

**Board**



**Date:** 18 October 2023

**Item:** Report of the Meeting of the Land and Property Committee held on 21 September 2023

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**This paper will be considered in public**

## **1 Summary**

- 1.1 This paper provides a summary of the items considered by the Land and Property Committee at its meeting on 21 September 2023.

## **2 Recommendation**

- 2.1 **The Board is asked to note the report.**

## **3 Committee Agenda and Summary**

- 3.1 The papers for the meeting of the Committee held on 21 September 2023 were published on 13 September 2023 and are available on the [TfL website](#) with a link to the video recording of the meeting on [TfL's YouTube channel](#).

- 3.2 The main matters considered by the Committee were:

- (a) Matters Arising, Actions List and Use of Delegated Authority;
- (b) Chief Executive's Report;
- (c) Places for London Limited Quarterly Performance Report;
- (d) Places for London Limited Assurance Update;
- (e) Establishment of a Programme Management Office;
- (f) Enterprise Risk Update – Attraction and Retention of Our Employees (Places for London-L0-2);
- (g) Places for London Limited Scorecard 2023/24;
- (h) Electric Vehicle Charging Hubs;
- (i) Commercial Partnerships;
- (j) Business Plan Update;
- (k) Purpose and Branding;

(l) Business Update: Car Park Portfolio; and

(m) Business Update: Arches Portfolio.

3.3 A summary of the items considered is provided below. The more detailed minutes of the meeting will be published ahead of the meeting of the Committee on 20 December 2023.

## **4 Issues Discussed**

### **Matters Arising, Actions List and Use of Delegated Authority**

4.1 The Committee noted one use of Chair's Action in relation to Financial Authority and Land Authority for the potential acquisition of 195 residential units at Bollo Lane from Places for London's West London joint venture with Barratt, and three uses of delegated authority by the Chief Finance Officer.

### **Chief Executive's Report**

4.1 The Committee noted the update on major issues and developments since the meeting of the Committee on 28 June 2023, including naming and branding, delivery and enabling activity.

4.2 Senior property advisers were in the process of being appointed to provide specialist and expert advice to TfL.

4.3 Further details would be provided on housing tenure, type and mix to the next Committee meeting.

### **Places for London Limited Quarterly Performance Report**

4.4 The Committee noted the update on market context, health and safety, financial performance, operational performance, project updates and understanding Places for London's impact.

4.5 It was agreed that the report would be reviewed in terms of content and presentation, to reflect more clearly trends, cash flow separation, market average data and market competition.

### **Places for London Limited Assurance Update**

4.6 The Committee noted reports on progress with assurance activity across Places for London during Quarter 2 of 2023/24 (25 June to 16 September 2023).

4.7 Project Assurance would provide an action plan against recommendations, with dates.

### **Establishment of a Programme Management Office**

- 4.8 The Committee noted the work to review current processes, systems and resources within Places for London for control and first line assurance of projects and how Places for London can better manage and assure delivery risk across its extensive portfolio through the establishment of a dedicated Programme Management Office within Places for London.
- 4.9 An implementation plan with key milestone dates would be provided to Members.

### **Enterprise Risk Update – Attraction and Retention of Our Employees (Places for London-L0-2)**

- 4.10 The Committee noted the overview of Places for London Level 0 Enterprise Risk “Attraction and retention of employees”.
- 4.11 It was suggested that information from staff exit interviews be collated and analysed.
- 4.12 TfL continued to explore more diverse and creative avenues for staff recruitment to increase representation, including through commercial partnerships, as well as developing talent internally.

### **Places for London Limited Scorecard 2023/24**

- 4.13 The Committee noted the update of the Places for London Scorecard 2023/24, incorporating new metrics that effectively assess and report against the long-term value of delivering for London, including benefits to the transport network and the wider economic and social impact.
- 4.14 Links to Mayoral strategies needed to be further embedded and further engagement with the TfL Reward team on appropriate staffing mechanisms and schemes.

### **Electric Vehicle Charging Hubs**

- 4.15 The Committee noted the proposal to form a joint venture to design, build, fund, operate and maintain electric vehicle charging hubs and associated facilities on five initial sites on Places for London’s estate.
- 4.16 Members stressed the importance of user accessibility and inclusion in design.

### **Commercial Partnerships**

- 4.17 The Committee noted the strategy to form long-term partnerships with best-in-class organisations to augment and improve delivery, capacity and capability and the update on work to date on both the Strategy Partner and Delivery Partner.

- 4.18 Ensuring the use of existing procurement frameworks across the Greater London Authority (GLA) Group, developing a strong, intelligent client and the importance of clarity and scope were all highlighted by Members.

### **Business Plan Update**

- 4.19 The Committee noted work to date, including updates on the development of the value framework and progress on the Environment, Social and Governance workstream, despite the challenging economic headwinds.
- 4.20 The final Business Plan would be published as part of TfL's Plan. A more detailed briefing on the Business Plan would be provided to Members.

### **Purpose and Branding**

- 4.21 The Committee noted the update on activity to develop the brand strategy.

### **Business Update: Car Park Portfolio**

- 4.22 The Committee noted the overview of Places for London's Car Park Portfolio.
- 4.23 Members highlighted the need to consider customer safety and night time utilisation opportunities.

### **Business Update: Arches Portfolio**

- 4.24 The Committee noted the overview of Places for London's Arches Portfolio.
- 4.25 The safety of women and girls had been built into the design. A site visit to Edgware and Kilburn arches would be arranged for Members.
- 4.26 Members welcomed the update and the contribution to the regeneration of local areas and town centres and encouraged the sharing of best practice across the GLA.

### **List of appendices to this report:**

None

### **List of Background Papers:**

Papers submitted to the Land and Property Committee on 21 September 2023.

Contact Officer: Andrea Clarke, Interim General Counsel  
Email: [AndreaClarke@tfl.gov.uk](mailto:AndreaClarke@tfl.gov.uk)