

# GREATER **LONDON** AUTHORITY

## REQUEST FOR MAYORAL DECISION – MD2228

### **Title: Royal Docks – Transfer of land to Transport for London for Crossrail supporting infrastructure**

#### **Executive Summary:**

This decision requests approval for the sale of GLA Land & Property owned land and associated rights to Transport for London acting on behalf of Crossrail. It also requests that the Mayor approves the level of compensation offered by Crossrail. The land is being compulsorily acquired under the Crossrail Act 2008 for railway infrastructure.

#### **Decision:**

That the Mayor approves:

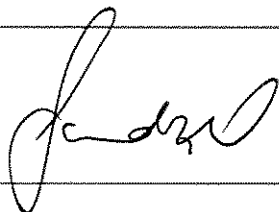
1. The transfer of the freehold at Connaught Tunnel, Royal Docks to Transport for London;
2. The granting of the associated rights and easements on land at Connaught Tunnel, Royal Docks to Transport for London and UK Power Networks;
3. The level of compensation payable by Crossrail to GLA Land & Property as set out within this decision form.

#### **Mayor of London**

I confirm that I do not have any disclosable pecuniary interests in the proposed decision, and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

**Signature:**



**Date:**

19/2/18

## **PART I - NON-CONFIDENTIAL FACTS AND ADVICE TO THE MAYOR**

### **Decision required – supporting report**

#### **1. Introduction and background**

- 1.1 Transport for London (TfL) requires a transfer of land at the Connaught Tunnel, Royal Docks to allow the long-term maintenance and operation of Crossrail infrastructure.
- 1.2 Under the Crossrail Act 2008 Transport for London has the ability to compulsorily purchase land from land owners. Notices have been served on GLA Land and Property (GLAP) for the land required. To ensure that the acquisition process is robust TfL are required to treat GLAP as they would any other land owner.
- 1.3 This paper proposes that the Mayor approves the level of compensation being offered and that the freehold land can be transferred to Transport for London for Crossrail operational use.
- 1.4 This paper seeks approval for the transfer of that land and the required associated rights required for access and servicing of Crossrail.
- 1.5 Currently the land is occupied by Crossrail under licence and the construction works are close to completion.
- 1.6 The land being transferred is mainly subject to two long leaseholds and the compensation and release of these is being managed directly by Crossrail with the long leaseholders.
- 1.7 GLAP has been represented by an internal Compulsory Purchase expert and after detailed negotiations they have been able to agree a settlement that can be recommended for approval. The settlement agreed covers both compensation for land taken to facilitate the construction of a control room and pump house as well as rights and easements to allow for access to the new facilities and connecting cables, conduits and pipes to allow the safe and efficient running of the railway.
- 1.8 An external independent valuer has confirmed that the agreed settlement reflects fair value.
- 1.9 The details of the land to be transferred and compensation are set out in Part 2.

#### **2. Objectives and expected outcomes**

- 2.1 Crossrail is due to open the Elizabeth Line in December 2018 and this transfer of land and the associated operational equipment form part of the railway infrastructure. The objective is to transfer the land well in advance of the operation of the railway.

#### **3. Equality comments**

- 3.1 The transfer of this land is not anticipated to unfairly impact any equality groups.

#### **4. Other considerations**

- 4.1 None.

## **5. Financial comments**

- 5.1 The paper is seeking approval for the partial disposal of land at Royal Docks Waterways and the granting of access rights over GLAP's remaining land, as the result of a Compulsory Purchase Order (CPO), secured by Crossrail. It also requests that the Mayor approve the level of compensation offered by Crossrail.

## **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 Mayor has the power to proceed to make the decisions as requested within this report.

## **7. Planned delivery approach and next steps**

<b>Activity</b>	<b>Timeline</b>
Agree transfer documentation	01.03.18
Complete transfer of land	01.04.18

## **Appendices and supporting papers:**

See part 2.

**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**

If YES, for what reason:

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

**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 Payton has drafted this report in accordance with GLA procedures and confirms the following:

✓

**Sponsoring Director:**

David Lunts has reviewed the request and is satisfied it is correct and consistent with the Mayor's plans and priorities.

✓

**Mayoral Adviser:**

James Murray has been consulted about the proposal and agrees the recommendations.

✓

**Advice:**

The Finance and Legal teams have commented on this proposal.

✓

**Corporate Investment Board**

This decision was agreed by the Corporate Investment Board on 19 February 2018.

**EXECUTIVE DIRECTOR, RESOURCES:**

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

Signature

*M. D. Lunt*

Date

19.2.18

**CHIEF OF STAFF:**

I am satisfied that this is an appropriate request to be submitted to the Mayor

Signature

*D. Bell*

Date

19/2/2018