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Shirley Magnitsky

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14 October 2009

FOI 427

Dear Ms Magnitsky,

REQUEST FOR INFORMATION/FREEDOM OF INFORMATION ACT 2000

We refer to your email, received at our office on 16 September 2009, requesting the following information:

"I'm writing to clarify a few points regarding the redevelopment of the St Andrews Hospital Site in Bow E3.

- 1. How much was the site originally bought for using 'Thames Gateway Funding' and when. If possible and without imposing any restrictions, from whom.*
- 2. How much was the site sold for and to whom, ie was it Barratt or Circle Anglia or both?*
- 3. What happened to this money, was it pumped into other projects?*
- 4. How much has the London Development Agency provided in the way of grants, loans or otherwise to the development partners. Please try to be specific.*
- 5. What is the overall projected or otherwise cost of the development?*
- 6. How much funding have other development partners allocated into the scheme. Please include the HCA and Tower Hamlets."*

Duty to confirm or deny

We confirm that we hold some information similar to the description specified in your request.

Information Held

- 1. How much was the site originally bought for using 'Thames Gateway Funding' and when. If possible and without imposing any**

MAYOR OF LONDON

restrictions, from whom.

The freehold of the site was acquired by the LDA from Newham Primary Care Trust in 2004 for £17.5m, using Thames Gateway Funding (a stream of central government funding distributed by HCA).

2. How much was the site sold for and to whom, ie was it Barratt or Circle Anglia or both?

The LDA has entered into a Development Agreement and Agreement to Lease with BDW Trading Ltd (the parent company of Barratt Homes East London), but ownership has not yet been transferred as the transaction is still being finalised. However, we anticipate that the sale price will be in excess of £21m. Barratt are currently occupying the site under a building licence, and will draw down leases later in the project.

3. What happened to this money, was it pumped into other projects?

The site has not yet been sold, so no money has yet been received.

On receipt, the LDA is obliged to notify the Homes and Communities Agency ("HCA") of the disposal and pay them all or such portion of the sale proceeds as they may direct: we understand that the portion of proceeds returned will be recycled into other Thames Gateway projects, but for further information we would suggest you contact the HCA directly.

4. How much has the London Development Agency provided in the way of grants, loans or otherwise to the development partners. Please try to be specific.

No grants, loans or other funding have been provided to the development partner by the LDA in relation to this project.

5. What is the overall projected or otherwise cost of the development?

The LDA does not hold this information as Barratt are responsible for constructing the development.

6. How much funding have other development partners allocated into the scheme. Please include the HCA and Tower Hamlets.

The LDA is aware that the HCA has committed an affordable housing grant of £43m to the developer for this scheme, in addition to a grant of £18.6m to the LDA for the acquisition and development of the site (as referred to in the response to Q1). For further details regarding the affordable housing grant, please contact HCA as the appropriate body: Please see a link to their website below:

<http://www.homesandcommunities.co.uk/ContactUs.aspx>

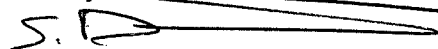
We are not aware of any grant funding from Tower Hamlets or other development partners.

Complaint Procedure

If you are not satisfied with our reply to your request, you may lodge a complaint with the LDA Public Liaison Unit at the postal address above or by email at info@lda.gov.uk. Your complaint will be considered by a senior management staff member and you will receive a reply to your complaint within 20 working days.

Should you remain dissatisfied after receiving our reply to your complaint, you may apply to the Information Commissioner to determine whether your request was dealt with in accordance with the requirements of the Freedom of Information Act.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S. D.', followed by a long horizontal line extending to the right.

Public Liaison Unit
LONDON DEVELOPMENT AGENCY