

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2177

Title: Updated valuation of the former fire station site at Southwark

Executive Summary

As part of the implementation of the Fifth London Safety Plan (LSP5), former Mayor Boris Johnson directed the London Fire and Emergency Planning Authority (LFEPA) to close ten of its fire stations. One of those stations was Southwark. The former Mayor issued a direction to LFEPA specific to the Southwark site and involving the establishment of a new secondary school (MD1486, March 2015). Further details and conditions were included in a subsequent direction to LFEPA (MD1497, April 2015). That direction has since been amended to give the developer, Hadston, more time (that is, until 31 March 2018) to gain planning permission for the site.

It has become apparent that the initial valuation, undertaken by GL Hearn, needs to be updated to reflect prevailing market conditions and developments in planning policy. As GL Hearn remains the provider on the call-off contract available to the Greater London Authority (GLA) via a Transport for London (TfL) framework agreement, it is proposed that GL Hearn be commissioned to provide an updated valuation. The cost to the GLA would be £15,000.

Decision

That the GLA commissions GL Hearn to undertake an updated valuation of the former fire station site at Southwark at a cost of £15,000.

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: Tom Middleton

Position: Head of Finance & Governance

Signature:



Date:

27.11.17

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Updated valuation of the former fire station site at Southwark

- 1.1 As part of the implementation of the Fifth London Safety Plan (LSP5), former Mayor Boris Johnson directed the London Fire and Emergency Planning Authority (LFEPA) to close ten of its fire stations. One of those stations was Southwark. The former Mayor issued a direction to LFEPA specific to the Southwark site and involving the establishment of a new secondary school (MD1486, March 2015). Further details and conditions were included in a subsequent direction to LFEPA (MD1497, April 2015). That direction has since been amended to give the developer, Hadston, more time (that is, until 31 March 2018) to gain planning permission for the site.
- 1.2 It has become apparent that the initial valuation, undertaken by GL Hearn, needs to be updated to reflect prevailing market conditions and developments in planning policy. As GL Hearn remains the provider on the call-off contract available to the Greater London Authority (GLA) via a Transport for London (TfL) framework agreement, it is proposed that GL Hearn be commissioned to provide an updated valuation. The cost to the GLA would be £15,000.

2. Equality comments

- 2.1 There are no specific equality issues of concern arising.

3. Financial comments

- 3.1 The GLA contribution of £15,000 will be met from the corporate contingency for 2017-18.

4. Planned delivery approach and next steps

Activity	Timeline
Appointment of GL Hearn	November 2017
Updated valuation provided to the GLA	December 2017

Appendices and supporting papers:

None.

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 work will need to remain confidential while the planning application is live.

Until what date: **31 March 2018**

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 – NO

ORIGINATING OFFICER DECLARATION:**Drafting officer:**

Tom Middleton has drafted this report in accordance with GLA procedures and confirms that the Finance team has commented on this proposal as required, and this decision reflects their comments.

Corporate Investment Board:

The Corporate Investment Board reviewed this proposal on 27 November 2017.

HEAD OF FINANCE AND GOVERNANCE:

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

Signature:



Date:

27.11.17

