

LOCALISM ACT 2011
MAYORAL DIRECTION

OXFORD STREET DEVELOPMENT
CORPORATION
GOVERNANCE DIRECTION 2026

OSDC

OXFORD STREET DEVELOPMENT CORPORATION GOVERNANCE DIRECTION 2026

BACKGROUND

In order to provide an appropriate degree of scrutiny and accountability for the activities and programmes of the Oxford Street Development Corporation ("OSDC"), the GLA will exercise a consultation and approval function for certain matters relating to the OSDC's governance, where consultation with, and the consent of, the Mayor is required under the Localism Act 2011 ("the 2011 Act"), and otherwise on matters not covered by the 2011 Act where the OSDC ought to seek Mayoral consent.

It is intended to formally record and implement these requirements by way of a Mayoral Direction to the OSDC pursuant to section 220 of the 2011 Act.

This document ("the Direction") is called the Oxford Street Development Corporation Governance Direction 2026.

MAYORAL DIRECTION

In accordance with section 220 of the Localism Act 2011 **I hereby direct** that the OSDC shall exercise its functions so as to comply with the requirements of this Direction, as set out below.

MAYORAL CONSENT TO GENERAL GRANT CONSENT

In accordance with section 218 of the Localism Act 2011 **I hereby consent** to the General Financial Assistance (Grant) Consent 2026 (General Grant Consent).

PART 1: INTRODUCTORY MATTERS

Definitions

- 1.1 In this Direction the following words and phrases are defined as follows:
 - 1.1.1 "*Application*" means an application by the OSDC in respect of a consultation under Part 2 below or an application for Consent under Parts 3 and 4;
 - 1.1.2 "*Board*" means the board of the OSDC;
 - 1.1.3 "*Executive Director*" means the GLA's Executive Director for Good Growth operating in consultation with the Chief Finance Officer (CFO) where the exercise of the delegations set out in this Direction involves a material financial matter; or with any other senior member of GLA staff authorised to exercise Mayoral powers under either (a) Annex 3 of the [Mayoral Decision-Making](#) in the GLA (as amended from time to time) and/or (b) GLA Financial Regulations who are authorised by this Direction to exercise the Mayor's powers under it on their behalf.

- 1.1.4 *"Consent"* means the consent of the Mayor and/ or Executive Director on their behalf under this Direction:
- as required by the provisions of the Localism Act 2011 or any other enactment, or in respect of the matters for which Consent is required listed in Parts 2, 3 and 4 below;
 - and includes "Prior Consent" (as defined in paragraph 1.4(a) below) where stipulated in Parts 2, 3 and 4 below.
- 1.1.5 *"Functions"* includes the OSDC's powers and duties, whether arising under statute or otherwise;
- 1.1.6 *"GLA" and "GLA Act 1999"* means the Greater London Authority and the Greater London Authority Act 1999;
- 1.1.7 *"OSDC"* means the Oxford Street Development Corporation;

Exercise of powers under Direction

- 1.2 The Executive Director, Good Growth (or such other specified senior member of GLA staff authorised under the Mayoral Decision-Making in the GLA and GLA Financial Regulations) operating in consultation with the CFO (where the exercise of these delegations involves a material financial matter) shall exercise the Mayor's functions under this Direction, including:
- a) responding on behalf of the Mayor to consultations under Part 2 below;
 - b) processing Applications under Parts 2 to 4;
 - c) determining such Applications, including whether to refuse or to grant Consent and what conditions (if any) to impose; and
 - d) determining any matter under Part 5 below or otherwise provided for in this Direction.
- 1.3 The Executive Director may generally or specifically waive any requirement under this Direction including a requirement to obtain Consent where not required by statute.

Effect of Direction

- 1.4 If, under this Direction:
- a) prior Consent is required - then the OSDC must obtain Consent before its board or other internal decision-making mechanism gives any binding approval to the matter on behalf of the OSDC;
 - b) prior Consent is not required (i.e. only Consent is required) then the OSDC may (as they wish) take a decision to approve the matter with or without having first obtained Consent provided that:
 - i. the decision in question is expressed to be contingent upon Consent under this Direction being obtained; and
 - ii. the OSDC shall not act upon or implement their decision nor enter into any legally binding commitment to do so until Consent is formally granted.

- 1.5 Nothing in this Direction fetters or restricts:
- a) the Mayor's ability to delegate functions to the OSDC under sections 38 or 380 of the GLA Act 1999, before or after the date of this Direction;
 - b) the Mayor's ability to give guidance or to give general or specific directions or Consent to the OSDC as to the exercise of any of its functions under sections 219, 220 and 221 of the 2011 Act;
 - c) the Mayor's ability to require the OSDC to furnish them with information to which they are entitled under the GLA Act 1999, including under sections 110 (information about GLA functional bodies finances) and 395 (information, advice or assistance by GLA functional bodies); or
 - d) the London Assembly's powers under sections 61 to 63 or section 110 of the GLA Act 1999;
 - e) the OSDC's, Mayor's or GLA's obligations under the Freedom of Information Act 2000 or Environmental Information Regulations 2004 or the Data Protection Act 2018
 - f) any other statutory or other legal requirement.
- 1.6 The arrangements under this Direction are subject to any conditions set out by the Government as part of its current (if any) or future grant to the GLA as regards the functions of the OSDC.

PART 2: MATTERS ABOUT WHICH THE MAYOR MUST BE CONSULTED

- 2.1 The Mayor must be consulted prior to:
- a) the OSDC determining any matter delegated by the Mayor to the OSDC under sections 38 or 380 of the GLA Act 1999 where the delegation in question stipulates that the Mayor shall be consulted first.
 - b) the following:
 - Budget, business and annual report – the OSDC must consult the Mayor before it finalises its budget for the year, and before the Board approves the draft budget and business plan for the purpose of their formal submission to the GLA as part of the GLA Group's annual statutory budget approval process.
 - Appointments and governance – the OSDC must consult the Mayor before adopting or making any significant changes to its standing orders or other rules of procedure, or its scheme of delegations.
 - Significant design choices in relation to public realm improvements in and around Oxford Street;
 - Significant events to be delivered in and around Oxford Street;
 - Significant commercial partnerships with businesses;
 - Public announcements, media activity, marketing campaigns and other publications;
 - Any future local planning framework and policies applicable in the Oxford Street Development Area.

PART 3: CONSENTS UNDER THE LOCALISM ACT 2011

3.1 Consent must be obtained to the following matters under the 2011 Act:

- a) Submitting a CPO (section 207);
- b) Land disposal for less than best consideration or land has been compulsorily acquired under the 2011 Act (section 209);
- c) Giving financial assistance to any person or organisation (e.g. grants, loans, guarantee, indemnity etc.) (section 213) which is not covered by the scope or terms of the General Grant Consent;
- d) Forming or acquiring interests in bodies corporate (section 212).
- e) Approving the terms and conditions on which staff are to be appointed (Schedule 21, paragraph 3);
- f) Determining the rates and eligibility criteria for staff remuneration, travelling and other allowances and pensions and gratuities; (Schedule 21, paragraph 4);
- g) Appointing persons who are not members of the OSDC's board to a committee or subcommittee of the OSDC (Schedule 21, paragraph 6);
- h) Permitting an OSDC subsidiary (if any) to borrow money or raise finance by the issue of stocks and shares otherwise from the OSDC (section 212(4)).

PART 4. REQUIREMENTS FOR CONSENT IN OTHER CIRCUMSTANCES (not covered under the LOCALISM ACT 2011)

4.1 Prior Consent must be obtained for the following matters:

- a) Consultation and prior Consent are required for the OSDC's annual budget as part of the GLA Group budget-setting process (consultation and prior Consent);
- b) Prior Consent is required for appointing a Chief Executive Officer;
- c) Prior Consent must be obtained to any item of borrowing by the OSDC;
- d) Prior Consent must be obtained for any Item of capital or revenue expenditure which cannot be contained within the OSDC's approved budget for the year;
- e) Prior Consent must be obtained for the setting, variation or any other decision in respect of business rate reliefs and other business support schemes.

PART 5: ADMINISTRATIVE MATTERS

Applications for Consent (including prior consent)

5.1 The OSDC shall provide the GLA, at a frequency to be specified by the GLA, with a Consents Tracker that provides details of projects, proposals and matters which it anticipates will require Consent (including prior consent) under this Direction and, as and when required, shall through channels specified by the GLA keep the GLA and the Executive Director informed about any significant issues affecting them, including any applicable developments, deadlines and dependencies.

- 5.2 Applications shall:
- a) be submitted by the OSDC in a timely manner and to allow sufficient and appropriate time for GLA officials to consider the matter. It is expected that Consent may take approximately 10 working days to be approved from the day it is submitted to the Executive Director;
 - b) clearly identify the matter for which Consent is sought under 3.1, 4.1, 4.2, 4.3 and 4.4 of the Direction by referring to one or more of the relevant themes requiring Mayoral consent;
 - c) clearly state any relevant deadlines or dependencies;
 - d) set out the consultation with relevant specialist GLA teams (such as finance or governance) that has taken place prior to submission to the Executive Director;
 - e) be supported by a justification that contains the same information and is in the same format as the OSDC would normally use for its own internal decision-making process (depending on the nature of the decision sought); the Executive Director may require further information or clarification as they consider necessary in the circumstances.
- 5.3 The Executive Director shall endeavour to determine the Application as soon as reasonably practicable following receipt, having regard to any relevant deadlines or dependencies stated in the Application and any information to be supplied by the OSDC.
- 5.4 If the Executive Director is minded to refuse Consent then they shall consult the OSDC before formally determining the Application.
- 5.5 Any Consent given under this Direction:
- a) shall be confirmed in writing by or on behalf of the Executive Director;
 - b) may be given unconditionally or subject to conditions;
 - c) shall, unless otherwise stated in the decision, grant Consent to all the matters for which it was sought in the Application;
 - d) can be varied or revoked by the Mayor/Executive Director, as specified under section 221 of the 2011 Act provided a notice in writing given is by the Executive Director to the OSDC. No variation or revocation may be made in relation to anything which the OSDC has already done or where it has already entered into a legally binding commitment upon the authority of a Consent that has previously been given.

EXECUTION

ANNEX 1

Themes requiring Mayoral consultation, Consent and Prior Consent

<i>Code</i>	Requirements under Direction	Relevant paragraph in Direction or applicable parts of the Localism Act 2011
C.1	Consultation prior to determining matters delegated by the Mayor to the OSDC	Paragraph 2.1 (a), Direction
C.2	Consultation on significant changes to the OSDC Standing Orders	Paragraph 2.1 (b), Direction
C.3	Consultation on significant changes to the OSDC Scheme of Delegation	Paragraph 2.1 (b), Direction
C.4	Consultation prior to the OSDC finalising its budget, and before submission of the OSDC's budget and business plan to its Board	Paragraph 2.1 (b), Direction
C.5	Consultation prior to approving significant design choices in relation to public realm improvements in and around Oxford Street	Paragraph 2.1 (b), Direction
C.6	Consultation prior to significant events to be delivered in and around Oxford Street	Paragraph 2.1 (b), Direction
C.7	Consultation prior to entering significant commercial partnerships with businesses	Paragraph 2.1 (b), Direction
C.8	Consultation prior to public announcements, media activity, marketing campaigns and other publications;	Paragraph 2.1 (b), Direction
C.9	Consultation prior to any future local planning framework and policies applicable in the Oxford Street Development Area.	Paragraph 2.1 (b), Direction

Requirements under the Localism Act 2011 for the Mayor to give Consent or Prior Consent

<i>L.1</i>	Submitting a compulsory purchase order	Section 207
<i>L.2</i>	Disposing of land for less than the best consideration which can reasonably be obtained or which has been compulsorily acquired under the Act	Section 209

L.3	Forming or acquiring interests in bodies corporate	Section 212 (2)
L.4	Giving financial assistance to a person or organisation which is not in the scope or terms of the General Grant Consent	Section 213
L.5	Terms and conditions on which staff are to be appointed	Schedule 21, paragraph 3
L.6	Determining the rates and eligibility criteria for staff remuneration, travelling and other allowances and pensions and gratuities	Schedule 21, paragraph 4
L.7	Appointing persons who are not members of the OSDC's board to a committee or sub-committee of the OSDC	Schedule 21, paragraph 6
LB	Permitting an OSDC subsidiary (if any) to borrow money or raise finance by the issue of stocks and shares otherwise from the OSDC	section 212(4)
D.1	Prior Consent to the appointment of the OSDC Chief Executive Officer	Paragraph 4.1, Direction
D.2	Prior Consent to the submission to the Board of the OSDC's business plan/budget	Paragraph 4.1, Direction
D.3	Prior Consent to the OSDC borrowings	Paragraph 4.2, Direction
D.4	Prior Consent for any Item of capital or revenue expenditure which cannot be contained within the OSDC's approved budget for the year	Paragraph 4.3, Direction