

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD297

Title: Approval for Gallions Road Adoption

Executive Summary:

This decision is seeking approval for the adoption of Gallions Road, Albert Basin by way of entering into a Section 37 agreement under the Highways Act 1980 with the London Borough of Newham

Decision:

That the Assistant Director:

- Approves that GLA Land & Property Ltd enter into a section 37 agreement under the Highways Act 1980 that allows the adoption of Gallions Road, 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 & Property**

Signature:

Date:

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 Under the Gallions Quarter development agreement dated 27, June 2012 between the GLA Land & Property Ltd (GLAP) and Notting Hill Housing Trust (NHHT), there is an obligation on Notting Hill to ensure Gallions Road is adopted (please see Appendix 1 for an outline of the road). NHHT have now progressed matters to facilitate this process.
- 1.2 The development agreement requires that NHHT coordinate the adoption of the roadway and adjacent pathways. Once completed the maintenance of the road will then fall to London Borough of Newham. NHHT have now coordinated this process and are ready to proceed with the adoption. Appendix 1 shows the extent of road that NHHT are required to get adopted. Currently the majority of the road is let on a long leasehold to Gallions Approach Management Ltd (GAM) and sublet to Abacus Land 3 Ltd (Abacus) (see Appendix 2 for an outline of the demised road) and as per the terms of their lease it is GAM and Abacus's responsibility to maintain the road, however as the freeholder GLAP is required to agree to this process.
- 1.3 The eastern section of the road falls within GLAPs freehold, has not been sold and has not been adopted and it is GLAP's responsibility to maintain. It is therefore recommended that GLAP enter into the proposed agreement to extend the adoption to dovetail with the current adoption limit (see Appendix 3) and also the Great Eastern Quay site boundary, which will tidy up the adopted highway boundaries and lower GLAPs liability.
- 1.4 GLAP will need to enter into a Section 37 of the Highways Act 1980 agreement with Newham to facilitate this process. See the extent of proposed adoption area in Appendix 4.

2. Objectives and expected outcomes

- 2.1 To objective of this decision is to facilitate the adoption of roads maintainable by London Borough Newham.

3. Equality comments

- 3.1 The proposal should not have any material negative or unequal impact on equality groups. It should also ensure that the road remains open and accessible for all groups.

4. Other considerations

- 4.1 N/A

5. Financial comments

- 5.1 The approval to enter a Section 37 Highways Act 1980 agreement with the London Borough of Newham will reduce GLAP's liability to maintain Gallions Road.

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 of this report indicate that the decision requested of the Director falls within the GLA's statutory powers.

7. Planned delivery approach and next steps

Set out how the project will be delivered and complete the outline timetable

Activity	Timeline
Secure ADD approval	April 2015
Sign adoption agreement	April 2015
Roads formally adopted	May 2015

Appendices and supporting papers:

Appendix

1. Plan showing the extent of road that NHHT are required to get adopted
2. Plan showing extent of long leasehold ownership
3. Current adopted highway boundary
4. Proposed extent of adoption

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? NO**

If YES, for what reason:

Until what date: (a date is required if deferring)

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:

Michael Payton 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: