


Individual Commissioner Decision Decision Log No: 039	 TOWER HAMLETS
Report of: Corporate Director Development & Renewal	Classification: Unrestricted
Blackwall Reach Regeneration Project – Phase 1b early leases	

Is this a Key Decision?	No
Decision Notice Publication Date:	N/A
General Exception or Urgency Notice published?	Not required
Restrictions:	None

EXECUTIVE SUMMARY

This report requests the approval of Commissioners for the Council to enter into both Block and Phase leases as required under a Principal Development Agreement (PDA) earlier than envisaged.

Entering into the leases will complete the land transfer of Phase 1b of the Blackwall Reach Regeneration Scheme to Swan Housing Association (Swan), its developer partner, in order to enable Swan to complete the development without the need for LBTH and the Greater London Authority (GLA) to enter into negotiations or agreements with third parties.

The purpose of the proposal is to streamline the delivery of the scheme and avoid significant time and cost impacts on the authority.

Full details of the decision sought, including setting out the reasons for the recommendations and/or all the options put forward; other options considered; background information; the comments of the Chief Finance Officer; the concurrent report of the Head of Legal Services; implications for One Tower Hamlets; Risk Assessment; Background Documents; **and other relevant matters are set out in the attached report.**

DECISION

The Commissioners are recommended to:

1. Provide their prior written agreement that the Council may enter into three Block Leases with Swan Housing Association, for nil (or a peppercorn) consideration, in respect to the three blocks that fall

within Phase 1b of the Blackwall Reach Regeneration Scheme; and

2. Provide their prior written agreement that the Council may enter into a Phase Lease, with Swan Housing Association, for a lease premium of £1, in respect to the area that forms Phase 1b of the Blackwall Reach Regeneration Scheme as shown in Appendix 1.

APPROVALS

1. **(If applicable) Corporate Director proposing the decision or his/her deputy**

I approve the attached report and proposed decision above for submission to the Commissioners.

Signed  Date 18/12/15.

2. **Chief Finance Officer or his/her deputy**

I have been consulted on the content of the attached report which includes my comments.

Signed  Date 21/12/15.

3. **Monitoring Officer or his/her deputy**

I have been consulted on the content of the attached report which includes my comments.

~~(For Key Decision only — delete as applicable)~~

~~I confirm that this decision:-~~

~~(a) has been published in advance on the Council's Forward Plan OR
(b) is urgent and subject to the 'General Exception' or 'Special Urgency' provision at paragraph 18 or 19 respectively of the Access to Information Procedure Rules.~~

Signed  Date 22/12/15

4. **Commissioner**

I agree the decision proposed in paragraph above for the reasons set out in section 1 in the attached report.

Name MAX CALLEN Signed 

Date 27/12/15

Name Signed

Date

Name Signed

Date

Name Signed

Date