

# GREATER LONDON AUTHORITY

## REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2121

**Title: Land assembly models to maximise housebuilding in London.**

### Executive Summary:

Assembling enough land, in the right places, at the right price, in the hands of organisations ready and willing to build at pace is one of the biggest challenges in increasing housing supply in London. The Mayor wishes to explore international comparisons of statutory land assembly models and how they could be used to overcome issues related to fragmented land ownership and maximise home-building in London. This decision authorises expenditure to commission specialist consultants to undertake this work

### Decision:

That the Assistant Director of Housing Programme, Policy and Services approves:

1. Expenditure of up to £50,000 for the procurement and appointment of consultants to support the GLA's work to explore statutory land assembly models that could increase the supply of homes in London.

### AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT:

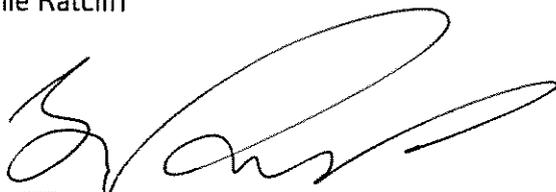
I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

**Name:** Jamie Ratcliff

**Position:** Assistant Director, Programme, Policy and Services

**Signature:**



**Date:**

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## **PART I - NON-CONFIDENTIAL FACTS AND ADVICE**

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

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

- 1.1 There is an urgent need to increase the availability of land in the capital to support housebuilding. Fragmented land ownership can act as a barrier to development and sub-optimal housing delivery. Assembly of both publicly- and privately-owned land will make a significant contribution to increasing the supply of new and affordable homes in the capital.
- 1.2 In order to support this, the GLA wishes to commission research to explore international comparators which may guide how statutory land assembly mechanisms could be used to increase and accelerate the delivery of high-quality homes in well-designed and well-connected neighbourhoods in London.

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

- 2.1 The objective of this research is to identify and evaluate the applicability of statutory land assembly models that could increase and accelerate the delivery of high-quality homes in well-designed and well-connected neighbourhoods in London. The outcome of the research will be to embed an informed position on statutory land assembly mechanisms in the Mayor's housing and planning policies, and to support discussions with Government on additional powers that may support land assembly.
- 2.2 The main output of this research will be a detailed report of the consultants' work. This is currently scheduled to be completed by October 2017. The report will include an analysis of land assembly models applied internationally to deliver homes, detailed modelling of a limited number of statutory land assembly tools that could potentially deliver housing in London, and an assessment of the legal framework and resources that would be required to implement these models.

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

- 3.1 The purpose of this research is to examine how to increase and accelerate the delivery of housing in London. The London Housing Strategy Impact Assessment states that delivering new housing, including affordable housing, is likely to have broadly positive benefits in relation to social and economic sustainability objectives such as improving health, reducing inequalities, increasing accessibility, and economic development.
- 3.2 Any new policy documents arising from this research will be subject to a similar assessment.

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

##### *a) Key risks*

- 4.1 The key risk associated with this decision is that the research findings are not aligned with the GLA's expectations, and that the models developed are not feasible in London. This will be mitigated by the GLA engaging with the consultant as the research methodology is developed, and being a key research partner to influence the direction of the research as it progresses.

##### *b) Links to Mayoral strategies and priorities*

- 4.2 The Mayor’s manifesto committed to “break the homebuilding logjam” by taking multi-agency action through Homes for Londoners to “raise investment, assemble land, make sure Londoners get a fair deal from developers, and commission and construct new homes”. The research will form the development of the London Housing Strategies and London Plan.

*c) Impact assessments and consultations*

- 4.3 Any new statutory London Housing Strategy containing policies that are relevant to this issue will be subject to consultation and a full and independent Integrated Impact Assessment. Any new London Plan will be subject to consultation and an Examination in Public.

**5. Financial comments**

- 5.1 This decision requests an approval to expend up to £50,000 to commission consultants supporting the GLA’s work in examining how land assembly mechanisms can support housing delivery.
- 5.2 This expenditure is to be met from Housing & Land Management and Support Consultancy Operational Budget. The total expenditure is to be incurred in the 2017/18 financial year.

**6. Legal Comments**

This decision does not require an exemption from the Contracts and Funding Code.

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

- 7.1 The Assistant Director of Housing Programme, Policy and Services will finalise the specification for this research, in consultation with the Deputy Mayor for Housing and Residential Development.
- 7.2 Procurement will take place as per the Contracts and Funding Code, and engagement with TfL Procurement has commenced. The GLA will seek three or more written quotations to undertake this research through an invitation to tender. Submissions will be assessed according to the criteria set out in the draft research specification..
- 7.2 Once the consultants are appointed, an inception meeting will be held to establish and refine the timetable and methodology for the research. Following this, GLA officers will be in regular contact with the researchers to ensure that the outputs described in the project brief are delivered.

Distribution of specification to consultants	<b>05/06/2017</b>
Tender submissions	<b>30/06/2017</b>
Interviews	<b>w/c 03/07/2017</b>
Successful consultant appointed	<b>w/c 03/07/2017</b>
Inception meeting and delivery start date	<b>w/c 10/07/2017</b>
First draft report complete	<b>October 2017</b>
Final report signed off by GLA	<b>October 2017?</b>

**Appendices and supporting papers:**

Appendix 1: Draft research specification

**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 decision form contains sensitive information that could influence the procurement process – in particular details of the GLA’s maximum budget for this work

Until what date: [Deferred until proposed date for announcing appointment of consultant: 03/07/2017]

**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:**

Scott Bryant 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.

**Corporate Investment Board:**

The Corporate Investment Board reviewed this proposal on 30 May 2017.

**HEAD OF FINANCE AND GOVERNANCE:**

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

Signature: *PP*

*T Boneville*

Date:

*31/5/17*