

REQUEST FOR DIRECTOR DECISION – DD981

Title: **Wembley Link Compulsory Purchase Order**

Executive Summary:

The report seeks approval for the next steps in progressing negotiations and potential settlement of claims for compensation arising from the Compulsory Purchase Order at Wembley Link.

Decision:

That the Executive Director of Resources and Executive Director of Housing & Land approve the steps described in this paper and the recommendation set out in part 2 (3.10).

AUTHORISING DIRECTOR

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 David Lunts

Position Executive Director of Housing &
Land

Signature

Date

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. The obligations arising from the LDA's Wembley Link Compulsory Purchase Order were inherited by the GLA on 31 March 2012. On 12 October 2012, the Mayor considered the current status of the two open claims that remain unsettled. He approved the following:-
- Terms for a proposed settlement with one of the two outstanding claimants;
 - Maximum figures for the purposes of advance payments of compensation, negotiations to settle the claims, and for the making of sealed offers, to the claimants, in the context of ongoing Tribunal proceedings; and
 - Delegated authority to the Executive Director of Resources and the Executive Director of Housing & Land for approving actual figures up to the stated maximum sums.
- 1.2. It is now intended to act upon this Mayoral approval as set out in Part 2 of this Paper.

2. Issues for consideration

- a) Links to strategies and Mayoral and corporate priorities
The Wembley Link CPO seeks to assemble a large site for a residential-led mixed-use development. The proposal links in with the Mayor's growth plans and is part of a wider regeneration plan to ensure that the new National Stadium has a beneficial impact on the wider community.
- b) Impact assessments and Consultation
The compensation claims arise from the serving of the CPO notices to acquire the freehold of the site. Therefore, impact assessment and consultation in relation to the settlement of these claims is not applicable.
- c) Risk
Any legal proceedings carry a high degree of risk and the type of valuation approach used in this CPO case is subject to a range of risk factors, which were discussed in Part 2 of the MD1062 paper.

3. Financial Comments

See Part 2.

4. Legal Comments

See Part 2.

5. Investment & Performance Board

The Wembley Link CPO project was most recently reported to the Investment & Performance Board in February 2012. Further verbal updates have been presented to the Chair of IPB, the Deputy Mayor for Housing, Land & Property and key senior officers subsequently, most recently on 24 September 2012.

6. Background/supporting papers

MD1062 – note Part 2 of this MD paper is confidential

Public access to information

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Information on this decision will be included in the Mayor's report and decision list. The form will be available publically from then. Any facts and advice that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form. Deferment is only applicable where release before that date would compromise the implementation of the decision being approved.

Is the publication of this approval to be deferred? YES

If yes, for what reason:

Although the financial details associated with this report are wholly contained within the Part 2 form, the GLA's commercial and financial position may be undermined by disclosure of its potential strategy for making sealed offers and undertaking negotiations with claimants.

Until what date: 31 December 2013 or such earlier or later date when all Tribunal and subsequent proceedings have been exhausted.

Is there a part 2 form – YES

ORIGINATING OFFICER DECLARATION:

Tick indicates approval (✓)

Drafting officer:

Steven Kidd has drafted this report in accordance with GLA procedures and confirms the following have been consulted on the final decision:

✓

Assistant Director/Head of Service:

Stephen Kennard has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Advice:

The Finance and Legal teams have commented on this proposal.

✓

Executive Director, Resources

I have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report.

Signature

Date