

Mayoral Mandate

Making Best Use of Land

Introduction

As Mayor of London, I am determined to ensure that development and land use contribute fully to tackling London's housing crisis and supporting economic growth.

A key mechanism to achieve this is the development of a new London Plan, in close collaboration with Londoners, boroughs, businesses and others, which will set out an updated strategic planning framework to shape the future of our city. This will take account of the government's definition of London's housing need. The key strategic priorities for the London Plan will be to enable housing delivery and unlock economic growth. It will help to respond to the scale of the housing crisis in the capital, optimising housing density and design to create successful, liveable places and support progress towards London reaching net-zero by 2030.

In addition, a wider range of interventions is needed to deliver the homes and growth London needs. This includes: new and enhanced transport links to unlock more housebuilding and connect communities; planning reforms; and an increase in planning capacity, particularly in boroughs.

This mandate commissions my City Hall team to define how best the GLA and other organisations across the GLA Group, working in partnership with others, can achieve this.

I expect this mandate to be read alongside two other mandates: *Boosting London's Growth Sectors* and *Building More Homes*. I expect the delivery plans for these mandates to be developed in tandem to optimise capacity and quality. In particular, they must respond meaningfully to the need for more affordable housing in London.

Another important interaction should be with the *Helping Local Economies to Thrive* mandate so that planning policies, design quality and transport investment contribute to the success of our town centres and high streets. I expect this connection to come through this programme's delivery plan.

Strategic objectives

The GLA has defined a number of London-level, long-term outcomes which reflect Londoners' aspirations for the city and to which the GLA, in partnership with others, is working towards. The core outcomes to which this programme should contribute are: Londoners live in homes they can afford; stable, long-term economic growth benefits all of London's communities; and Londoners live in neighbourhoods that are well planned and designed. This reflects the key role of the London Plan and associated delivery mechanisms in helping to deliver homes, create jobs and promote sustainable growth.

But the potential impacts of the London Plan are sufficiently broad that this programme may affect the full range of outcomes and programmes. I expect this programme to make the most substantive contributions to: London is a net-zero carbon city; London is a world-leading global city; Londoners can enjoy green and wild spaces across the capital; London is resilient to extreme weather and the impacts of climate change; and Londoners feel able to take part in the city's cultural life.

Programme approaches and priorities

The delivery plan for this programme should focus on five key areas of activity:

Strategic planning framework: The development of a new London Plan will help us to determine the shape of future development across the city. This needs to ensure land is available for key strategic priorities, notably housing delivery. We should identify the policy approaches and mechanisms to ensure sufficient, sustainable capacity across key land uses, support and facilitate change across London and tackle barriers to delivery. We should also engage with Londoners and work closely with boroughs and other partners.

Maximising current opportunities: Opportunities exist across London to deliver homes more quickly (for example, there are c. 300,000 permitted yet unbuilt homes already in our city). The delivery plan should consider how the GLA can work with partners to unlock these new homes by bringing forward more public land, enabling the delivery of stalled sites and the development of place-based strategies to bring forward strategic sites. This should look at existing mechanisms (e.g. Opportunity Area Planning Frameworks, Mayoral Development Corporations) as well as new approaches (e.g. London Land Board, land assembly zones).

A step-change in capacity for homes and jobs: Given the scale of the challenges, we should work innovatively with local and central government partners to increase planning capacity and establish strategic delivery models to accelerate and increase supply. We should consider new approaches (e.g. small sites, land acquisition, New Town model) alongside the transport improvements and investments needed to enable such a step change.

Design quality and place-making: If new neighbourhoods are not well planned or designed, it can not only impact the health, wellbeing and cohesion of communities and places, but also the deliverability of new developments. In partnership with boroughs, communities and businesses, we should consider the best ways to embed housing quality and sustainability, and enable continued design excellence, whilst increasing housing supply.

Removing barriers to home building: There is an acute shortage of capacity in local planning authorities, and limited policies and powers in the GLA, to deliver the step change required. We should work with local and central government to enhance planning and wider built-environment capacity and improve the overall system to accelerate delivery (e.g. planning reform, powers, digitisation and data).

Contribution to cross-cutting priorities

The programme should identify where it can make a substantive positive contribution to the areas identified as cross-cutting priorities for the GLA. I expect that the key areas of focus for this programme will be around:

- Net-zero – recognising the crucial role of the London Plan in reducing carbon emissions
- Health in all policies – recognising the potential of successful places to improve public health
- Addressing structural inequalities – delivering the affordable homes that Londoners need, and places that are accessible and welcoming to all
- A resilient city – ensuring future developments build in climate resilience and enable the rapid and effective response to incidents and emergencies
- Night-time economy – ensuring high streets and town centres (and other locations) provide healthy, safe, prosperous and inclusive places around the clock.

Resources

This programme will draw upon a revenue budget (excluding staff costs) of c. £2.3m (which includes land related spend in Housing & Land, the London Plan programme budget, Good Growth by Design initiatives, area planning work and planning data and digital projects). There

are also designated planning reserves, which will need to be drawn upon to deliver a new London Plan which can meet the challenges set out.

The delivery plan should also look to leverage other sources of funding (from MHCLG and partner organisations) to support delivery.

Delivery of this mandate – and in particular the step-change in housing – will require significant additional funding which will be dependent on future government spending reviews. It will also depend on major transport infrastructure investment.

The delivery plan should identify where funding opportunities exist. Should significant further funds be allocated to this programme (whether from core GLA or external sources), the delivery plan should be updated to reflect this.

Senior Responsible Owner

I expect the Executive Director for Good Growth to be the Senior Responsible Owner of this programme, with my Deputy Mayors for Planning, Regeneration and the Fire Service, for Housing and Residential Development and for Transport to provide ongoing oversight and political direction, along with other colleagues from my office, on my behalf.

Next steps

I expect the Mayoral Delivery Board to recommend a delivery plan for this programme to me in line with our governance and oversight arrangements.

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