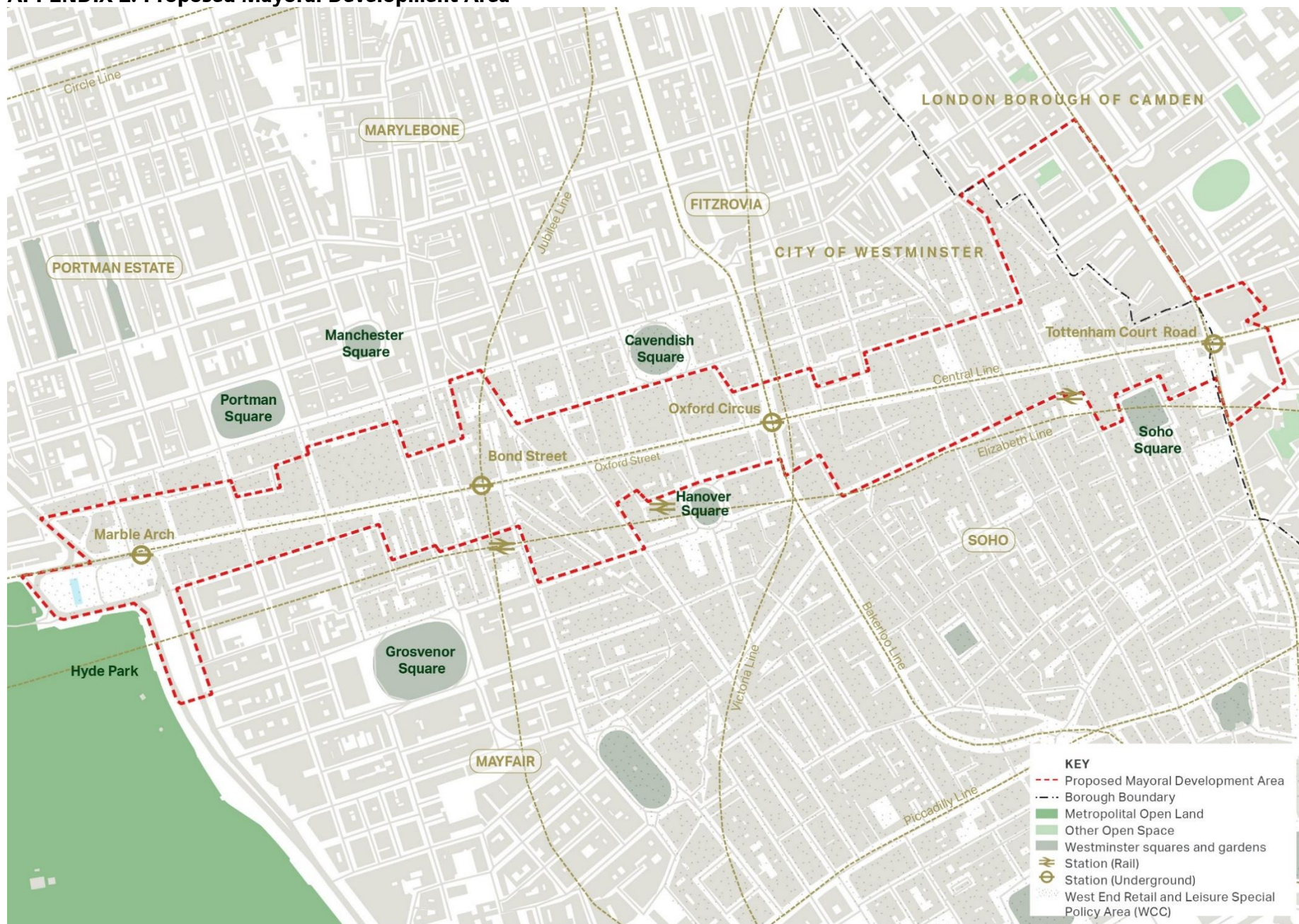


## APPENDIX 1: MDC Key points that will form part of the consultation.

Item for consultation	Proposed position
Name of the MDC	Oxford Street Development Corporation
Purpose of the MDC	See paragraphs [2.1 and 2.2] of this Mayoral Decision.
Objectives of the MDC	See paragraph [2.5] of this Mayoral Decision.
Boundary of the MDA	See Appendix 2 of this Mayoral Decision.
Planning functions	That the MDC will take all the planning functions available to it under section 202 of the Localism Act 2011 and will exercise them across the whole of the MDA. That the MDC will not arrange for the discharge of any of those functions back to relevant local planning authorities under section 203 but will look to enter cooperation arrangements with the relevant those authorities in relation to the discharge of relevant functions.
Discretionary relief of non-domestic rates	That the MDC will take the functions available to it in relation to discretionary relief of non-domestic rates under section 214 Localism Act 2011.
Composition of the MDC's Board and Planning Committee	That views are sought as to what the composition of the MDC's Board and Planning Committee should be. One elected member from each of Westminster City Council and the London Borough of Camden must be members of the MDC.
Transfer of property, rights and liabilities	That there will be no transfer of any property, rights or liabilities from other bodies at this time. If there is a future need then the MDC, if established, would progress as appropriate.
Financing the MDC	The GLA will fund the resourcing and operation of the Corporation. Revenue budget allocations will be confirmed through the GLA Group budget process for 2026-27. The MDC is expected to seek every opportunity to bring in outside investment. The Mayor may need to borrow funds for capital investment to support infrastructure delivery.
Principle of pedestrianisation	That views are sought on the principle of pedestrianisation to support the regeneration of Oxford Street.

## APPENDIX 2: Proposed Mayoral Development Area



## **APPENDIX 3**

### **MAYORAL DELEGATION TO TFL FOR THE DELIVERY OF A CONSULTATION CONCERNING THE PROPOSED MAYORAL DEVELOPMENT AREA FOR OXFORD STREET**

#### **Background**

- A. The Localism Act 2011 (the 2011 Act) provides the legislative basis for the Mayor of London to designate Mayoral Development Areas (MDAs) and for the Secretary of State to establish Mayoral Development Corporations (MDCs) to drive regeneration in those areas.
- B. Oxford Street is under-performing and was already in a slow decline pre-pandemic and has subsequently recovered more slowly across several metrics than both direct local comparators (Bond Street and Regent Street) and the wider West End and Central Activities Zone. A bold vision and coordinated action will be needed to drive the regeneration of Oxford Street and enable it to achieve its potential.
- C. To achieve this, the Mayor proposes, subject to consultation, including consultation with the wider public and consideration by the London Assembly, to designate an MDA covering Oxford Street and its immediate surroundings, enabling the subsequent establishment by the Secretary of State of a new MDC to transform the environment and secure the regeneration of the area included within the MDA boundary. It is intended that the MDC would be operational from 1 January 2026.
- D. Before designating an MDA, the 2011 Act requires the Mayor to consult on his proposals with a range of statutory consultees as well as any other person he considers appropriate. A nine-week public consultation on the Mayor's proposals to designate an MDA for the purposes described above is planned to commence on 24 February 2025, and will also seek the public's views on the principle of pedestrianisation of Oxford Street, as a way of contributing to and maximising the benefits of the MDC.
- E. To expedite the delivery and analysis of the consultation required by the 2011 Act, it has been agreed that Transport for London (TfL) will deliver the consultation and produce the consultation report, including the appointment of a third-party consultant to analyse the consultation responses, on behalf of the Mayor.
- F. In order for TfL to undertake this role, it is necessary for the Mayor to delegate under section 38 of the Greater London Authority Act 1999 (GLA Act) some parts of the Mayor's functions under sections 197, 202 and 214 of the 2011 Act. The Mayor has power to make such a delegation under section 38(1) and (2) of the GLA Act, read with section 35(3) of the GLA Act.

#### **Delegation**

1. The Mayor delegates to TfL under section 38(1) and (2) of the GLA Act those parts of the Mayor's functions under sections 197, 202 and 214 of the 2011 Act set out below (such functions being deemed to be functions of the GLA exercisable by the Mayor pursuant to section 35(3) of the GLA Act) and power to take any incidental steps which need to be taken to achieve the consultation under section 34 of the GLA Act (the Delegation).
2. The Delegation is necessary in order for TfL to take all necessary steps to deliver the consultation required by sections 197, 202 and 214 of the 2011 Act including any incidental steps, including publishing and carrying out the consultation on behalf of the Mayor, appointing and supervising the work of a third party consultant to analyse the

consultation responses and producing a consultation report for consideration by the Mayor, subject to the terms and conditions set out in paragraph 2.

3. The Delegation is made subject to the following conditions:
  - a. TfL will regularly update the Mayor, the GLA's Executive Director of Good Growth and other relevant GLA officers as requested on progress and developments with the delivery of the consultation.
  - b. The powers conferred by the Delegation are without prejudice to any powers or functions TfL otherwise has at common law or under any relevant legislation.
  - c. In implementing the Delegation, TfL will comply with any instructions or guidance issued by the Mayor or by the Executive Director of Good Growth or other GLA officers.
  - d. TfL shall at all times afford the person who is the GLA's Monitoring Officer for the time-being with all reasonable co-operation and access to documents and facilities as may be required from time to time in respect of that person's duties as Monitoring Officer to investigate and prepare a report under section 73(6) of the GLA Act.

.....  
**Sir Sadiq Khan, Mayor of London**

**Dated:**