

MAYOR OF LONDON

James Cleverly AM
Chairman of LFEPA
City Hall
The Queen's Walk
More London
London SE1 2AA

Date: 16.6.2014

Dear James

Direction to LFEPA – 8 Albert Embankment

I am writing in response to the London Fire Commissioner's letter to my Chief of Staff of 24 April regarding the disposal of 8 Albert Embankment.

I am grateful that the London Fire and Emergency Planning Authority (LFEPA) has provided me with such a full set of information on issues relating to the disposal of 8 Albert Embankment. I remain of the view that there is merit in seeing what the London Development Panel (LDP) can offer as part of a soft market testing exercise, as expressly envisaged in its terms of reference. As outlined in previous correspondence, I am of the view that:

- There would be no cost or obligation to LFEPA arising from soft market testing through the LDP;
- Soft market testing through the LDP would assist LFEPA in demonstrating that it is achieving best consideration in its disposal of the site;
- The LDP was procured so as to speed up the release of public sector land and so it could well be the most advantageous option open to LFEPA in terms of timing; and
- The initial response LFEPA would obtain from the LDP would be useful in assessing the disposal options available to it.

Please be assured that I have considered carefully all of the information you provided, including the advice which Dron & Wright has provided to LFEPA dated 14 April 2014 and which is entitled "Summary of Dron & Wright Advice since 30 October 2013". I note that Dron & Wright's objections to soft market testing through the LDP appear to be based on its assumption that the only way best consideration can be achieved is through a sale on the open market. That will be a matter for LFEPA to decide in due course, but in my view it is premature to rule out soft market testing through the LDP on that basis at this stage.

Therefore, I am directing LFEPA to soft market test the disposal of 8 Albert Embankment via the LDP, to provide me with the results of that test and not to take any action towards the disposal of the site until the Authority has heard back from me on the matter. The direction is enclosed.

Yours ever,

A handwritten signature in black ink, appearing to be 'Boris Johnson', written in a cursive style.

Boris Johnson
Mayor of London