



7 January 2021

INFORMATION REQUEST REFERENCE 20-035

Dear 

Thank you for your information request, received on 8 December 2020. You asked the London Legacy Development Corporation (Legacy Corporation) to provide the following information under the Freedom of Information Act 2000 (FOIA):

***“Planning Application - 16/00166/OUT
Applicants - LLDC and LB Hackney
Planning Authority - LLDC
Application Title - Hackney Wick Central
Information Relating to - Financial Viability Assessment (FVA)***

- *Detailed cost plans prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version (if revised following submission)*
- *Detailed Existing use valuations prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version (if revised following submission)*
- *Detailed development valuations prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version (if revised following submission)*
- *Detailed Argus (or similar software) viability appraisals prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version”*

I can confirm that the Legacy Corporation holds information which falls within the scope of your request.

Please be advised that the information requested in the first two sections is being refused under FOIA section 21 – information accessible to applicant by other means.

- *Detailed cost plans prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version (if revised following submission)*
- *Detailed Existing use valuations prepared for/by the applicants:*
 - *Planning submission version*
 - *Final version (if revised following submission)*

Section 21 - Information accessible to applicant by other means.

(1) Information which is reasonably accessible to the applicant otherwise than under section 1 is exempt information.

(2) For the purposes of subsection (1)—

(a) information may be reasonably accessible to the applicant even though it is accessible only on payment, and

(b) information is to be taken to be reasonably accessible to the applicant if it is information which the public authority or any other person is obliged by or under any enactment to communicate (otherwise than by making the information available for inspection) to members of the public on request, whether free of charge or on payment.

The information requested in these two sections is publicly available on the planning application page of the planning register on our website. A link to the planning application can be found on the planning register here: [16/00166/OUT](#). A search within the document section of the planning application using the term 'viability' will find the following documents:

- Financial Viability Assessment. April 2016.
- Financial Viability Assessment. Update report March 2017.
- Financial Viability Assessment. Update report July 2018.

In relation to the third section:

- Detailed development valuations prepared for/by the applicants:
 - Planning submission version
 - Final version (if revised following submission)

The 2016 Final Viability Assessment (FVA) includes a summary of the site wide development valuation for the Masterplan but due to changes in the scheme this should be read in conjunction with the 2018 update. Please note that the applicants, Legacy Corporation and LBH, did not submit any individual development valuations for each specific plot for this application.

In relation to the fourth section:

- Detailed Argus (or similar software) viability appraisals prepared for/by the applicants:
 - Planning submission version
 - Final version

The 2016 Final Viability Assessment (FVA) includes a summary of the Argus appraisal for the whole Masterplan area, but due to changes in the scheme this should be read in conjunction with the 2018 update. Please note that the applicants, Legacy Corporation and LBH, did not submit any plot specific Argus (or similar software) viability appraisals for this application.

If you are unhappy with our response to your request and wish to make a complaint or request an internal review of our decision, you should write to:

Deputy Chief Executive
London Legacy Development Corporation
Level 10, 1 Stratford Place
Montfichet Road

London, E20 1EJ

Email: FOI@londonlegacy.co.uk

Please note: complaints and requests for internal review received more than two months after the initial response will not be handled.

If you are not content with the outcome of the internal review, you may appeal directly to the Information Commissioner at the address given below. You should do this within two months of our final decision. There is no charge for making an appeal.

Further information on the Freedom of Information Act 2000 is available from the Information Commissioner's Office:

Wycliffe House
Water Lane
Wilmslow
SK9 5AF

Telephone 08456 30 60 60 or 01625 54 57 45

Website www.ico.gov.uk

Yours sincerely

FOI / EIR Co-ordinator
London Legacy Development Corporation