

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD285

Title: Gallions 4 Expenditure

Executive Summary:

Gallions 4 is a long thin site of approximately 1.22 Ha in the Royal Albert Basin that is currently vacant. As the site has a number of constraints GLA Land and Property (GLAP) would like to carry out some early feasibility works and due diligence in advance of seeking the views of the market on appropriate development for the site.

As agreed at budget prioritisation and part of the 2015-16 budget setting process, £50,000 will be funded from savings within the Land & property programme revenue budget for expenditure in 2015-16 and 2016-17.

Decision:

That the Assistant Director approves expenditure of up to £50K on the items listed in this paper in order that the GLA may be in an informed position to begin marketing the Gallions 4 site in the Royal Albert Basin.

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 and Property

Signature: 

Date: 17/5/15

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 Gallions 4 is a site in the Royal Albert Basin, in the eastern end of the Royal Docks. A site plan is included at Appendix A. GLAP are in contract with Notting Hill Housing Trust for two major residential schemes in the vicinity and in contract with One Housing Group on one smaller scheme adjacent to the site. These are scheduled to deliver approximately 800 units to the market when complete. We are also considering development options for the nearby Gallions 3b and Armada 2 sites.
- 1.2 Options for this site are being considered (and will be subject to Housing Investment Group approval in due course) and we require budget for due diligence, including a feasibility study, budget for any potential marketing we may need to undertake and legal work.

2014-15 and 2015-16

- Title review and legal support, up to £10K
 - Feasibility Study, up to £20K
 - Ongoing legal support/contract, up to £20K
- 1.3 The total lifetime spend is up to £50K and will be contained within the allocated budget limits.

2. Objectives and expected outcomes

- 2.1 The objective of this is to ensure that we have performed adequate due diligence on the site in advance of marketing it with the aim of carrying out a successful procurement. The expected outcome of these pieces of work is to ensure that we have the information required to market the site in the most appropriate manner.

3. Equality comments

- 3.1 Equalities considerations will be taken into account in that all work will be procured in accordance with GLA best practice. At the appropriate time the marketing of the site will also be subject to the same considerations.

4. Other considerations

- 4.1 The Mayor has made a commitment to dispose of all developable sites where appropriate.

5. Financial comments

- 5.1 This paper requests approval to spend up to £50,000 on feasibility and other professional fees in respect of the Gallions 4 site disposal plan.
- 5.2 This expenditure is revenue in nature and will be met from within the existing approved revenue programme budgets for Land & Property.

6. Planned delivery approach and next steps

As this request for funds comprises a number of instructions they will all have different timescales. I have set out some key milestones

Activity	Timeline
Completion of title review	April 2015
Procurement of feasibility study	May 2015
HIG approval of options	June 2015

Appendices and supporting papers:

Appendix A: Site Plan

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 GLAP 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:

GLAP would not wish to publish details of a potential use of a site before that use has been formally approved. The paper also contains financial information which may prejudice tender responses

Until what date: 1/9/15

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 to confirm the following (✓)

Drafting officer:

Caroline Cameron has drafted this report in accordance with GLA procedures and confirms that the Finance and Legal teams have commented on this proposal as required, and this decision reflects their comments.

✓

HEAD OF GOVERNANCE AND RESILIENCE:

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

Signature:



Date:

13.05.15

GREATERLONDONAUTHORITY

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Title: Royal Albert Basin
Drawing number: -
Drawn by: Paul Clarke
Date: 24 January 2013

Title Number:
Ordnance Survey Ref:
Scale: 1:3500 @ A3



KEY

-  Sites concerned
-  Ownerships
-  Waterways Ownerships
-  TGB Safeguarded Corridor
-  Gallions Quarter (Notting Hill)
-  City Airport Public Safety Zone



