental issues.

3. Equality comments

- 3.1. The delivery of this development is aimed at implementing the Mayor's policies set out in the Mayor's London Housing Strategy. In January 2014 the GLA published an integrated impact assessment ("IIA"), including an equalities impact assessment, of that strategy. The policies related to increasing housing supply, of which this paper relates, were covered by the Integrated Impact the London Plan.
- 3.2. The IIA concluded that updating housing projections and targets would support the delivery of sufficient housing and may help stabilise housing prices, supporting equal opportunities throughout communities. Furthermore, the provision of housing, including maximising the delivery of affordable

housing would be in line with other policies of the Plan (e.g. Policy 3.5), ensuring that the needs of different groups are taken into account in the housing design.

- 3.3. The delivery of new and additional homes within the Housing Zones will help to implement Objectives 1, 2, 3 and 4 of the Mayor's Equalities Framework "Equal Life Chances for All" (June 2014) through the creation of new affordable homes, housing products and well-designed housing schemes.

4. Other considerations

- 4.1. Should negotiations for the future land purchase stall or the landowner prove to be a reluctant seller; the GLA will seek alternative routes for acquiring the sites.

5. Financial comments

- 5.1. This decision seeks approval to expend up-to £45,000 appointing property advisors to negotiate a purchase price in line with the Red Book valuation of the sites within the Waltham Forest Housing Zone. Once a purchase price is agreed, a separate approval will need to be submitted for the site acquisition.
- 5.2. This expenditure is available from the Housing & Land Housing Zones Revenue Budget and will be expended in 2016/17 financial year. Any changes to this proposal, including the requirement of additional funds, will be subject to further approval via the Authority's decision making process.

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 which he considers will further one or more of the principal purposes of the GLA as set out in section 30(2) which are:
- i. Promoting economic development and wealth creation in Greater London;
 - ii. Promoting social development in Greater London; and
 - iii. Promoting the improvement of the environment in Greater London

and, 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 United Kingdom and contribute towards the mitigation of or adaptation to climate change in the United Kingdom; and
- Consult with appropriate bodies.

- 6.2. Sections 1 and 2 of this report indicate that the GLA has the power to proceed as recommended in this paper.

7. Planned delivery approach and next steps

7.1 The next steps following approval of this decision are summarised below. The timescales are based on estimates and are subject to negotiation with the vendor of the sites.

Activity	Timeline
Procurement of an agent from TfL's Framework to start negotiation process with freehold owner of sites.	Q3 2016/17
Purchase price of sites agreed	Q4 2016/17
Mayoral decision on whether to acquire further sites	Q4 2016/17

Appendices and supporting papers:

There are no appendices or supporting papers to this decision.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) 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 approval 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:

The publication of this approval is to be deferred as the name and details of the sites have not previously been in the public domain and publication would prejudice the procurement process.

Until what date: 30 April 2017

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be 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:

Michael Atkins has drafted this report in accordance with GLA procedures and confirms that:

✓

Assistant Director/Head of Service:

Fiona Duncan has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Financial and Legal advice:

The Finance and Legal teams have commented on this proposal, and this decision reflects their comments.

✓

Corporate Investment Board:

The Corporate Investment Board reviewed this proposal on 9 January 2017.

EXECUTIVE DIRECTOR, RESOURCES:

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

Signature

M. D. Allge

Date

10.1.17

