

Date: 28 June 2023

Item: Matters Arising, Actions List and Use of Delegated Authority

This paper will be considered in public

1 Summary

- 1.1 The use of delegated authority is a standing item on the agenda to inform the Committee of any use of delegated authority by the Committee, through Chair's Action or of Procurement or Land Authority (in respect of matters within the Committee's remit) granted by the Commissioner and the Chief Finance Officer in accordance with delegated authorities under TfL's Standing Orders since the last meeting of the Committee. The paper also provides information on Mayoral Directions to TfL within the Committee's remit. The paper also reports on progress against actions from previous meetings.
- 1.2 Since the meeting of the Committee on 23 March 2023, there have been two uses of Delegated Authority by the Chief Finance Officer in relation to the Limmo land transaction and the Whitechapel project.
- 1.3 There have been no other uses of authority, no use of Chair's Action nor any Mayoral Directions to TfL within the remit of the Committee.
- 1.4 Similar papers are submitted to the Finance Committee and the Programmes and Investment Committee in respect of any use of Chair's Action or Procurement Authority, Programme and Project Authority and Land Authority granted by the Commissioner and the Chief Finance Officer in respect of matters within the remit of those Committees, together with relevant Mayoral Directions.

2 Recommendation

- 2.1 **The Committee is asked to note the updated Actions List and use of delegated authority.**

3 Use of Authority Delegated by the Board

- 3.1 There has been no use of authority delegated by the Board since the last meeting.

4 Use of Chair's Action

- 4.1 Under Standing Order 113, in situations of urgency, the Board delegates to each of the Chair and the Chairs of any Committee or Panel the exercise of any functions of TfL on its behalf, including the appointment of Members to Committees and Panels. Any use of Chair's Action is reported to the next ordinary meeting.
- 4.2 There has been no use of Chair's Action since the last meeting.

5 Procurement and Land Authority Approvals

- 5.1 Procurement Authority is the authority to make a binding or contractual commitment with a supplier for the purchase of goods, services, land or works or to receive income arising from TfL Group activities in the areas of goods, services, land or works.
- 5.2 Land Authority is the authority to engage in a Land Transaction or to dispose of any assets.
- 5.3 The Board had delegated to the Committee approval of unlimited Financial Authority, Procurement Authority and Land Authority in relation to Transactions and Commercial Development opportunities. The approvals delegated to the Commissioner and the Chief Finance Officer are set out in the Table of Authorities in Standing Order 170.
- 5.4 Since the last meeting, there has been no use of delegated authority to approve Procurement Authority by the Commissioner.
- 5.5 The Chief Finance Officer has approved
 - (a) unbudgeted Financial Authority and Land Authority for £2.675m to complete the land transactions to acquire the freehold title of two parcels of land at the Limmo Peninsula and associated unbudgeted Financial Authority to receive up to £2.825m grant funding from the Department for Levelling Up, Housing and Communities. The Greater London Authority (GLA) is acting as guarantor; and
 - (b) incremental Land Authority approval of £2.368m, which takes the overall Land Authority for the Whitechapel project to £19.62m. The Whitechapel project's scope is to undertake major refurbishments of 21 dilapidated TTL Properties Limited owned properties which are in an unsafe and poor condition. The rear of the properties are adjacent to the railway and due to their condition present a risk to the safe operation of the railway.

6 Mayoral Directions to TfL

- 6.1 The GLA Act 1999 (as amended), permits the Mayor to issue to TfL general directions as to the manner in which TfL is to exercise its functions or specific directions as to the exercise of its functions (or not to exercise a power specified in the direction). Directions are also often made in relation to the implementation of matters in respect of which the Mayor delegates statutory powers to TfL.
- 6.2 The Mayor makes Mayoral Directions through Mayoral Decisions. Papers for Mayoral Directions set out the financial and other implications. If those implications change over time, that will be reported to the GLA.
- 6.3 All Mayoral Decisions are issued in writing, with the information that is not exempt from publication included on the GLA's Decisions Database on its website: <https://www.london.gov.uk/about-us/governance-and-spending/good-governance/decisions?order=DESC>.
- 6.4 Mayoral Directions fall into three broad categories: those addressing technical issues relating to statutory powers; those related to commercial development activities; and those related to projects and programmes. Mayoral Directions relating to TfL are reported to the Board's Committees for discussion as soon as possible after they are received by TfL or published. Regular reports will list the relevant Directions for as long as they are applicable.
- 6.5 Annually the Audit and Assurance Committee considers the list as part of its consideration of the annual audit plan to ensure that appropriate audit resource is applied to assurance on TfL's work in implementing Mayoral Directions. This will also be kept under review at each quarterly meeting of that Committee.
- 6.6 A summary of current Mayoral Directions to TfL is maintained on the "How we are governed" page on our website, with links to the relevant Mayoral Decisions: <https://tfl.gov.uk/corporate/about-tfl/how-we-work/how-we-are-governed>. That page will be updated as and when further Directions are made.
- 6.7 Mayoral Directions to TfL addressing technical issues with our statutory powers are reported to this Committee.
- 6.8 There have been no Directions issued to TfL within the remit of the Committee since the last meeting.

List of appendices to this report:

Appendix 1: Actions List.

List of Background Papers:

Minutes from the previous meeting of the Committee.
Greater London Authority Decision Making Database.

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Land and Property Committee Actions List (to be reported to the meeting on 28 June 2023)

Actions from the meeting held on 23 March 2023

Minute No.	Item/Description	Action By	Target Date	Status/Note
23/03/23 (1)	<p>TTL Properties Limited Quarterly Performance Report</p> <p>Members welcomed the offer of a future deep-dive on safety culture and the safety improvement plan.</p>	Lisa-Jane Risk	December 2023.	Briefing dates for 2023/24 have been set and a deep-dive will be scheduled.
23/03/23 (2)	<p>TTL Properties Limited Quarterly Performance Report: Future content</p> <p>Members requested that the report continue to evolve with data on staff vacancies and the use of non-permanent labour, and progress on voids, rent collection and acquisitions and disposals. Consideration would also be given to how joint venture finances would be reported in the Part 2 paper and how data could be presented to enable the Committee to effectively monitor how TTL Properties Limited was performing against the trajectory to meet the metrics in its strategies.</p>	Graeme Craig	Ongoing	The content of the quarterly performance report will continue to evolve and the issues raised by the Committee will be addressed.

Actions from previous meetings

Minute No.	Item/Description	Action By	Target Date	Status/Note
05/01/23 (3)	TTL Properties Limited Quarterly Performance Report: Site visit A site visit would be arranged to see the work of the Arches team in Kilburn and to see the work on the existing estate at Whitechapel and Victoria.	Graeme Craig	September 2023	Site visit to be scheduled.