

**REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD211**

**Title: Albert Basin Housing Delivery**

**Executive Summary:**

To request approval to spend £24,000 in 2014/15 on servicing the requirements of the Development Agreement with Notting Hill Housing Trust.

**Decision:**

That the Assistant Director approves:

1. Expenditure of £24,000 to service the Gallions Quarter Development Agreement in 2014/15.
2. That where appropriate, as per the terms of the development agreement, GLA Land and Property's costs will be charged or recharged to the developer

**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:** 12 July 2014

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

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

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

- 1.1 The Gallions Quarter site in the Royal Albert Basin, Newham (see Plan 1 attached) was marketed by the London Development Agency in 2010 and following a formal procurement process, The Notting Hill House Trust was selected as development partner for delivery of a residential-led mixed use scheme of circa 748 units adjacent to Gallions Reach DLR station. A development agreement was signed by the GLA in May 2012 and will become unconditional on the satisfaction of the Conditions Precedent.
- 1.2 Notting Hill have submitted a planning application for 748 new homes that is waiting to be approved by the London Borough of Newham.
- 1.3 Currently there are a number of contractual matters that are being worked through with Notting Hill. It is anticipated that these may require the development agreement to be amended and appropriate approval will be sought when necessary.
- 1.4 Under the development agreement both the developer and GLA Land and Property (GLAP) have responsibilities to fulfil. GLAP can recover the costs from Notting Hill that relate to the 'monitoring and administering of the development'. Therefore the majority of costs are expected to either be recoverable or directly payable by Notting Hill. The development agreement includes an estimate for these costs at £2,000 per month.
- 1.5 These costs will relate mainly but not exclusively to external solicitors and property consultant support where necessary.
- 1.6 The costs will be reclaimed wherever possible, but there may be some circumstances where GLAP needs to incur expenditure on the project on matters that cannot be reclaimed.
- 1.7 Therefore approval to spend £24,000 is requested on the proviso that where possible GLAP costs will either be reclaimed or directly paid by Notting Hill.

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

- 2.1 The project will deliver circa 748 new homes and associated commercial space and public realm.

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

- 3.1 The public sector equality duty requires the identification and evaluation of the likely potential impacts, both positive and negative, of the decision on those with protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation).
- 3.2 The nature of the work being carried out will not have any impact either negative or positive on any of the equality groups covered. However any proposed variation to the development agreement will require further approval. At this point the potential impacts on equality groups will be reassessed.

#### 4. Financial comments

- 4.1 The gross spend can be met from within the existing revenue budget allocation of £24,000 for 2014-15 for this project, of which some or all may be recoverable from the development partner.
- 4.2 The spend and cost recovery will be managed by the Strategic Projects and Property Unit in Housing and Land.

#### 5. Planned delivery approach and next steps

Activity	Timeline
Continue to monitor project	July 14 onwards
Seek approval for any variation to the development agreement required	August 2014
Planning Permission Granted	September 2014
Drawdown of Phase 1.	Feb 2015
Completion of Phase 1.	March 2017
Drawdown of Phase 2.	Jan 2017
Completion of Phase 2.	Jan 2019
Drawdown of Phase 3.	Jan 2019
Completion of Phase 3.	Jan 2021

**Appendices and supporting papers:** None

**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 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:**