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STATUTORY INSTRUMENTS

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**2012 No. 872**

**URBAN DEVELOPMENT, ENGLAND**

**The London Thames Gateway Development Corporation (Transfer of Property, Rights and Liabilities) (Greater London Authority) Order 2012**

|                               |         |                        |
|-------------------------------|---------|------------------------|
| <i>Made</i>                   | - - - - | <i>19th March 2012</i> |
| <i>Laid before Parliament</i> |         | <i>23rd March 2012</i> |
| <i>Coming into force</i>      | - -     | <i>16th April 2012</i> |

The Secretary of State makes the following Order in exercise of the powers conferred by section 165B of the Local Government, Planning and Land Act 1980(1).

In accordance with section 165B(5) of that Act the Secretary of State has consulted the councils of the London boroughs of Barking and Dagenham, Hackney, Havering, Newham, Tower Hamlets and Waltham Forest (being the local authorities in whose area the relevant urban development area is situated).

**Citation, commencement and interpretation**

1.—(1) This Order may be cited as the London Thames Gateway Development Corporation (Transfer of Property, Rights and Liabilities) (Greater London Authority) Order 2012 and shall come into force on 16th April 2012.

(2) In this Order—

“commencement date” means the date on which this Order comes into force;

“the Corporation” means the London Thames Gateway Development Corporation;

“the GLA” means the Greater London Authority; and

“transferring employee” means any person who, immediately before the commencement date, was employed by the Corporation in one of the posts listed in Part 6 of the Schedule.

**Property, rights and liabilities**

2.—(1) The property, rights and liabilities which are—

(a) specified in paragraph (2), and

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(1) 1980 c. 65. Section 165B was inserted by section 143(1) of the Housing Grants, Construction and Regeneration Act 1996 (c. 53) and amended by section 56 of, and Schedule 8 to, the Housing and Regeneration Act 2008 (c. 17).

(b) vested in the Corporation immediately before the commencement date, are transferred to the GLA on that date.

(2) The property, rights and liabilities mentioned in paragraph (1)(a) are—

- (a) the land specified in Part 1 of the Schedule together with all property, rights and liabilities which the Corporation has in relation to that land;
- (b) the assets specified in Part 2 of the Schedule; and
- (c) all property, rights and liabilities which the Corporation has in relation to—
  - (i) the grants awarded by the Corporation which are specified in Part 3 of the Schedule,
  - (ii) the grants awarded to the Corporation which are specified in Part 4 of the Schedule, and
  - (iii) the contracts specified in Part 5 of the Schedule.

(3) The property, rights and liabilities mentioned in paragraph (2)(a) include (but are not limited to) any leases, tenancies, licences, agreements, planning agreements, infrastructure agreements, easements, wayleaves, development agreements, building contracts, appointments and encumbrances on title.

### **Employees**

**3.—**(1) On the commencement date all property, rights and liabilities which the Corporation has in relation to the contracts of employment of the transferring employees are transferred to the GLA.

(2) The transfer by virtue of paragraph (1) is to be treated as a relevant transfer for the purposes of the Transfer of Undertakings (Protection of Employment) Regulations 2006<sup>(2)</sup>.

(3) Paragraph (1) does not affect the operation of those Regulations in relation to that transfer.

### **Pensions**

**4.—**(1) On the commencement date all property, rights and liabilities which the Corporation has in relation to the transferring employees under a relevant pension scheme are transferred to the GLA.

(2) In paragraph (1) “relevant pension scheme” means a pension scheme established under section 7 of the Superannuation Act 1972<sup>(3)</sup>.

### **Transfers: further provision**

**5.** A transfer under this Order operates in relation to property, rights and liabilities—

- (a) whether or not they would otherwise be capable of being transferred;
- (b) without any instrument or other formality being required; and
- (c) irrespective of any requirement for consent that would otherwise be required.

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(2) S.I. 2006/246.

(3) 1972 c. 11.

Signed by authority of the Secretary of State for Communities and Local Government

19th March 2012

*Bob Neill*  
Parliamentary Under Secretary of State  
Department for Communities and Local  
Government

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## SCHEDULE

Articles 1 and 2

## Property, rights and liabilities

## PART 1

## Land

| <i>Title number</i> | <i>Description</i>   | <i>Type</i> |
|---------------------|--|-------------|
| TGL359076           | Barking Creative Industries Quarter, Abbey Road, Barking IG11 7BT      | Freehold    |
| EGL536080           | Ex-Environment Agency land, Town Quay, Highbridge Road, Barking IG11   | Freehold    |
| EGL268133           | Land at Jenkins Lane, including allotment land adjacent to A13, Newham | Freehold    |
| EGL419743           | Ex-Captain Cook public house, Clockhouse Avenue, Barking IG11 7LX      | Freehold    |
| TGL341752           | Plot 7 Meadowland, 53 Lawes Way IG11 0PB                               | Leasehold   |
| TGL341754           | Plot 8 Meadowland, 55 Lawes Way IG11 0PB                               | Leasehold   |
| TGL341756           | Plot 9 Meadowland, 57 Lawes Way IG11 0PB                               | Leasehold   |
| TGL341757           | Plot 10 Meadowland, 59 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341744           | Plot 11 Meadowland, 61 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341745           | Plot 12 Meadowland, 63 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341746           | Plot 13 Meadowland, 65 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341748           | Plot 24 Meadowland, 24 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341749           | Plot 26 Meadowland, 26 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341750           | Plot 27 Meadowland, 28 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341751           | Plot 28 Meadowland, 30 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341740           | Plot 29 Meadowland, 32 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341741           | Plot 30 Meadowland, 34 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341742           | Plot 31 Meadowland, 36 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341743           | Plot 32 Meadowland, 38 Lawes Way IG11 0PB                              | Leasehold   |
| TGL341758           | Plot 38 Meadowland, 7 Sedge Gardens IG11 0FR                           | Leasehold   |
| TGL341759           | Plot 39 Meadowland, 63 Galleons Drive IG11 0FA                         | Leasehold   |
| TGL341760           | Plot 40 Meadowland, 65 Galleons Drive IG11 0FA                         | Leasehold   |
| TGL341761           | Plot 41 Meadowland, 67 Galleons Drive IG11 0FA                         | Leasehold   |
| TGL341762           | Plot 42 Meadowland, 69 Galleons Drive IG11 0FA                         | Leasehold   |
| TGL341763           | Plot 43 Meadowland, 71 Galleons Drive IG11 0FA                         | Leasehold   |
| TGL341764           | Plot 44 Meadowland, 73 Galleons Drive IG11 0FA                         | Leasehold   |

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| <i>Title number</i> | <i>Description</i>   | <i>Type</i> |
|---------------------|--|-------------|
| TGL341765           | Plot 47 Meadowland, 79 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341766           | Plot 48 Meadowland, 81 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341767           | Plot 49 Meadowland, 83 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341768           | Plot 50 Meadowland, 85 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341770           | Plot 51 Meadowland, 87 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341772           | Plot 52 Meadowland, 89 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341773           | Plot 53 Meadowland, 91 Galleons Drive IG11 0FA   | Leasehold   |
| TGL341774           | Plot 54 Meadowland, 12 McAllister Grove IG11 0FR   | Leasehold   |
| TGL341775           | Plot 55 Meadowland, 11 McAllister Grove IG11 0FR   | Leasehold   |
| TGL341776           | Plot 56 Meadowland, 10 McAllister Grove IG11 0FR   | Leasehold   |
| TGL341777           | Plot 57 Meadowland, 9 McAllister Grove IG11 0FR  | Leasehold   |
| EGL139419           |  | Freehold    |
| EGL109081           | Ex Polar Ford Site, New Road, Dagenham, Essex RM9 6EX  | Freehold    |
| EGL488525           | Site D1, off Choats Road, Plot 10 at LSIP Phase 2 RM9  | Freehold    |
| EGL488527           | Site D2, off Choats Road, land at LSIP Phase 2 RM9   | Freehold    |
| EGL524388           | Plot Y, Choats Road, land at LSIP Phase 1, off Choats Rd, Dagenham Dock RM9  | Freehold    |
| EGL550508           | Plot Z pumping station land, Choats Road, Dagenham Dock RM9  | Freehold    |
| EGL554702           | Plot Z Enlarged area of Plot Z (excluding pumping station land), off Choats Road, Dagenham Dock RM9                | Freehold    |
| EGL470367           |  | Freehold    |
| EGL476469           |  | Freehold    |
| EGL466560           |  | Freehold    |
| EGL461265           |  | Freehold    |
| EGL105923           |  | Freehold    |
| EGL156566           | Ex-LDA land and roads (not including site D1, site D2, Plot Y and Plot Z), land at LSIP Phase 2, Dagenham Dock RM9 | Freehold    |
| EGL453274           |  | Freehold    |
| EGL126592           |  | Freehold    |
| EGL543409           |  | Freehold    |
| EGL547925           |  | Freehold    |
| EGL556661           |  | Freehold    |
| EGL502936           | Ex-Blue Triangle land, Choats Road, land at LSIP Phase 1, off Choats Rd, Dagenham Dock RM9                         | Freehold    |
| EGL553825           | Ex-National Grid site, land at Hindmans Way, Dagenham Dock RM9   | Freehold    |

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| <i>Title number</i> | <i>Description</i>   | <i>Type</i> |
|---------------------|--|-------------|
| TGL356690           | Ex-CEMEX land for Southern Access Road, land lying immediately south of Road B, off Choats Road (south), Dagenham Dock RM9 | Freehold    |
| EGL213130           | Land at Perry Road/Chequers Lane, Dagenham Dock, Dagenham RM9  | Freehold    |
| EGL339316           | Amberley House (remaining parcel of ex-Carpetright Site), New Road, Rainham, Essex RM13 8QN                                | Freehold    |
| EGL448065           | Rainham Interchange and Rainham Library, The Broadway, Rainham, Essex  | Freehold    |
| EGL521583           | Dovers Corner access land, land at Dovers Corner Industrial Site, Bridge Road, Rainham                                     | Freehold    |
| NGL40134            | 21 The Broadway, Rainham Broadway, Rainham, Essex RM13 9HB   | Freehold    |
| EGL521580           | Units 1-5, 6-10 Lamson Road, Rainham, RM13 9YY   | Freehold    |
| EGL561744           | The View, 15th & 16th Floor, Fondant Court, Taylor Place, 76-79 Payne Road, Bow E3 2SP                                     | Leasehold   |

## PART 2

### Assets

| <i>Date of purchase</i> | <i>Description</i>                                      |
|-------------------------|---|
| 31st March 2011         | The LIFT (portable structure used to host small events) |

## PART 3

### Grants awarded by the Corporation

| <i>Date when grant offer made or contract signed</i> | <i>Description</i>  | <i>Recipient of grant</i>              |
|--|---|--|
| 14th September 2010                                  | Canning Town property development advice                                  | London Borough of Newham               |
| 1st November 2011                                    | Rathbone Market investment  | London Borough of Newham               |
| 1st March 2010                                       | Stratford Island University Centre  | University of East London              |
| 18th November 2009                                   | New junction at Lochnagar Street A12 Blackwall Tunnel Northern Approach   | Transport for London                   |
| 2nd December 2010                                    | Barking Station Interchange Masterplan SPD                                | London Borough of Barking and Dagenham |
| 5th October 2010                                     | Rainham Library design development and pre-start project enabling actions | London Borough of Havering             |

| <i>Date when grant offer made or contract signed</i> | <i>Description</i>                                      | <i>Recipient of grant</i>                 |
|--|---|---|
| 24th February 2012                                   | Rainham Library contractor design phase                 | London Borough of Havering                |
| 1st September 2010                                   | Institute for Sustainability database set up            | Institute for Sustainability              |
| 5th October 2010                                     | Public house land acquisition and works grant agreement | London Borough of Havering                |
| 12th September 2007                                  | Canning Town buy backs phase 2                          | London Borough of Newham                  |
| 12th September 2007                                  | Canning Town buy backs phase 3                          | London Borough of Newham                  |
| 30th September 2009                                  | Canning Town buy backs phase 4                          | London Borough of Newham                  |
| 30th March 2006                                      | Canning Town buy backs phase 1                          | London Borough of Newham                  |
| 30th March 2007                                      | Demolition area 3                                       | London Borough of Newham                  |
| 24th May 2007  | Refurbishment of Tanner and Nicholls Point              | London Borough of Newham                  |
| 1st September 2009                                   | Demolition phase 2, 3 and 4                             | London Borough of Newham                  |
| 7th December 2010                                    | Eastlea School  | London Borough of Newham                  |
| 24th May 2007  | New temporary service centre phase 1                    | London Borough of Newham                  |
| 8th August 2007                                      | New temporary service centre phase 2                    | London Borough of Newham                  |
| 6th January 2009                                     | Rokeby School project                                   | London Borough of Newham                  |
| 5th March 2004                                       | Silvertown Way CPO                                      | London Development Agency                 |
| 28th January 2011                                    | Aberfeldy St/Nutmeg Lane crossing                       | Poplar Housing and Regeneration Community |
| 11th September 2008                                  | Currie-Dunkeld demolition                               | Poplar Housing and Regeneration Community |
| 24th September 2009                                  | Ian Mikardo School                                      | London Borough of Tower Hamlets           |
| 7th July 2010  | Langdon Park School                                     | Poplar Housing and Regeneration Community |
| 30th March 2009                                      | St Pauls Way School                                     | London Borough of Tower Hamlets           |
| 8th March 2007                                       | A13 Renwick Road  | Transport for London                      |
| 30th March 2006                                      | Axe Street, Barking                                     | London Borough of Barking and Dagenham    |
| 12th January 2010                                    | Barking Station Interchange forecourt                   | London Borough of Barking and Dagenham    |
| 6th September 2010                                   | Barking Riverside community facilities                  | London Borough of Barking and Dagenham    |
| 23rd January 2007                                    | Barking Town Square - public realm                      | London Borough of Barking and Dagenham    |
| 24th May 2010  | CIQ Amphitheatre  | SPACE Studios                             |

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| <i>Date when grant offer made or contract signed</i> | <i>Description</i>                         | <i>Recipient of grant</i>                     |
|--|--|---|
| 21st August 2009                                     | Eastbury School                            | London Borough of Barking and Dagenham        |
| 5th February 2007                                    | ELT Phase 1A                               | Transport for London                          |
| 30th March 2006                                      | Liberal and Labour Club, Barking           | London Borough of Barking and Dagenham        |
| 30th March 2006                                      | Lintons Estate buy backs                   | London Borough of Barking and Dagenham        |
| 24th July 2007                                       | Market Square                              | London Borough of Barking and Dagenham        |
| 30th March 2006                                      | Public Realm and Art Project               | London Borough of Barking and Dagenham        |
| 6th August 2009                                      | Thamesview Estate                          | London Borough of Barking and Dagenham        |
| 9th March 2011                                       | Thamesview Infants School                  | London Borough of Barking and Dagenham        |
| 2nd March 2011                                       | Thamesview Junior School                   | London Borough of Barking and Dagenham        |
| 6th August 2009                                      | The Prospect Centre                        | London Borough of Barking and Dagenham        |
| 6th August 2009                                      | William Street Quarter                     | London Borough of Barking and Dagenham        |
| 14th March 2007                                      | Ferry Lane North                           | London Borough of Havering                    |
| 1st December 2009                                    | London Riverside BID                       | London Riverside BID Limited                  |
| 17th January 2011                                    | Rainham Primary                            | Rainham Village Primary School                |
| 22nd December 2009                                   | Rainham public realm                       | London Borough of Havering                    |
| 20th March 2008                                      | Gallions to the Thames                     | London Development Agency                     |
| 21st March 2008                                      | Rainham to Purfleet Path phases 2, 3 and 4 | London Borough of Havering                    |
| 30th November 2009                                   | Rainham to the river                       | London Borough of Havering                    |
| 23rd March 2007                                      | RSPB Rainham Marshes improvements          | The Royal Society for the Protection of Birds |
| 31st March 2006                                      | RSPB Rainham Marshes improvements 08/09    | The Royal Society for the Protection of Birds |
| 14th February 2007                                   | Financial Services Academy project         | Tower Hamlets College                         |



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## PART 4

### Grants awarded to the Corporation

| <i>Date when grant offer made or contract signed</i> | <i>Description</i>   | <i>Awarded by</i>          |
|--|--|----------------------------|
| 22nd January 2010                                    | European Regional Development Fund Programme 2007-2013 (London): FLASH (ERDF 09/224)         | London Development Agency  |
| 26th January 2011                                    | OPTEMS funding for way finding and landscaping for the "Fatwalk" Cycling & Pedestrian Scheme | Olympic Delivery Authority |

## PART 5

### Contracts

| <i>Date of Contract</i> | <i>Description</i>  | <i>Other party</i>                |
|-------------------------|---|-----------------------------------|
| 1st March 2011          | Design fees in relation to Twelvetree Crossing, Poplar Reach, Oban Street / Lanrick Road, A13 Crossing  | 5th Studio Limited                |
| 1st October 2009        | Legal - CPO fees in relation to Fatwalk CPO, Poplar Reach, Twelvetree Crossing, A13 Crossing, Oban Street/ Lanrick Road                         | Ardent Management Limited         |
| 1st November 2008       | Legal CPO advice  | Denton Wilde Sapte                |
| 1st September 2008      | Legal services  | DLA Piper Rudnick Gray Cary UKLLP |
| 1st September 2008      | Legal services  | Eversheds                         |
| 1st February 2011       | Development asset valuations  | GVA Grimley                       |
| 1st January 2010        | Estate management fees (except the View)  | Kemsley LLP                       |
| 1st January 2009        | Quantity surveying and CDM-C services (one contract) in relation to Twelvetree Crossing, Poplar Reach, Oban Street / Lanrick Road, A13 Crossing | Northcroft                        |
| 1st July 2011           | Design fees in relation to Twelvetree Crossing, Poplar Reach, Oban Street / Lanrick Road, A13 Crossing  | URS Scott Wilson Limited          |
| 1st October 2011        | Insurance policy for LTGDC's development assets   | Allianz Insurance plc             |
| 1st March 2011          | Temporary storage for LIFT  | Unusual Rigging                   |

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| <i>Date of Contract</i> | <i>Description</i>   | <i>Other party</i>   |
|-------------------------|--|--|
| 30th July 2010          | Option agreement relating to freehold property known as land lying to the south of New Road, Rainham.  | Havering College   |
| 14th January 2011       | Agreement for purchase of land to the rear of The Vicarage, 25 Broadway and the Redberry Guest House, 29 Broadway, Rainham   | Name withheld(4)   |
| 14th December 2010      | Agreement for the purchase of land at Dagenham Dock, Dagenham  | Cemex UK Operations Limited (1) and The Rugby Group Limited (2)                    |
| 16th December 2011      | Agreement to vary agreement for the purchase of land at Dagenham Dock, Dagenham  | Cemex UK Operations Limited (1) and The Rugby Group Limited (2)                    |
| 1st April 2010          | Facilitation, Learning and Sharing (FLASH) ERDF 09/244   | Institute for Sustainability   |
| 18th November 2010      | Compromise agreement and agreement for the grant of contractual rights   | Lea Valley Regional park Authority   |
| 17th December 2010      | Option agreement relating to the sale and purchase of land on the north side of Leven Road, Poplar   | Birch Sites Limited  |
| 13th December 2010      | Deed relating to the compulsory acquisition of land along the River Lea between East India Dock Basin and Three Mills Green for the provision of Phase 1 of the Lea River Park by the London Thames Gateway Development Corporation  | London Power Networks plc  |
| 6th December 2010       | Agreement made pursuant to section 106 of the Town and Country Planning Act 1990 relating to the London Thames Gateway Development Corporation (Lea River Park Phase 1) Compulsory Purchase Order 2010, the London Thames Gateway Development Corporation (Lea River Park Phase 1A) Compulsory Purchase Order 2010 and the "Fatwalk" at Leamouth Peninsula | Clearstorm Limited (1), Ballymore Properties Limited (2) and Names Withheld(5) (3) |
| 17th November 2010      | Undertaking in respect of CPO Proceedings  | Network Rail Infrastructure Limited  |
| 30th November 2010      | Agreement relating to the London Thames Gateway Development Corporation (Lea River park Phase 1) Compulsory Purchase Order 2010 and the London Thames Gateway Development  | National Grid Electricity Transmission plc   |

(4) The name of the party to this contract has been withheld for data protection reasons.

(5) The names of the parties to this contract have been withheld for data protection reasons.

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| <i>Date of Contract</i> | <i>Description</i>  | <i>Other party</i> |
|-------------------------|---|--------------------|
|                         | Corporation (Lea River park Phase 1A)<br>Compulsory Purchase Order 2010   |                    |
| 30th November 2010      | Agreement relating to the Lea River National Grid Gas plc<br>Park Phase 1 Compulsory Purchase order<br>2010 and the Lea River Park Phase 1A<br>Compulsory Purchase Order 2010 |                    |

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## PART 6

### Transferring employees

Director of Development  
Deputy Director of Development  
Senior Project Manager  
Senior Development Manager  
Development Manager  
CPO Project Manager  
Programme Office Manager  
Programme Officer  
PA to Director of Development

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## EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order makes provision for the transfer to the Greater London Authority (“the GLA”) of property, rights and liabilities held by the London Thames Gateway Development Corporation (“the Corporation”).

Article 2 transfers to the GLA the land, property, rights and liabilities which are specified in that article and Parts 1 to 5 of the Schedule, and are vested in the Corporation immediately before 16th April 2012.

Article 3 transfers to the GLA all property, rights and liabilities which the Corporation has under the contracts of employment of the employees specified in Part 6 of the Schedule. Article 4 transfers to the GLA all property, rights and liabilities which the Corporation has in relation to the pensions of those employees.

No Impact Assessment has been prepared for this instrument as no impact on the private or voluntary sectors is foreseen.