

**Board**

**Date: 16 October 2024**

**Item: Report of the Meeting of the Land and Property  
Committee Panel held on 1 October 2024**

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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 1 October 2024.

## **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 1 October 2024 were published on 23 September 2024 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) Chief Executive's Report;
  - (b) Finance Report – Period 5, 2024/25;
  - (c) Places for London Performance Report;
  - (d) Places for London Assurance Update;
  - (e) Bollo Lane and West London Development Joint Venture;
  - (f) Enterprise Risk Update – Attraction and Retention of Our Employees (Places-L0-02); and
  - (g) Enterprise Risk Update – Stakeholders (Places-L0-04).
- 3.3 A summary of the items considered and decisions taken is provided below. The more detailed minutes of the meeting will be published ahead of the meeting of the Committee on 10 December 2024.

## **4 Issues Discussed**

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

- 4.1 The Committee noted the update on issues and developments since the meeting of the Committee on 3 July 2024.
- 4.2 Consistent improvements in compliance across the tenant-managed estate continued.
- 4.3 Progress updates were provided on several key housing developments including Edgware, Earls Court, Cockfosters, High Barnet and Liberty of Southwark (situated between Southwark and London Bridge).
- 4.4 A preferred bidder had been announced for the joint venture to help deliver electric vehicle charging hubs, which would be based on the highest design and inclusion standards. A Chair's Action would be required for approval of the proposed joint venture to achieve the preferred timeline.
- 4.5 On 20 September 2024, a new Skills Centre in Edgware was opened as a base for local people embarking on careers in construction and the built environment. Targeting under-represented groups and changing the culture within the industry were part of the scheme.
- 4.6 Recent key appointments would enable Places for London to resource itself to manage a range of commercial complex joint ventures.

### **Finance Report – Period 5, 2024/25**

- 4.7 The Committee noted the financial results to the end of Period 5 of 2024/25 (17 August 2024), which was on target to deliver projected dividends.

### **Places for London Performance Report**

- 4.8 The Committee noted the update on health and safety, operational performance, project updates, market context and understanding of Places for London's impact for the period from 1 April to 17 August 2024.
- 4.9 Committee Members would be invited to the next health and safety Standdown event.
- 4.10 It was agreed that future health and safety compliance reporting would include a breakdown of incidents by area and responsibility.
- 4.11 Future reports would also include projected as well as actual property completion dates. As of August 2024, 1,056 homes had been successfully completed and work started on an additional 3,327 homes within a challenging market context.

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

- 4.12 The Committee noted progress with assurance activity across Places for

London during Quarter 2 of 2024/25 (23 June to 14 September 2024) and updates on the status of all open assurance recommendations.

- 4.13 Targeted assurance reviews on Southwark over-station development and Victoria station development were in progress.

#### **Bollo Lane and West London Development Joint Venture**

- 4.14 The Committee noted the paper on progress with the joint venture development at Bollo Lane and West London and approved the increase in Land Authority required to deliver the development. This was required due to an updated site valuation, proposed change in funding strategy and the additional budget required to complete the vacant possession works.

#### **Enterprise Risk Update – Attraction and Retention of Our Employees (Places-L0-02)**

- 4.15 The Committee noted the overview of Places for London's Level 0 Enterprise Risk – Attraction and retention of our employees.
- 4.16 Attrition rates and skill gaps were all identified as risks but progress had been made in mitigating measures.

#### **Enterprise Risk Update – Stakeholders (Places-L0-04)**

- 4.17 The Committee noted the overview of Places for London's Level 0 Enterprise Risk – Stakeholders.
- 4.18 The impact on projects of poor stakeholder relations, within a complex environment of mixed public and commercial interests, would be included in the risk management assessment.

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

None

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

Papers submitted to the Land and Property Committee on 1 October 2024

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