

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2289

Title: Greenwich Square Phase 2

Executive Summary:

Greenwich Square is a new build residential scheme being delivered by Mace under a development agreement with GLA Land & Property dated 1st February 2012.

Phase 1 has delivered 361 new homes and Mace has sought planning permission to increase housing numbers in Phase 2.

A variation is required to the development agreement to facilitate the delivery of Phase 2.

Decision:

That the Assistant Director of Strategic Projects & Property approves:

GLA Land & Property Ltd (GLAP) entering into a deed of variation to the development agreement with MACE Developments (Greenwich) Limited on the terms set out within this paper.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT

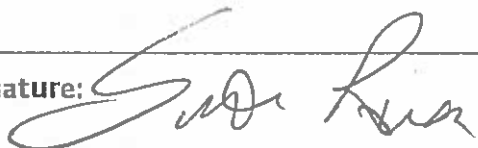
I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Simon Powell

Position: Assistant Director Strategic Projects & Property

Signature:



Date:

23/10/18

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 The former Greenwich District Hospital was purchased in 2004 from NHS Queen Elizabeth Trust as part of the London Wide Initiative. The Homes & Communities Agency (HCA) worked in partnership with the Royal Borough of Greenwich (RBG), Greenwich PCT ("NHS") and the local community to prepare development plans for the scheme, achieve planning consent and bring forward the development.
- 1.2 The project was granted detailed planning consent in March 2009 for 645 new homes with a new public leisure centre, library, health centre, Council service centre and ancillary retail.
- 1.3 The HCA entered into the Development Agreement with the developer, Hadley Mace, on 1st February 2012 to deliver the scheme known as Greenwich Square.
- 1.4 The freehold to the site and the HCA's rights and liabilities contained in the DA transferred from HCA to GLAP on 1 April 2012 by virtue of a transfer scheme made under the Localism Act 2011.
- 1.5 Phase 1 has been delivered with 361 new homes constructed. The Development Agreement allows the developer to seek planning permission for additional units and Mace has secured planning approval for the addition of 41 new for sale units to Phase 2, subject to the completion of the revised s106.
- 1.6 Part 2 sets out the terms of the proposed variation to the development agreement.
- 1.7 It should be noted that to accommodate the additional 41 units within the s73 planning application a revised s106 has been completed. Due to the challenging viability of the scheme and the level of affordable already secured (45.7% on a unit basis across the total 686) no additional affordable units were required by the Royal Borough Greenwich as part of the revised design.
- 1.8 The new s106 Agreement consolidates the existing s106 Agreement dated 31 March 2009, as modified on 30 March 2012, to deal with the changes to the development pursuant to the Section 73 Application. Details of the variations to the new agreement, which supersede the old can be seen in Appendix 1.

Previous Approvals

- 1.9 The project was inherited by the GLA from the HCA. The most recent decision paper for the project is MD 1454, dated 24.02.15 approving the acquisition of an NHS building that was incorporated into the scheme.

2. Objectives and expected outcomes

- 2.1. This project continues to construct new homes and supports one of the Mayors key priorities of housing delivery.

3. Equality comments

- 3.1. The impact of this decision is not anticipated to have any unequal impact on any groups with protected characteristics, either positive or negative.

4. Other considerations

None.

5. Financial comments

5.1 See Part 2 for Financial Comments

6. Planned delivery approach and next steps

Activity	Timeline
Assistant Directors Decision signed	October 2018
Deed of variation to development agreement completed	October 2018
Phase 2 Complete	September 2020

Appendices and supporting papers:

Appendix 1: Updated S106 Terms

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) 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 it has been approved 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: To be published once the planning permission judicial review period has passed.

Until what date: To be reviewed on 15th December 2018

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under FoIA should be included 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:

✓

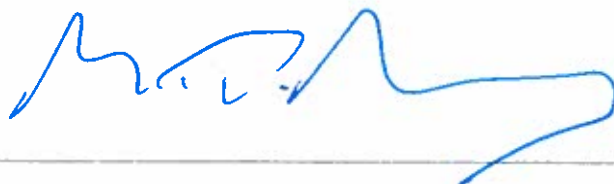
Corporate Investment Board

This decision was agreed by the Corporate Investment Board on 22 October 2018.

HEAD OF FINANCE AND GOVERNANCE:

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

Signature



Date

22.10.18