

GREATER LONDON AUTHORITY

REQUEST FOR DIRECTOR DECISION – DD2138

Beam Park – Entering into the Development Agreement

Executive Summary:

Beam Park is a major housing development site which straddles the boundary of LB Havering and LB Barking & Dagenham. Following a procurement process using the London Development Panel, Countryside Properties (CPUK) were selected as preferred developer with L&Q. This DD seeks consent to enter into the Development Agreement and associated legal documents and for amendments to the structure of the transaction since the previous approval.

Decision:

That the Executive Director of Housing and Land approves:

1. GLAP entering into a Development Agreement (and other associated legal documents) with Countryside Properties (UK) Limited.
2. Non-material amendments to the structure of the transaction since the last approval.

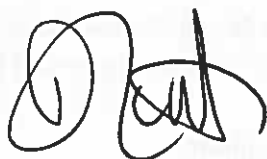
AUTHORISING DIRECTOR

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 & Land

Signature:



Date:

23/06/17

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

GLAP has undertaken a competitive procurement process using the London Development Panel (LDP) to appoint a development partner for the Mayor's 29ha Beam Park site, a brownfield site located in London Riverside.

Prior to this consultants were appointed to undertake due diligence, prepare a viability appraisal and identify the appropriate procurement route in June 2014. GLAP has expended fees on legal and commercial advice which would have been required in the course of any form of disposal under MD1365. MD1664 provided consent in April 2016 for CPUK to be appointed and a Development Agreement entered into. Part 2 of this paper sets out the specific terms agreed with CPUK.

The development of a new station at Beam Park is integral to the success of the new community and to ensure that PTAL levels are increased to allow the maximum number of homes to be delivered at the site.

2. Objectives and expected outcomes

The Development Agreement with CPUK sets out a build period of 13 years (to 2030) on a complex and constrained site. During the construction process the historic contamination of the site will be dealt with and a new community of over 2,800 homes created. CPUK will work with L&Q to complete 35% affordable housing on the site (included within the 2,800) and this will be spread across each of the phases - the tenure split will reflect the respective requirements of LB Havering and LB Barking & Dagenham.

3. Equality comments

The public sector equality duty requires the identification and evaluation of the likely 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). There has been previous consideration of this development and its impacts and this will be further considered via the planning process.

4. Financial comments

MD 1664 approved Countryside Properties as preferred development partner to develop the land at the Beam Park site. The paper is seeking additional approval for amendments to MD 1664. The amendments will not result in additional expenditure to that approved in MD1664.

5. Legal comments

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.

Sections 1 and 2 of this report indicate that the Director of Housing and Land has the power to proceed as recommended in this paper.

6. Planned delivery approach and next steps

Activity	Timeline
Sign Development Agreement	May 2017
Start on site (Enabling Works)	Late 2017
Start on site (Phase One)	Mid 2018

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? No.

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:

Paul Creed has drafted this report in accordance with GLA procedures and confirms that:

✓

Assistant Director/Head of Service:

Simon Powell 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 19th June 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

21.6.17