

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA250620-5838

23 July 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 24 June 2020. Your request has been dealt with under the Freedom of Information Act (FOIA) 2000.

You asked for:

The GLA "to create / generate a report / spreadsheet for each of the boroughs listed: Barking & Dagenham / Havering / Newham / Redbridge / Tower Hamlets / Waltham Forest / Hackney

Providing full details of all any Land, Property, Buildings or Residential property that is Disused / Derelict / Distressed and is currently vacant, inc street name, postcode, size, est. value, cost etc.

Can you also provide details of the main contact person responsible for land / property asset management for each of the London borough listed above.

Our response to the other requests is as follows:

Please find a table setting out details of the assets identified and their location.

Please note all the sites are earmarked for redevelopment or are in the process of being developed. We therefore consider that the size and value of each asset is exempt from disclosure under section 43 (2) (Commercial interests) of the FOIA. This provides that information can be withheld from release if its disclosure would, or would be likely to, prejudice the commercial interests of any person, including those of the GLA.

A commercial interest relates to a person's ability to participate competitively in a commercial activity. The GLAP portfolio is subject to wider development plans. In order to make these developments viable, commercial discussions are required with third parties who support the GLA in developing the areas. During these discussions the land and assets values will be negotiated. The GLA's position would be prejudiced should this detailed information become public knowledge and would be likely to undermine our ability to achieve best value for the sites.

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Section 43(2) constitutes a qualified exemption from our duty to disclose information under the FOIA and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption. In this instance we consider it not to be in the public interest to release information that would be likely to affect the GLA's position in negotiations and reduce the GLA's ability in securing best value for the public purse.

Further details regarding the general value of assets held by the GLA can be obtained from the accounts of GLA's property company, GLA Land and Property Limited – see link below:

<https://beta.companieshouse.gov.uk/company/07911046/filing-history>

Further information regarding land held by the GLA, including the size of each site, can be found on the GLA web site – see link below:

<https://www.london.gov.uk/what-we-do/housing-and-land/land-and-asset-portfolio>

The main contact person responsible for land / property asset management for each of the London borough listed above.

All land that is owned by GLA Land and Property Limited is managed through a shared service function with Transport for London. The work is carried out by a specific team of professionals. With regards to any land that is directly owned by the respective London Boroughs, enquiries will need to be made with them directly as the GLA does not hold this information.

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

Yours sincerely



Information Governance Officer

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>

List of GLAP Vacant Sites

No	Site Name	Type of Site	Address	Post Code	Borough
1	Land Under Fly Over - Gate 96 - Landmark Site	Vacant Area under Silvertown Fly Over	Slip Road off Silvertown Way	E16 1AF	Newham
2	Plot 54	Vacant compound	Land off Dock Road	E16 1AF	Newham
3	Plot 8	Vacant Land	Land off Dock Road	E16 1AF	Newham
4	Silvertown Dock/Millennium Mills	Vacant Land/Vacant Buildings	Gate 7 - Mill Road	E16 2BE	Newham
5	Silvertown Dock/Millennium Mills - D Silo (STQ)	Vacant Land/Vacant Buildings	Gate 1 - Burt Road (North Woolwich)	E16 2BS	Newham
6	Graving Dock Tavern	Vacant Derilict Building and Land	353 North Woolwich Road	E16 2BS	Newham
7	Georges Diner	Vacant Derilict Building and Land	361-363 North Woolwich Road	E16 2BS	Newham
8	Charles Street Plots 1, 2, 6, 7, 8, 9, 12, 12A, 13	Vacant Plots of Land	Charles Street/North Woolwich Road	E16 2BS	Newham
9	Land Under Connaught Bridge	Vacant Land/Footpath	Conaught Bridge	E16 2BU	Newham
10	Armada 1 (Gallions Reach)	Public External Area	Atlantis Avenue	E16 2BF	Newham
11	Armada 2	Vacant Land	Atlantis Avenue	E16 2BF	Newham
12	Armada 4	Vacant Land	Atlantis Avenue	E16 2BF	Newham
13	Armada Green	Hard Standing Public Access	Magellan Boulevard	E16 2BF	Newham
14	Capital Ring Path - Runs Armada Green to Lock	Public Foot Path	Atlantis Avenue	E16 2BF	Newham
15	Capital Ring Path - Runs along Albert Island	Public Foot Path	Off North Woolwich Manorway	E16 2QY	Newham
16	Jenkins Lane Plot 3	Vacant Land Awaiting Developer Draw Down	Spur Road for Jenkins Lane	IG11 7GH	Redbridge
17	LSIP Plots 1, 3, 4 & 10	Vacant Development Plots	Choats Road	RM9 6RJ	Barking & Dagenham
18	LSIP Plots 7B	Vacant Development Plots	Halyard Street	RM9 6LF	Barking & Dagenham
19	LSIP Plots 8 & 9	Vacant Development Plots	Hindmans Way	RM9 6LP	Barking & Dagenham
20	Plot 19 Thunderers Road	Vacant Development Plot	Off Hindmans Way	RM9 6LP	Barking & Dagenham
21	Plot Z	Vacant Land	Choats Manorway	RM9 6RH	Barking & Dagenham
22	Small Plot next to Gazzley Strip	Vacant Land	Choats Road/Chequers Lane	RM9 6PF	Barking & Dagenham
23	Gazzley Strip - Leased Area	Land Housing Temporary Over Pumping Station	Choats Road	RM9 6RH	Barking & Dagenham
24	Polar Ford (Sold Subject to Conditions)	Vacant Plot	New Road	RM 10NH	Barking & Dagenham
25	Beam Park 1, 2 & 3 (2 & 3 Developer on Site)	Vacant Land and Buildings	Thames Avenue	RM9 6DE	Havering
26	Beam Park 4	Vacant Land and Buildings	Kent Avenue	RM9 6SA	Havering
27	Beam Reach 6	Vacant Land	Courier Road	RM13 8EU	Havering
28	Small Plot Ferry Lane South (Formerly Plot 15)	Vacant Land	Ferry Lane South	RM 13 9BP	Havering
29	Marsh View Ferry Lane South	Vacant Land	Ferry Lane South	RM13 9DB	Havering
30	Workspace Ferry Lane South	Vacant Land	Ferry Lane South	RM13 9DB	Havering
31	1-3 Salamons Way	Vacant Buildings and Yards	Salamons Way	RM13 9UL	Havering
32	Branch Road	Vacant Land	Branch Road	E14 7JU	Tower Hamlets
33	Stephenson Street	Vacant Railway Arches/Land	Off Stephenson Street	E16 4SA	Tower Hamlets
34	34 Quixley Street - Blackwall Reach	Building and Yard	Off Naval Row	E14 9PS	Tower Hamlets
35	Royal Docks	Vacant development plots	off Royal Albert Way	E16	Newham