

MAYOR OF LONDON

James Small-Edwards AM

Chair of the London Assembly Planning and
Regeneration Committee
C/o Matty.Hadfield@london.gov.uk

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Dear James,

Thank you for the London Assembly Planning and Regeneration Committee's final report – *Social Value in Planning and Regeneration*. The investigation, scrutiny, and insights from invited guests are welcomed and the report will make an important contribution to the development of my next London Plan.

My responses to the recommendations are set out in the Annex below.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the name.

Sir Sadiq Khan

Mayor of London

MAYOR OF LONDON

Annex

Mayor of London's response to the recommendations of the London Assembly Planning and Regeneration Committee's 'Social value in planning and regeneration' report April 2025.

Recommendation 1

The next London Plan should include a social value policy, which builds on the foundations of good growth principles. This policy should set out a process by which planning decisions will ensure community voices are heard and reflected and account for the unique character of a place.

The consultation on 'Towards a New London Plan' has closed and submissions are being analysed. This recommendation will be considered alongside other representations received, and the Committee's report will be treated as a response to the Call for Evidence for the next London Plan.

Recommendation 2

Ahead of the next London Plan being published, the GLA should develop a toolkit for local authorities to protect and maximise social value through planning and regeneration. This should include a review of existing social value models and how those could be varied and made specific to community uses.

This recommendation is for the development of a social value toolkit ahead of the next London Plan. However, given the Greater London Authority (GLA) Planning team's capacity, the focus of current work is now on the preparation of the next London Plan.

Recommendation 4

The GLA should introduce an additional evaluation mechanism for good growth fund projects, in which they directly engage with communities at key milestones during a good growth fund project, rather than evaluation being led solely by councils themselves.

Regeneration projects across the Good Growth Fund (GGF) and Civic Partnership Programme are led by local partners; often local authorities but also community organisations and third-sector groups. It is central to the targeted, place-focussed, and locally driven approach that GLA partners retain the oversight of projects. The application and contractual processes, and ongoing GLA officer input also seek to ensure the commitment to social value is embedded into the delivery of each project.

Regeneration funding evaluation is undertaken at both the project level through submitted closure forms, led by partners, and at a programme level, led by the GLA. In both instances, community engagement is captured through key measures. The interim evaluation of the GGF included engagement with project beneficiaries to ensure the GLA drew in diverse perspectives on a range of qualitative outcomes, including the development of stronger and more resilient communities and community groups and improved social interaction among people from different cultural and socio-economic backgrounds. The final evaluation of the GGF will also include interviews with the beneficiaries of projects to capture impact.

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Recommendation 5

The London Markets Board should actively engage with market customers and local communities to ensure their concerns are reflected in the Board's agenda and decision-making. The Board should provide a detailed annual report outlining its consultation activities, including who was consulted, the issues raised, and how these have influenced board discussions and actions.

Following a strategic review of Mayoral boards and policy responsibilities, the London Markets Board (LMB) was retired in June 2025. To ensure that support for markets reflects their vital economic function and that GLA resources are effectively targeted, new organisational arrangements to support the sector will be put in place. These are – market's sector representation through a nominated individual who will sit on the Mayor's London Business Forum (co-chaired by the Mayor and Howard Dawber, Deputy Mayor for Business and Growth), and broader sector engagement through a new sector-led 'London Markets Forum'.

The Regeneration and Growth Strategies team will continue to support capital improvements to markets through the area-based deployment of GLA funds.

This commitment strengthens the market sector's independent voice and enhances its ability to advocate for its needs while ensuring that engagement responds to the important economic function of markets and key issues that align with the Mayor's priorities and the delivery of the London Growth Plan.

Recommendation 7

The next London Plan should include provisions to allow communities to designate markets which have a demonstrated contribution to social value in the community as a protected asset. The protections afforded by designation should include:

- lease guarantees for foundational businesses
- a minimum level of affordable workspace
- options for community-led management of the market.

The consultation on 'Towards a New London Plan' has closed and submissions are being analysed. This recommendation will be considered alongside other representations received, and the Committee's report will be treated as a response to the Call for Evidence for the next London Plan.

Recommendation 10

The next London Plan should rework the current Policy E9, to explicitly incorporate a focus on protecting existing street markets. Street markets should also not be confined to policies on London's economy, and their wide-ranging value should be acknowledged in other areas of the next plan that cover spatial development in town centres, social infrastructure and heritage and culture.

The consultation on 'Towards a New London Plan' has closed and submissions are being analysed. This recommendation will be considered alongside other representations received, and the Committee's report will be treated as a response to the Call for Evidence for the next London Plan.