



Ministry of Defence

Our Ref: FOI2016/06931

Secretariat
Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
B75 7RL

E-mail: diosec-parli@mod.uk
www.gov.uk/DIO

9 August 2016

Dear

Thank you for your email of 10 July 2016 requesting the following information:

“copies of meeting minutes and other similar correspondence held by DIO regarding the re-provisioning of the Army Cadet Force and Air Training Corps units at, and the disposal of, Bow Army Reserve Centre, 405 Mile End Road, London, E3 4BP”

I am treating your correspondence as a request for information under the Freedom of Information Act 2000 (FOIA).

A search for the information has now been completed within the Ministry of Defence and I can confirm that information in scope of your request is held and is attached at Annexes A, B and C. Some of the information falls entirely within the scope of the absolute exemption provided for at section 40 (Personal Data), and qualified exemptions provided for at section 43 (Commercial Interests) of the FOIA and has been redacted.

Section 40(2) has been applied to some of the information in order to protect personal information as governed by the Data Protection Act 1998. Section 40 is an absolute exemption and there is therefore no requirement to consider the public interest in making a decision to withhold the information.

Sections 43 (Commercial Interests) is a qualified exemption and Section 43(2) has been applied because disclosure under the Act would prejudice the commercial interests of the Department and its commercial partners. The outcome of the balance of the public interest test concluded that whilst release would promote openness, transparency and a further understanding of government processes in decision making. It has been necessary to weigh the factors favouring disclosure on a case by case basis against the strong public interest in protecting commercial information.

If you are not satisfied with this response or you wish to complain about any aspect of the handling of your request, then you should contact me in the first instance. If informal resolution is not possible and you are still dissatisfied then you may apply for an independent internal review by contacting the Information Rights Compliance team, 1st Floor, MOD Main Building, Whitehall, SW1A 2HB (e-mail CIO-FOI-IR@mod.uk). Please note that any request for an internal review must be made within 40 working days of the date on which the attempt to reach informal resolution has come to an end.

If you remain dissatisfied following an internal review, you may take your complaint to the Information Commissioner under the provisions of Section 50 of the Freedom of Information Act. Please note that the Information Commissioner will not investigate your case until the MOD internal

review process has been completed. Further details of the role and powers of the Information Commissioner can be found on the Commissioner's website, <http://www.ico.org.uk>

Yours sincerely,

DIO Secretariat

**RECORD OF DECISIONS (RODs) OF PROJECT ASSURANCE GROUP FOR Z9A8530Y14 –
MILE END CADET RELOCATION HELD AT ANDOVER ARMY HEADQUARTERS RAMILIES
BUILDING ON 11 JAN 16**

Attendees:

- DIO Requirements Manager
- DIO Senior Requirements Manager
 - DIO Commercial Officer
- DIO Sustainability
 - Regional Command Cadets Delivery Infra
 - HQ Air London (Link with Air Cadets)
- Army DInfra
 - GL RFCA Head of Estate
 - DIO SAPT

Apologies:

- HQ Air Cadets
-) – DIO Finance Officer

| | Item | Action |
|----|--|--------|
| 1. | Strategic Brief. | |
| | <p>a. Update.</p> <ul style="list-style-type: none"> • explained that the Army are now discussing the possibility of Mile End Arc no longer being sold and the impact this could have on the project. However until the decision is made we are to continue with the project with its current ISD. A decision will be made by the end of January. • provided a short explanation of the IPE. Due to the realistic cost option of and its estimated ISD of Dec 18 SAPT had ruled out | |
| | <p>b. Output of PAG.</p> <p>PAG members agreed to RFCA completing a desktop feasibility and combined assessment study to produce an IPE/ROC for the refurbishment/building work on the garage. Once instruction email has been received from DIO.</p> | |
| 2. | <p>Constraints & Boundaries.</p> <p>As detailed in the URD.</p> | |
| 3. | <p>Assumptions.</p> <p>As detailed in the URD. New build on newly purchased land is unaffordable.</p> | |
| 4. | <p>Risks.</p> <p>The major project risk at this early stage is the ISD date not being met. will email DIO LMS on this along with a copy of the IPE.</p> | |
| 5. | <p>Options.</p> <p>The following options were agreed by the PAG members to be taken forward and developed:</p> | |

| | | |
|-----|---|----------------|
| | <p>1. Do nothing – Continue with status quo (cadets to remain in current building location. Discounted as the building could then not be sold and the sales receipt would be lost.)</p> <p>2. Do minimum – Enclave the garage and complete mixture of refurbishment/building works.</p> <p>3. Do Better (Option 3) – New build (discounted as unaffordable)</p> | |
| 6. | <p>Project Plan.</p> <p>RFCA to complete desktop feasibility/assessment study of options and to provide AW the outcome which can then be distributed to all PAG members and help move towards the development of SGBC.</p> | |
| 7. | <p>Commercial / Procurement Strategy.</p> <p>Commercial are content for RFCA to perform the desktop feasibility/assessment study.</p> | |
| 8. | <p>Scrutiny Plan.</p> <p>Sustainability – to complete Appendix 2A, 2D, updated Sustainability appraisal and DREAM assessment for SGBC. To ensure that the value of the land being enclaved is proportionate to the loss in sales receipt</p> | |
| 10. | <p>Any Other Business (AOB).</p> <p>a. DIO Commercial are looking into using RFCA as a procurement route and where overall delegation/responsibility lies.</p> | DIO Commercial |

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- HQ Air Cadets
- DIO Finance Officer
- DIO Land Services Management
 - DIO Land SAPT

BOW TAC – MEETING AT GROSVENOR ESTATES, 70 GROSVENOR STREET, LONDON – 13 NOV 2014

DIO -

– Trustee of Jane Cart Trust (JCT) (and Director of Grosvenor Estates)
– Head of Residential, and Agents for Trustees (last week before maternity leave)

1. MOD purchased TAC 1952, ex-cinema; also purchased reversionary interest.
2. MOD purchase is more than 25 years and do not need to contact former owner under Critchell Down.
3. JCT will need to purchase its reversionary interest from Bradmos; ground rent one-third, before a sale for development of the site.
4. JCT lease to Gateway Housing Association terminates end 2016.
5. TAC – option study for vacation by Air Cadets; preferred solution to cost c£600K single-storey 1800m² new premises. One option is to include new Cadets facility into new development on current site, possibly in basement, to retain community use.
7. Discussion has been held by with Gateway valuers but Gateway's appraisal offer was too low 6 weeks ago; there is no agreement on value and scheme was not taken to the planners.
- 8.
- 9.
- 10.
11. Discussion on Planning Application within / adjacent to Conservation Area and different attitudes of LPAs; whether to pay costs of pre-application work on densities and height etc, then to market on that basis

or is it better to leave design of development more open, for developer's optimisation?

12. Discussions on:

- Good location for residential development and to include national builders' interest;
- MOD preferences on contract to include clawback and sales overage;
- Possible sale and leaseback with peppercorn for continued Cadets' use;
- Pavement land opportunity, to seek use of up to 50% for new build;
- Basement development, to look at feasibility, for added value, with vehicular access points for basement parking and service area; this could reduce the level of social housing if takes cars offsite;
- Rights of light over west gardens; use of roof gardens and/or stepped roof line;
- Create a destination and push for extra height and storeys;
- TAC is sui generis for planning plus 2 Flats, caretakers to vacate.

13.

14.

15.

16. DIO will appoint Agents to negotiate the Landowners' Agreement between the parties, with instructed by JCT. Agreement would include existing use values, site areas, controls and range of ways to look at % site values for marriage value. Parties would have recommendations from Agents, to negotiate and agree terms of the Agreement.

17. Second stage would be for Agents to agree a joint Planning Strategy through the MOD agent, to maximise receipts. JCT has funds to pay share of Planning costs.

18. MOD's in-house Legal team could resource this, with a preference for one lawyer to jointly act to sell. JCT is in the process of changing its lawyer.

19. Sale Programme –

20. DIO first actions:

- BC approval for funding, noting DIO boss has delegated authority;
- Govt Estate Prof Framework and noted possible PSP Agents;
- In-house legal resource and agreement on sales lawyer;
- Decision on Cadets re-provision and if in scheme or not;

- Agents to negotiate Landowners' Agreement with _____ of _____, acting for JCT; and
- Instructions on Planning Report, including Social Housing issues.

21.

22. Discussed funding of:

- LQAs and boreholes, also Archaeology report, for joint advice and reduced risk but developers could be content without these;
- Asbestos registers and management plan but not warranty;
- Rights of light and other legal checks;
- Demolition Costs or if not required.

23. _____ and _____ to remain in direct touch on progress.

RODS FOR THE MEETING OF THE PROJECT ASSURANCE GROUP (PAG) TO BE HELD AT ANDOVER ARMY HEADQUARTERS RAMILIES BUILDING IN ROOM 1.1.13 AT 13:00 HRS ON 09 MAY 2016

| Item | Lead |
|--|------|
| <p>Attendees:</p> <ul style="list-style-type: none"> - DIO Requirements Manager - HQ Air Cadets (Dialing in) <ul style="list-style-type: none"> - Army DInfra - GL RFCA Head of Estate/Commerical Officer - DIO Land Management Sevices (Acquisition and Disposals, Dialling in) <ul style="list-style-type: none"> - DIO Land SAPT <p>Apologies:</p> <ul style="list-style-type: none"> - DIO Finance Officer - DIO Requirements Manager <ul style="list-style-type: none"> - Regional Command Cadets Delivery Infra - DIO Benefits Management. - HQ Air Cadets | |
| <p>1. Strategic Brief.</p> | |
| <p>a.</p> | |
| <p>b. Output of PAG.</p> <p>introduced the aim of the meeting to determine the next steps of the project are to complete the SGBC and who will be responsible for providing the relevant information.</p> | |
| <p>2. Stakeholders.</p> | |
| <p>a. Stakeholder Engagement Plan.</p> <p>It was discussed with the stakeholders present () that the best method of communication would be by email providing a monthly update on the progress of the project. Unless it is deemed more benefical to hold a meeting.</p> | |
| <p>3. Review of Studies & / or Documents.</p> <p>It was identified that the RFCA would be responsible for providing the majority of the information needed for the SGBC. They were content with completing the Investment Apprasial that had been passed on by . They were also happy with completing the DREAM. stated that an EIA would most likely not be needed due to the size of the site, but when submitting planning proposals it should be checked with the DIO environmental team, agreed that it was the RM's responsibility to complete the remaining two sustainability appendices 2A and</p> | |

| | | |
|-----|---|------|
| | - will have to discuss with the RFCA and SAPT the financial profile once it becomes clearer which financial years the spending would fall into. | |
| 17. | Arrangements for next PAG. TBC | (RM) |

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- HQ Air Cadets
- HQ Air Cadets
- DIO Finance Officer
- DIO Land Services Management
- DIO Land SAPT
 - RFCA Director of Youth and Engagment (Link with Army Cadets)