 <p>LEE VALLEY REGIONAL PARK AUTHORITY</p> <p>EXECUTIVE COMMITTEE</p> <p>25 FEBRUARY 2016 AT 11:00</p>	<p><u>Agenda Item No:</u></p> <p>10</p> <p><u>Report No:</u></p> <p>E/442/16</p>
--	--

**PROPOSED VARIATION OF LEASE TO ALLOW CYCLE HIRE,
TIMBER LODGE, QUEEN ELIZABETH OLYMPIC PARK**

Presented by the Director of Corporate Services

EXECUTIVE SUMMARY

The Authority has been approached by London Legacy Development Corporation, the lessee of Timber Lodge who wish to grant a lease to Transport for London for the placing of a cycle docking station within their demise as part of the London Cycle Hire scheme. The Authority's lease of Timber Lodge to London Legacy Development Corporation has within it a clause that limits the use to which the premises can be used. This clause as currently drafted does not extend to permit the use of the demised area for the purposes of cycle hire and requires a deed of variation to be entered into to enable London Legacy Development Corporation to grant a lease to Transport for London for this purpose.

RECOMMENDATIONS

- Members Approve:
- (1) the granting of a Deed of Variation to the existing lease dated 26 July 2013 between the Authority and London Legacy Development Corporation to permit the area demised to be used for the purposes of cycle hire and the placing of associated apparatus in addition to the uses currently permitted and for the time period set out in this report; and
 - (2) subject to (1) above the signing and sealing of all necessary legal documentation.

BACKGROUND

- 1 Transport for London's (TfL) London Cycle Hire scheme is a non-profit making venture that has been running since 2010 and has now grown to provide over 10,000 bicycles from over 700 docking stations. The scheme initially concentrated on the Central London area for use by subscribed members and casual users, and has proved to be very successful for Londoners and tourists alike. With the popularity of Queen Elizabeth Olympic Park (QEOP), TfL would now like to include this area in the scheme. Docking stations have already been

provided around Westfield, the south of QEOP and on Authority land adjacent to the Lee Valley VeloPark via a 7 year lease recently approved by Members, which is now close to being completed. As a part of this increase in provision TfL would like to add further docking stations including in the vicinity of Timber Lodge. A copy of the London Cycle Hire plan drafted by TfL is attached as Appendix B to this report.

- 2 The cycle hire scheme is broadly supported as complimentary to the aims of the Authority, assisting in the promotion of the Lee Valley VeloPark and its environs as a destination for the public to visit. TfL have been in discussion with the Authority's tenants, London Legacy Development Corporation (LLDC) about placing a cycle hire docking station on the Timber Lodge site. It will be a medium sized docking station module housing 38 bicycles, the location of which is shown edged red on Appendix A to this report.
- 3 The land upon which the cycle hire docking station is proposed to be located is owned by the Authority and leased to LLDC from 26 July 2013 for a term of 40 years. LLDC therefore have requested our consent to sublet the site to TfL for a term of 6 years 11 months. However the user clause in the lease states the use to be 'A public park visitor facility and community centre for social and meeting purposes, education, public toilets, café, ancillary management offices, an external play area and landscaping' and does not confer upon LLDC the right to use the land for this purpose. There is therefore a need to vary the lease limited to the 6 year 11 month term to permit within the existing user clause the additional use of cycle hire and associated apparatus.
- 4 As the term of lease for the cycle hire between TfL and LLDC is for 6 years 11 months and the variation of the user clause will also be time limited to cover this period only, it is not considered that Secretary of State's (SoS) consent will be needed for this variation and in addition it is only a minor variation to the original 40 year lease where SoS consent was obtained.

ENVIRONMENTAL IMPLICATIONS

- 5 There are no environmental implications arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 6 There are no financial implications arising directly from the recommendations in this report.

HUMAN RESOURCE IMPLICATIONS

- 7 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 8 The legal implications are dealt with in the body of the report. The Authority has the right under S21 to grant interests in land and vary these interests where necessary.

RISK MANAGEMENT IMPLICATIONS

- 9 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 10 There are no equality implications arising directly from the recommendations in this report.

Author: Nick Powell, 01992 709832, npowell@leevalleypark.org.uk

BACKGROUND REPORTS

TfL 'Cycle Hire in Queen Elizabeth Olympic Park' document	April 2015
Lease between LVRPA and LLDC for the occupation of Timber Lodge site	July 2013

PREVIOUS COMMITTEE REPORT

E/420/15	Executive Committee	Grant of a 7 year lease to Transport for London for a London Cycle Hire Docking Station at Lee Valley VeloPark	22 Oct 2015
----------	---------------------	--	-------------

APPENDICES ATTACHED

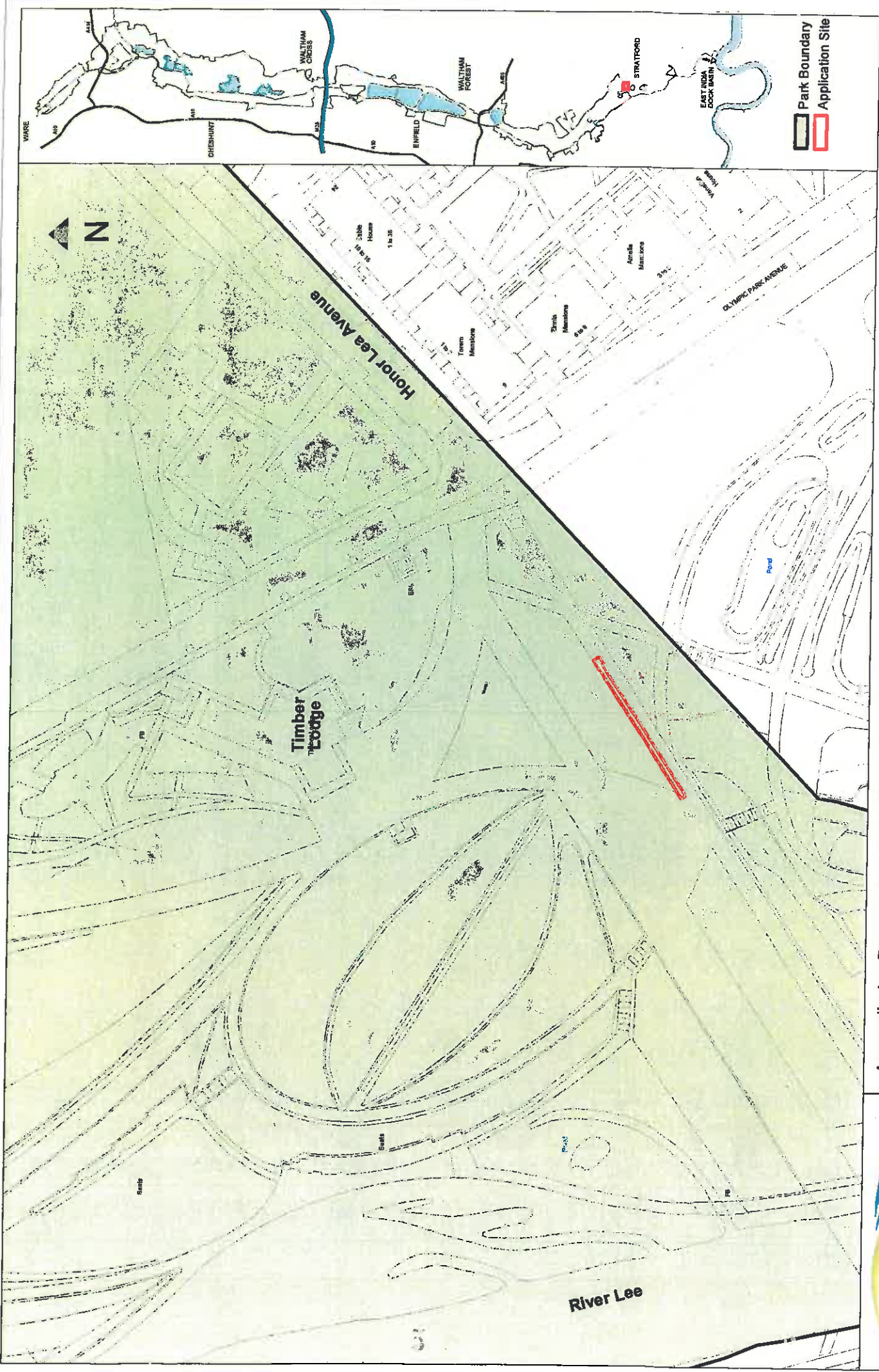
Appendix A Plan showing the proposed site of Cycle Hire docking station edged in red

Appendix B TfL's London Cycle Hire Plan

LIST OF ABBREVIATIONS

LLDC	London Legacy Development Corporation
TfL	Transport for London
QEOP	Queen Elizabeth Olympic Park
SoS	Secretary of State

This page is blank



Appendix A – Proposed cycle docking station site Timber Lodge, Queen Elizabeth Olympic Park.

1:1250 @ A4
15.02.16

Produced by: Corporate GIS (AAB)
T:\User Specific Files\Committee\2016 Maps\Property\Timber Lodge Cycle Dock\AppxA (AB) 150216-PT

© Crown Copyright and Database rights 2016. Ordnance Survey 100019982



Plan 1 – London Cycle Hire Plan

