

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2033

Title: Various Sites in the London Borough of Waltham Forest – Valuer appointment

Executive Summary

This Assistant Director's Decision seeks approval of expenditure of up to £35,000 to appoint property advisors through TfL's Framework to undertake a Red Book valuation of various sites in the Waltham Forest Housing Zone.

Decision:

The Assistant Director approves expenditure of up to £35,000 to undertake valuation work for the potential acquisition of a series of sites within the Waltham Forest Housing Zone.

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: Jamie Ratcliff

Position: Assistant Director - Programme, Policy and Services

Signature:



Date: 29 September 2016

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 This request relates to appointing a RICS registered valuer to undertake a valuation to support the potential acquisition of a number of sites in the vicinity of the Webbs site. The London Borough of Waltham Forest was awarded Housing Zone status in March 2015 for the Blackhorse Road area. As part of the proposal, sites were identified in the Housing Zone to bring forward a residential led mixed used development.
- 1.2 On the 17th March 2016, the Mayor approved (MD 1627), the proposal to acquire the former Webbs Industrial site within the Waltham Forest Housing Zone for redevelopment via the London Development Panel for mixed use residential scheme. The site was acquired by GLAP in July 2016 and will help kickstart the comprehensive regeneration of the Blackhorse Lane area.
- 1.3 The acquisition of a further number of sites in the vicinity of the Webbs site would assist in securing this residential led redevelopment opportunity and in conjunction with the Webbs site, help to transform and regenerate the wider area and deliver new homes, new employment and an improvement in the quality of life for residents.
- 1.4 Officers are seeking permission to commission a valuation of sites in the Blackhorse Lane area. Once the valuation is received; further approval will be sought from the Mayor as to whether or not acquire these sites.
- 1.5 In October 2015 both Housing Investment Group (HIG) and Investment Panel Board (IPB) endorsed the principle to acquire the sites in Waltham Forest for procurement via the LDP at a later date. This included proposals to enter into discussions on adjacent sites, and to seek a negotiated value for purchase, subject to further approval via HIG and IPB in line with the scheme of delegation.

2. Objectives and expected outcomes

- 2.1 The valuation of the sites will assist in any decision making for acquisition and their release to the LDP for the development of new homes; employment and retail spaces will deliver much needed additional new and affordable homes in the area in conjunction with a neighbouring site to complete a comprehensive redevelopment of the area.

3. Equality comments

- 3.1 The delivery of this development is aimed at implementing the Mayor's policies set out in the Mayor's London Housing Strategy. In January 2014 the GLA published an integrated impact assessment ("IIA"), including an equalities impact assessment, of that strategy. The policies related to increasing housing supply, of which this paper relates, were covered by the Integrated Impact Assessment (IIA) for the Further Alterations to the London Plan.
- 3.2 The IIA concluded that updating housing projections and targets would support the delivery of sufficient housing and may help stabilise housing prices, supporting equal opportunities throughout communities. Furthermore, the provision of housing, including maximising the delivery of affordable housing would be in line with other policies of the Plan (e.g. Policy 3.5), ensuring that the needs of different groups are taken into account in the housing design.

3.3 The delivery of new and additional homes within the Housing Zones will help to implement Objectives 1, 2, 3 and 4 of the Mayor's Equalities Framework "Equal Life Chances for All" (June 2014) through the creation of new affordable homes, housing products and well-designed housing schemes.

4. Other considerations

4.1 As with any land purchase, there is the risk that land value may go down as well as up. Efforts would be taken to dispose of the site speedily and efficiently to minimise any exposure to that risk, and when disposal takes place all efforts will be made to ensure that at least the full value of expenditure by GLAP (including holding and ancillary costs) is recouped. The undertaking of this valuation will assist in minimising the risks to GLAP in disposing of the site(s) once acquired.

4.2 Should negotiations for the future land purchase stall or the landowner prove to be a reluctant seller, the GLA will consider its decision, whether by seeking alternative routes for acquiring the sites or by taking forward Webbs only.

5. Financial comments

5.1 This decision seeks approval to expend up-to £35,000 to appoint property advisors to undertake a Red Book valuation of various sites in the Waltham Forest Housing Zone.

5.2 This expenditure is available from the Housing & Land Housing Zones Revenue Budget and will be expended in 2016/17 financial year. Any changes to this proposal, including the requirement of additional funds, will be subject to further approval via the Authority's decision making process.

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 1-3 of this report indicate that the Mayor, and by virtue of the scheme of delegation the Assistant Director, has the power to agree to the Decisions set out above.

7. Planned delivery approach and next steps

7.1 The next steps following approval of this decision are summarised below. The timescales are based on estimates and are subject to negotiation with the vendor of the sites.

Activity	Timeline
Procurement of an agent from TfL's Framework to carry out a Red Book valuation of the site.	Q2 2016/17
Delivery Start Date	Q2 2016/17
Redbook valuation of site	Q2 2016/17
Mayoral decision on whether to acquire further sites	Q3 2016/17

Appendices and supporting papers:

There are no appendices or supporting papers to this decision.

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 publication of this approval is to be deferred as the name and details of the sites have not previously been in the public domain and publication would prejudice the procurement process.

Until what date: 25 November 2016

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:

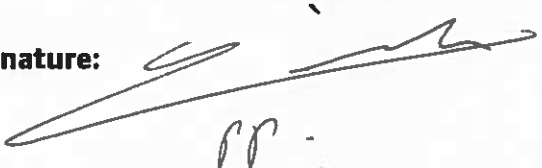
Drafting officer:

Michael Atkins has drafted this report in accordance with GLA procedures and confirms that the Finance and –if relevant- Legal teams have commented on this proposal as required, and this decision reflects their comments.

HEAD OF FINANCE AND GOVERNANCE:

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

Signature:



Date:

29 Sept 2016

