



24/03/2025

INFORMATION REQUEST REFERENCE 24-012

Thank you for your information request, received on 24 February 2025. You asked London Legacy Development Corporation (LLDC) to provide the following information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR):

Block 5.9 of EWS comprises two buildings, Merchants House and Bridge House. It is fully-PRS with commercial units on the ground floor, all under a single long lease. Given its size, it's expected to be liable for four times as much as it has been levied on it, according to FOI 24-032IR (attached).

(1) How has the "QEOP FEC" of this block been calculated and what explains this apparent shortfall?

Please include in your response: total chargeable area, rates applied, any exceptions /discounts / adjustments within the block, and a clear explanation of how the levied amount was determined.

Based on the total amounts levied on the remaining blocks 5.5A, 5.5B and 5.5C of EWS (see FOI 24-032IR), as well as the area and uses of their units, it appears that only residential units have been charged so far.

(2) Why have commercial units on the ground floors largely not been paying "QEOP FEC"?

We can confirm that LLDC holds information which falls within the scope of your request. The information you have requested is below:

LLDC provided the Fixed Estate (FEC) paid by the East Wick and Sweetwater (EWS) Management Company, as requested, which is for Affordable Housing, Commercial and Open Market Sale along with Co-investment and Private Rental Sector (PRS) voids. The Fixed Estate Charge payable at (Phase one) of EWS is paid to LLDC by three different entities. The PRS fees paid were not included as they are not levied on the EWS Management Company. The FEC collected by LLDC for block 5.9 is set out below.

EWS - Block	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
5.9	£19,256.69	£106,790.00	£116,370.00	£132,150.00	£103,342.50	£477,909.19

FEC is levied based on the Gross Internal Area, the rates of which are set out below:



Commercial Occupiers	FEC rate psf based on RPI
2021/22	£1.73
2022/23	£1.89
2023/24	£2.14
2024/25	£2.23
Open Market Sale	FEC rate psf based on RPI
2021/22	£1.15
2022/23	£1.26
2023/24	£1.43
2024/25	£1.49
Affordable Housing	FEC rate psf based on RPI
2021/22	£0.58
2022/23	£0.63
2023/24	£0.71
2024/25	£0.74

In response to your question: (2) Why have commercial units on the ground floors largely not been paying "QEOP FEC"? LLDC has charged FEC for the ground floor commercial units.

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

Chief Operating Officer
London Legacy Development Corporation
Level 9
5 Endeavour Square
Stratford
E20 1JN

Email: FOI@londonlegacy.co.uk

Please note: requests for internal reviews received more than forty working days 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

London Legacy Development Corporation
Freedom of Information (FOI) Team