

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD156

Title: Thames Wharf; Procurement of Planning Advice.

Executive Summary:

GLA Land and Property are required to obtain specialist advice and services in enabling a renewal of the temporary Planning Consent at the Thames Wharf Industrial Site.

This will enable the existing tenant leases to be renewed and GLAP's income stream to be maintained until the site can be brought forward for redevelopment as part of the Thameside West project.

Decision:

That the Assistant Director approves expenditure of up to £25,000 to procure, via the TfL E&PM 90001 Framework, such specialist Planning Advice to enable a new application to renew the temporary Planning Consent for the Thames Wharf site to be placed with London Borough of Newham and renew the consent from July 2014.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT: Simon Powell

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

As a result of the development of the Olympic Park, an industrial site was located at Thames Wharf for the purpose of relocating several Construction and Waste Management operators who are now tenants of GLAP.

The Planning Consent was granted in 2007 expiring in July 2014.

The current (contracted out) leases are due to similarly expire in 2014.

The site currently produces a tenant income of c. £700,000 per annum to GLAP.

Specialist advice and liaison with the Local Planning Authority (LB Newham) is required followed by a planning application submission for a further temporary renewal on GLAP's behalf.

The temporary renewal will enable the tenants to continue operating for a further minimum period of 3 years. It is anticipated that the site cannot be brought forward as a Development site until 2017 at the earliest due to the constraints of the new river crossing etc.

Estimated cost c £25,000

2. Objectives and expected outcomes

Renewal of temporary Planning Consent for the Thames Wharf site enabling existing tenant leases to be renewed (excluded from the Landlord and Tenant Act 1954 part 2).

3. Other considerations

Failure to secure a further planning consent will result in the 4 operators having to relocate / close down with a potential consequential loss in local employment.

The extension of the lease periods will assist in negotiations relating to outstanding CPO claims

4. Financial comments

The site currently produces an income of c. £700,000 per annum to GLAP acting as Landlord and this can be secured (subject to rent review) for a further period of 3 years minimum.

Separate approval will be sought for the lease renewal itself with TfL covering the legal transaction.

The costs and budget requested as part of this director's decision of up to £25,000 are revenue in nature and should be monitored as such during the budget monitoring process.

This money has been identified within the Estates budget.

5. Planned delivery approach and next steps

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

Activity	Timeline
Procurement of contract [for externally delivered projects]	2/14 – 5/14
Announcement [if applicable]	N/A
Delivery Start Date [for project proposals]	2/14
Final evaluation start and finish (self/external) [delete as applicable]:	7/14
Delivery End Date [for project proposals]	6/14
Project Closure: [for project proposals]	7/14

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

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:

Chris Dingsdale, Estates Manager, 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: