

- **A new word – ‘oysterisation’ – but worth it**
- **A court case worth following**
- **A worrying trend in gun crime**
- **A Mayor as Police Commissioner?**
- **And a new Board to watch**

Do you carry an Oyster card? Most of us at LCA do and for those of us who use both train and Tube, the roll out of the Oyster pay-as-you-go across all rail and riverboat stations is great news, if rather overdue. It will be a welcome New Year benefit for London's hard pressed commuters and points to even greater integration on the public transport system. For those who still doubt the benefit of a directly elected Mayor, here is another example of a positive change in London that would have been no more than an aspiration if it wasn't for the political pressure of a city-wide authority.

The court case to follow in the run up to Christmas has to be that in the High Court involving the CPC Group. CPC, owned by the Candy brothers, is claiming £81 million against the Qatari Royal family over the collapse of the Chelsea Barracks project earlier this year. Whilst it is doubtful that they will be called as witnesses, the thought of the Prince of Wales, Boris Johnson and Lord Rogers all giving evidence would certainly make this something of a 'High Court X Factor'. More on this next month.

Last month we reported on the concept of armed police patrols on the capital's streets. Thankfully, the pilot schemes were very quickly brought to a halt, but equally gun crime continues to rise especially amongst young people. Just in the last six months shootings have increased from 123 to 236 – almost double. You would expect the murder rate to have risen, but this is not the case as many of these appear to be non-fatal punishment "respect" shootings.

Which of course made the Evening Standard banner headline "Boris to be Met Commissioner" rather intriguing. You would have thought that the Mayor might want to keep a suitable political distance from policing, but if the Conservatives win the 2010 general election, then they are considering a proposal to scrap the Metropolitan Police Authority, leaving the London Assembly to scrutinise the Met directly. This has been interpreted as making the Mayor the city's first elected police commissioner. Bit of a leap of faith perhaps?

The Olympics had another solid month with the aquatic roof grabbing the headlines and pictures. Meanwhile the Board of the Olympic Park Legacy Company was announced. An interesting mix of names... will they come together to help Baroness Ford and Andrew Altman deliver post 2012?





## Section One: The Mayor

Ahead of next week's Pre-Budget Report, the Mayor has written to Treasury secretary, Liam Byrne, to float the idea of **Tax Increment Financing** (TIF) for London. TIF, already used in other Mayor-led cities like New York, is a way of earmarking taxes raised locally for specific regeneration projects. The Mayor has pitched it as a way of London "paying its own way" and has pointed out that the capital is "unique among large world cities" in having to rely so much on central Government for funding. A recent London Councils' report has highlighted the difference between London and other cities' funding arrangements.

<http://www.londoncouncils.gov.uk/London%20Councils/investingforrecovery.pdf>

Following reports in the last edition of LCA Monthly that three London boroughs will be chosen for a pilot scheme to give London boroughs more flexibility and control over **affordable housing**, the Mayor has announced that Hackney, Croydon and Westminster will trial the scheme. The programme has been initiated by the Mayor and the Homes and Communities Agency (HCA) and each of the chosen boroughs will spend the 12 month pilot, in the 2010/2011 financial year, working with a steering group and looking at the steps needed to create a London-wide delegated delivery programme. If the pilot is successful, every borough could be offered the opportunity to negotiate a contract the following year.

The credit Boris Johnson has received for his leadership on housing was somewhat tempered by the accusations of plagiarism that met his vision for 'London's Great Outdoors'. The Mayor's **manifesto for public space** outlined plans for £220m worth of investment in 50 projects around the capital. However, it was quickly pointed out by many boroughs that many of the projects had been organised by local authorities with little or no input from the Mayor's office. Schemes involved included Windrush Square in Brixton, where landscaping work is already underway, and Highbury Corner in Islington where plans for a public square outside the tube station will be put out for consultation by Islington Council next year.

[www.london.go.uk/greatoutdoors](http://www.london.go.uk/greatoutdoors)

Staff retention at City Hall has been something of an issue for the Mayor and November has seen another high profile departure. Architect **Lord (Richard) Rogers resigned** from his position as deputy chair of both the Mayor's Design Advisory and Great Spaces panels having also served as Ken Livingstone's chief advisor on architecture and urbanism. The reasons behind Lord Rogers' resignation have been the subject of much speculation. A Freedom of Information Act request has apparently revealed that the row was partly over the Mayor's dislike of Rogers' controversial Chelsea Barracks scheme. (See Section Nine: People, for a full list of new Design Advisory and Great Spaces panel members.)

The Evening Standard's Top 1000 **Most Influential list** has mapped out the big personalities and politicians who have shaped the capital over the last year. While Rogers was tellingly off the list, his replacement, Tate chair Sir Nicholas Serota made it. Boris Johnson was of course at the top, alongside most of his senior team and his predecessor.

<http://www.thisislondon.co.uk/the-one-thousand.do>

Perhaps a mark of his influence and reach is that the Mayor claims to have attracted **£50m worth of tourism** to the city through his £2m 'Only in London' campaign. This summer tourism was up 6% on 2008 with tourists spending more money per head as well. However, Visit London is planning to spend only

*"By the end of 2011, when mayoral campaigning will be well underway, Prime Minister Cameron could be beset by recessionary mid-term blues and the Prince could present himself as a sober, experienced, centrist alternative to a publicity-driven and distracted incumbent whose concrete achievements have been few." – Guardian blogger Dave Hill speculates on a 'Peter Mandelson for Mayor' campaign.*



another £400,000 on campaigns to attract British and European tourists over the winter.

## **Section Two: London General News**.....

With Christmas just around the corner, reports that the weakness of the pound and the mild winter weather are doing their bit to shore up sales figures are particularly welcome. October's **West End retail sales** were 4.2% up on the same time last year and that great British benchmark, John Lewis on Oxford Street, has reported like-for-like sales up 16%. Meanwhile, the value of Sterling has seen the Lonely Planet guidebook include London in its list of the world's Top 10 best-value attractions. The budget travel guide has historically criticised the capital for its high prices and living costs but the latest edition has been forced to admit that, with a host of cheap hotels and free museums, it now costs a lot less to enjoy the city.

[http://www.newwestend.com/news/latest\\_news](http://www.newwestend.com/news/latest_news)

Yet another new promotional body has been set up to convince a different audience that London is worth a look. Big names from the financial services industry and the City of London Corporation have clubbed together to form TheCityUK, an umbrella body that will promote and **lobby for the UK's financial sector** around the world. TheCityUK will launch formally next spring and will be chaired by Stuart Popham, a senior partner at law firm Clifford Chance. It will be funded initially by the City of London Corporation but the plan is for it to eventually become a not-for-profit organisation supported by membership fees. Harvey McGrath, chair of the London Development Agency, will sit on its steering committee.

<http://www.thecityuk.com/thecityuk/>

The emerging financial crisis in Dubai could lead to a **fire sale of London property**. Dubai investors own some of the capital's most prestigious property and the emirate could be forced to sell quickly in order to service its mounting debts. Dubai World, the state-owned investment conglomerate, owns the Adelphi on the Strand and the Grand buildings in Trafalgar Square. Another investment company, Dubai Investment Capital, has a stake in the London Eye and Madame Tussauds owner, Merlin Entertainments. Great Portland Estates has already benefitted from the crisis, as it bought three central London buildings from Dubai World in October. The London developer has recently reported its first rise in property values since the summer of 2007.

More than 100 firefighters tackled a **huge fire** that broke out on a building site in Peckham. Thankfully no-one was hurt but more than 300 residents were evacuated from neighbouring flats. The blaze broke out on a site for a private development of flats and will be investigated by the Health and Safety Executive. Some commentators have criticised the building's timber frame which they say helped the fire spread, however, this is a widely used technique in the construction industry as it is a more sustainable building material. Once the frame is clad in concrete, it is no longer a fire hazard.

Following reports in the last edition of LCA Monthly that the **London Lite** was likely to close, the Daily Mail and General Trust's free paper has now been officially consigned to the big recycling bin in the sky. Meanwhile, there are rumours flying around that a new twice-weekly freesheet is due to launch in February. The London Weekly plans to distribute 250,000 copies a day on Fridays and Saturdays, and is being put together by Global Publishing Group, with £10.5m funding from five private investors. The London Weekly is billing itself as an *"interactive newspaper"* with 30% of its content generated by readers.

*"London leads the world because of its excellence in many things – but above all it leads because it is a centre of influence. Anybody who is anyone knows that, in order to do business, to get ahead and meet the best in almost any given field, they must come to London."* – Editor of the Evening Standard, Geordie Greig



*"In the new media age, previous newspapers have forgotten their core audience and concentrated on competition with other titles. The readers and our advertisers are our priority at the London Weekly. We want to put together a newspaper for Londoners by Londoners which is why we are getting our readers involved in the contributory process of the weekly title." – Gavin Brown, a freelance feature writer at the new London Weekly paper.*

It will also have a website, [thelondonweekly.co.uk](http://thelondonweekly.co.uk), which is due to launch on 20 December, and is already planning an awards ceremony in September.

All of this movement on the London media landscape is testament to the difficult trading conditions and lack of certainty facing the entire **print media industry**. Hit by falling advertising revenue and readership figures, local newspapers in particular are fearful for their survival and have blamed council newspapers – which are freely distributed to every household – for unfair competition while printing stories with a biased political agenda. Overall, London's councils spent £68m on publicity and advertising, including council newspapers, in the 2008/9 financial year. The Tories have threatened to crack down on council-run newspapers if they get into power and stop them from publishing "propaganda". Meanwhile the Guardian Media Group has announced the loss of 100 jobs while property and construction industry trade title, Contract Journal, has been forced to close after 130 years of operation.

Further to reports earlier this year that London will need an extra 2,000 **primary school places** by next September, a London Councils' report has found that the situation is even more urgent. The report has found that, over the next seven years, the capital will require 50,000 extra places costing an estimated £880m. The Department of Children, Schools and Families (DCSF) allocated just under £400m to the boroughs in 2007 and as LCA Monthly went to press the Government had just announced an additional allocation of £140m in emergency funding to be shared across 16 local authorities. However, council leaders have warned that the capital will need at least £880m to allay the crisis by 2017. The situation has been blamed on the rising population and a drop in the number of parents sending their children to private school. 20 London boroughs already have no capacity left for primary school pupils and at least 11 are predicting a shortage of at least 2,000 places over the next three years.

[http://www.londoncouncils.gov.uk/committees/agenda.htm?pk\\_agenda\\_items=3729](http://www.londoncouncils.gov.uk/committees/agenda.htm?pk_agenda_items=3729)

A major public consultation of the future of **health services in north east London** has been launched. The consultation will cover seven boroughs and the City of London Corporation and will run for 14 weeks to 8 March 2010. The review, called Health for north east London, supports Healthcare for London's pledge to deliver more of the care people use most of the time closer to where they live by moving complex care onto fewer sites while improving primary care services, with 17 more polyclinics across the patch. The proposals have been drawn up by six working groups made up of local clinicians.

[www.healthfornel.nhs.uk](http://www.healthfornel.nhs.uk)

The other health story to have flared up this month has been further west in North London, where earlier this year there was controversy over changes to Chase Farm hospital. This time, attention has focused on the **Whittington and Royal Free hospitals** which, it has been revealed, could be included in a new review of health services, this time over an area called "North Central" London – one of the new London sectors created by the capital-wide health authority to ensure services are more joined up.

Petitions and debates are springing up once again as, with elections in the air, local MPs have caught sight of the proposals and think there may be votes to be gained by shroud-waving over what are already being dubbed 'new proposals to close hospitals'. The fact that no hospitals will actually close and services do need to be modernised appears to have passed them by. This will be an interesting one to watch as elections loom ever nearer. **Consultation on the North Central proposals** will not, however, launch until well into next year.



According to the Homeless Link charity, 138 of the capital's 205 permanent rough sleepers have been helped into accommodation. The Mayor has pledged to **eradicate rough sleeping** in London by the 2012 Games and the London Delivery Board, the body charged with the task, plans to help the remaining 67 most entrenched rough sleepers off the streets by next spring. The board, which is chaired by Richard Blakeway, was only set up in February and following its successful start has already started to look at expanding its programme to other people affected by sleeping rough in London.

Housing Minister John Healey has made £250,000 available in a rewards scheme for people who **shop their neighbours**, to crackdown on the illegal sub-letting of social housing in London. Special hotlines, websites and email addresses will be set up to allow people to share their suspicions and will receive £500 if an "unlawfully occupied" home is repossessed. Healey said the problem of unlawfully occupied social housing was at its worst in inner-city areas, where up to one in 20 properties were affected.

A quarter of London's 32 **magistrates courts** could close over the next 10 years, as the current system of one in each borough means that some only operate between 50% and 60% of their capacity. A report by Her Majesty's Courts Service has found that at least nine could be closed without any "detriment to timeliness or effectiveness of trials." There is no indication which courts might close but Sutton, Brent, Acton and Bromley have the lowest usage figures and all operate at less than 60% of capacity. The Magistrates' Association has warned that witnesses, defendants and court staff could be forced to travel excessive distances and communities would be deprived of a "basic" service.

With 2010 on the horizon, campaigning for the imminent **General Election** looks to be starting in earnest. Unfortunately, one party who knows just how high the stakes are and how slim the margins might be is the BNP. Its presence in East London has clearly motivated Labour MP Margaret Hodge; upon news that she would be defending her Barking seat against BNP leader Nick Griffin, the Culture Minister vowed to "expose and expel" him from her constituency. The BNP took 17% of the vote in the 2005 General Election coming third and only 27 votes behind the Tories. In 2006 they then scored one of the party's biggest successes winning 12 of the 51 Barking and Dagenham council seats and becoming the second largest party in the borough at local level.

The **expenses scandal** has meanwhile hit in Hendon. Labour MP Andrew Dismore is facing calls to resign from his position on the Commons' Standards in Public Life committee after it was found that he claimed for the equivalent of three car journeys to Westminster a day in the 2007/8 financial year. Dismore has also run up £65,000 worth of second home expenses between two London properties, one of which houses his girlfriend's homeopathy clinic.

Those in charge of London's theatres and arts venues have met to discuss the launch of a summer **London Fringe Festival**. Pitched as a rival to the annual month-long Edinburgh event, the festival will take place across 18 venues and will encompass comedy, art, dance, music and film. The London Fringe is due to take place from 6-30 August and is being organised by Greg Tallent, who organised this year's London Bridge Festival.

There will soon be one more reason to come and visit us at LCA's offices – Gary Rhodes wants to open a restaurant next door. The celebrity chef is keen to take on the revolving restaurant at the top of the **BT Tower**, set to reopen for the first time in 30 years. The 34<sup>th</sup> floor restaurant was closed in 1980 due to security

*"It costs a lot of money to do a show in Edinburgh — it's a big stake for a young performer. It seems to us that for young people who haven't got the money, doing it where they live and work is going to help them." – Greg Tallent, director of the new London Fringe Festival, on one of the reasons he thinks the venture is a good idea*



concerns but is now set to revolve again in time for Christmas 2011.

### **Section Three: London 2012 Olympics and Paralympic Games**.....

The **Aquatics Centre** – known as London 2012’s architectural highlight – has reached a major milestone with the completion of its stingray-shaped roof. The vast wave-shaped lid has been lowered into place creating a magnificent addition to the East London skyline and will form the main ‘gateway’ to the Park. Designed by Zaha Hadid, the 160m-long steel structure, weighing over 3,000 tonnes, had to be built at ground level and then placed onto three concrete supports using a crane. The indoor pools have been excavated and work will begin next year on the 12,000 sq m timber ceiling. Olympic organisers have hailed the project as an example of the nationwide business opportunities created by the Games, with the steel trusses fabricated in Newport from plate rolled in Gateshead, Motherwell and Scunthorpe and the construction project run by London-based Balfour Beatty.

David Morley Architects has been appointed to design the **temporary water polo venue** for the 2012 Olympic Games. The 5,000 seat arena is the firm’s first job and one of the last architecture contracts to be awarded by the ODA through its design services framework. In legacy mode the venue will of course be removed. Meanwhile CABE has given its approval to the redesigned cladding at Wilkinson Eyre Architects’ 12,000 capacity temporary basketball arena. It has said that the new sculpted membrane panels are a “*considerable improvement on earlier versions*”.

The Olympic Delivery Authority (ODA) is on track to meet its **sustainability targets** for the London 2012 construction project. The targets cover a variety of areas including using low-carbon materials, recycling construction waste, incorporating rain-water harvesting and installing bird and bat boxes into the design and build of venues. Among other achievements, the ODA has reported it is currently beating its target to deliver 50% of materials to the Olympic Park by rail or water transport – more than 60% is currently being delivered this way, helping to reduce vehicle movements and carbon emissions. 90% of construction waste is also being diverted from landfill and is being reused or recycled instead. The first of 4,000 trees have also been planted on site by the Queen.

The countdown to the **Paralympic Games** has now also begun, with the 1,000 days to go point passed on 3 December. To mark the milestone, new pictures representing each Paralympic sport and discipline have been released. They will help with wayfinding in 2012 and will also be used as a tool to help educate people leading up to and during the Games.

<http://www.london2012.com/games/paralympic/index.php>

British businesses are being urged to capitalise yet further from the £1.7bn worth of **Olympic contracts** still to be awarded as the procurement process is ramped up over the coming months. More than a million pieces of sports equipment will be needed in total, including 1,200 hockey balls, eight trampolines, 1,400 Fifa-approved footballs, and 92 ball pumps to inflate them. For the temporary 15,000-seater beach volleyball arena, which will be constructed in Horse Guards Parade in Central London, the organisers are seeking companies to provide 5,000 tons of sand. Speaking at the 2012 Games Business Summit, Olympics minister, Tessa Jowell, said that British businesses which won contracts for the London Games would be well placed to provide similar services at the competition hosted by Brazil in 2016. Gordon Brown has also signed a government-to-government agreement with the Brazilian president, Luiz Inácio Lula da Silva, which will allow

*“It is the world’s most demanding shopping list, containing requests for 1,100 shuttlecocks and 5,000 tons of sand, as well as three metal detectors. It is not an eccentric billionaire’s attempt to lay on the world’s biggest beach party – it is the list of things Britain needs to buy for the 2012 Olympic Games” – extract from The Independent’s coverage of the London 2012 procurement drive.*



Rio to learn from Britain's experience of staging the Olympics.

The London 2012 Organising Committee (LOCOG) has announced **BMW as the official Automotive Partner and a Sustainability Partner** for the London 2012 Games. BMW becomes the seventh and final Tier One partner. The deal is rumoured to be worth £40m and will see the German car giant deliver a range of low-carbon green transport options by supplying 4,000 vehicles for athletes, officials and VIPs during the Games, as well as motorbikes and bicycles for use by athletes in the Olympic Village. The company will ensure a proportion of its fleet are wheelchair-accessible and will use the Games to showcase its electric vehicle range. GlaxoSmithKline was also announced as the Official Laboratory Services Provider becoming the 25th Olympic Partner. Thousands of doping tests will take place over the course of the Olympic and Paralympic Games in the 24-hour independently-run laboratory. LOCOG has now raised nearly £600m of its target £700m in partnership deals.

Boris Johnson will be disappointed to learn that the Piffle Tower has some strong competition in the contest to find the best design for a £15m **lasting monument** at the Park. Leading the pack is a cloud of inflatable plastic bubbles. Ramps, stairs and lifts would take visitors into the main inflatable bubble from which they could view the city. City Hall is also thought to be considering entries from former Turner Prize winner Anish Kapoor and Antony Gormley, the designer of the Angel of the North.

Plans to relax the rules governing **night flights over London** during the Games has been met by opposition from west London residents set to be affected by the move. The Civil Aviation Authority (CAA) has been considering a string of measures to remove controls on London's airports during the 2012 Games to cope with the huge number of visitors from across the world. Among them is a plan to ease restrictions on flights at Heathrow between 11pm and 6am. Campaigners, including anti-airport expansion group HACAN, leader of Wandsworth Council Edward Lister, and Liberal Democrat MP for Richmond Park Susan Kramer, have vowed to fight the plans. The Department for Transport has said that no firm decisions have been made.

A report by The European Tour Operators Association claiming that London may not see tourism **benefits** from staging the 2012 Olympic Games has been dismissed by Visit London. The capital's official visitor organisation denied the report's claims that if London followed the same pattern as Beijing - which allegedly saw an 18% drop in tourist numbers - and other recent host cities, tourism numbers were likely to fall significantly. Visit London's own research puts the estimated additional tourism revenues from the Games at £1.5bn over 10 years.

<http://www.etoa.org/Pdf/ETOA%20Olympic%20Report%20update%202009.pdf>

Ed Vaizey, the shadow culture minister, has warned that the arts extravaganza to showcase the finest British creative talent in the run-up to the 2012 London Olympics could become as much of a fiasco as the Millennium Dome. Speaking to *The Independent*, Mr Vaizey said that while he was a "*big fan of the **Cultural Olympiad***", he had reservations about the £80m project. He particularly questioned whether it was suitable for Tony Hall, the director of the Royal Opera House, to run the Olympiad part-time. However, a spokesman for London 2012 said LOCOG was in the process of finding another director to work alongside Tony Hall.

Richmond has been chosen as the training base for the **South African athletes** in the run up to the London Games. The athletes will be based mainly at St

*"We certainly shouldn't do fewer major infrastructure projects. The country is working on the Olympics, which ends in 2012. And Crossrail will finish in 2017. We should keep up the momentum. These projects need to be done. London needs big projects to remain competitive with the rest of the world."* – Terry Morgan, chairman of Crossrail, interviewed in City AM



Mary's University College and the Lensbury Club, but will also use other clubs and facilities across the borough.

Margaret Ford, Chairman of the **Board of the Olympic Park Legacy Company**, has announced the appointment of the first Board members of the company. See Section Nine: People for the full list.

A new **Apprentice Hub** has opened to support the 120 apprentices currently working for the contractors delivering the 2012 Games. Located on the Olympic Park, the Hub will provide guidance, career support, courses, IT and study space. It will also help ensure that apprentices can continue their training or employment on future projects once they have completed their work on the Olympic Park.

London's free **New Year's Eve firework display** on 31 December 2011 could be moved to the Olympic Park with a party in the stadium, for 80,000 Londoners – seven months before the Games begin. City Hall is believed to have come up with the plan to reduce its £1.5m bill for the celebrations with security easier to manage at the Olympic Park and as the ODA becomes more and more confident that it will be able to open the park to the public well before the Games. The party would also allow officials to “stress-test” facilities before the Games, which will attract about 500,000 spectators a day. About 750,000 people crowd around Trafalgar Square and the London Eye to hail in the New Year, but the cost of keeping them safe is rising.

#### **Section Four: Planning**.....

Following a special two day hearing, Barnet Council has resolved to grant consent for the £4.5bn **Brent Cross Cricklewood** regeneration project, one of the largest new schemes in London. Planning committee members voted 8-1 in favour, lending cross-party support in favour of the creation of a new town centre around Brent Cross Shopping Centre and land to the south of the North Circular. As well as transforming the shopping centre into a retail and leisure district, the plans will deliver 7,500 homes, 27,000 jobs, three schools, a new train and bus station, six bridges and new open spaces. The Section 106 package is the largest in Barnet's history, delivering just under £1bn on community and transport infrastructure. The plans will now be considered by Boris Johnson and Government Office for London, as they are considered of strategic significance to the capital.

Deputy mayor Sir Simon Milton, has criticised the slow pace and government intervention in the **local development framework process**. Speaking at the centre-right think tank, the Bow Group, he called for councils to be allowed to charge for pre-application advice. He also added that the advertising of planning applications in local newspapers was an “anachronism”. Additionally at the Planning and Housing Committee meeting Sir Simon said that he was totally confident that 50,000 affordable homes will be delivered in London by 2012 – he however acknowledged that despite previously saying this target would be reached by 2011 it would now take an extra year.

One of the last remaining tower blocks standing in the way of the first phase of the **£600m regeneration of Canning Town** has been knocked down. Newham Council, with support from the London Thames Gateway Development Corporation, is transforming a 16-acre brownfield site into a new town centre over the next 10 years to make way for 1,100 new homes and 60,000 sq m of retail, offices and leisure facilities. Newham Mayor Sir Robin Wales invited one of the borough's oldest residents, 89-year-old Alice Lashmar, to help demolish the 11-storey Swanscomb Point.

*“If you can tell a man by his shoes, you can tell a city by its pavements, and London's indicate a fractured, shambolic, careless body politic...[However], London could be a model again. The city's culture is changing, if glacially, towards, towards valuing public space.” – Rowan Moore in the Evening Standard*



Figures published by *The Times* have highlighted a **sharp decline in the number of planning applications** nationally for housing developments prompting fears of a chronic property shortage and steeper house-price increases in the future. The number of applications has fallen by half since January this year. Only two housing schemes with more than 500 properties have been granted planning consent since the beginning of the year - one in North London and one in Thornton-Cleveleys, Lancashire.

However, it is a different story for the commercial property market which has continued to show signs of recovery. **British Land**, the UK's second-biggest property company, has been looking at a shopping list of assets as it prepares to spend a reported £3bn. The group is looking to invest in more superstores, as well as in other sectors outside its traditional portfolio. However, chief executive Chris Grigg said that the group is not yet ready to restart work on its large currently stalled development sites in London, including the £57m Leadenhall project in the City.

Bath based architects Mitchell Taylor Workshop has won the competition to transform Lord Rogers' stalled '**cheese grater**' site into a public space. The practice proposal for a 'city farm' was selected from an invited shortlist of 13 (see October's edition of LCA Monthly for further details) to find a new use for the Leadenhall Street site in the City of London, for up to four years. The plans include a wild flower bank and the Square Mile's first ever allotments, the produce from which will be sold to City workers from a series of kiosks. Stanhope, developer of the **former Middlesex Hospital site** in Fitzrovia also plans to make part of its site available for community gardens for a year. Following approaches from members of the public Stanhope intends to submit a planning application, providing space for 500 allotment plots – including a dedicated number for the neighbouring All Souls Church of England Primary School.

British Land, Land Securities and two other investors are vying to buy a half-share in the £1bn redevelopment of **Elizabeth House** in Waterloo. Morgan Stanley Real Estate Fund, the majority owner of the 240,000 sq ft block, has put a 50% stake of the scheme, known as the Three Sisters, up for sale. A sale to either BL or LandSec would represent their first major purchase of a development in the capital for more than two years. The plan to sell the stake comes just weeks after Communities Minister John Denham threw out the 1.4m sq ft Allies & Morrison-designed proposals arguing that they would have an adverse effect on views of Westminster (see the October edition of LCA Monthly).

Meanwhile, the Crown Estate is working up plans to bring forward the long-awaited overhaul of two key sites in its £1.4bn revamp of its **Regent Street** estate. The company wants to turn a block at the junction of Regent Street, New Burlington Street and New Burlington Place and another at the junction of Regent Street, New Burlington Street and Burlington Mews into two seven-storey, mixed-use developments. Proposals for the two 100,000 sq ft office and retail schemes may be with Westminster City Council by Christmas.

Ealing councillors have rejected plans for the regeneration of **Southall Gasworks**, despite a positive recommendation from planning officers. National Grid's outline application included 3,750 homes – 30% of them affordable – along with sports facilities, shops and employment space. Councillors rejected the plans, citing the potential for increased traffic congestion. The officers' report had maintained that the scheme embraced sustainable transport measures with proposals to improve the capacity of affected road

"It's very progressive to enable young practices to make their mark on such a prestigious site. It could have been 30 years before we had the chance to do that." - Asif Khan, the architect behind temporary city farm on the 'cheesgrater' site on Leadenhall Street



*"Behind these sets you just have a housing estate - to build so many houses in the Green Belt is every developers dream."* – Cllr Deirdre Holloway said that Project Pinewood had tried to sprinkle star dust in councillors eyes.

junctions.

French power giant EDF is considering selling three **power distribution grids**, valued at around £4bn. The firm operates about 100,000 miles of cable across London, the South East and eastern England, supplying some eight million homes. Other parts of EDF Energy, including its power generation and supply businesses, are not for sale. Bids are expected early next year, with the winner expected to be known by March. Interested parties have formed two consortiums to bid for the assets so far and more are expected to follow.

Hackney Council has given their consent to Hammerson's revised plans for its 1.5m sq ft **Bishop's Place** scheme in Shoreditch. Approval was given after the developer agreed to keep the Light Bar building on Shoreditch High Street which local campaigners had fought hard to save. Hammerson had also increased the amount of public space to 48%. The Foster & Partners-designed scheme features offices, flats, shops and a hotel.

The regeneration of the **Aylesbury Estate** in Walworth, South London, has moved a step closer after receiving the Government's seal of approval. Following two years of consultation, the planning inspector has given the go-ahead to the £3.2bn Aylesbury Action Plan (AAP) which will deliver new homes, parks and a school. The AAP will be formally adopted by Southwark Council in January.

Southwark Council has published a revised timetable for the **Elephant & Castle** regeneration with the redevelopment of the shopping centre postponed from Phase 1 to the final Phase 6 of the programme. The council is delaying plans on the centre until the economy improves and is also continuing its negotiations with Transport for London to find an integrated transport solution which is affordable. The council has also found that Boris Johnson's new London View Management Framework (LVMF), is affecting their plans for high-rise development as it would be visible from the Serpentine Bridge, in Hyde Park. The council has said that the changes to the LVMF *"could have significant impact on the quantum of development and therefore viability"*. The local authority's executive has however reached a 'heads of terms' agreement with developer Lend Lease Europe with demolition work now due to start in February 2010. They hope to gain detailed planning consent for Phase 1 by the end of April 2011.

**Pinewood Studios'** plans to significantly redevelop the area alongside its Iver Heath premises have also suffered a major blow with the proposals turned down by South Bucks District Council. Project Pinewood would have created a purpose-built living and working community for film, television and the creative industries on more than 40ha of green belt land, including live-in film sets and up to 1,400 homes. Councillors were shown artist's impressions of the live-in sets, which included a mock-Parisian square, downtown New York and Venice canal, while outside more than 100 protesters set up a marquee to watch the committee's proceedings. A loud cheer went up as councillors voted unanimously to reject the £200m plan. Committee chairwoman Jacquetta Lowen-Cooper said allowing the development in the green belt would have set a precedent potentially undermining the council's ability to resist future schemes.

Developers have submitted plans for a nine-building development in the heart of the Millennium Quarter, near South Quay, to Tower Hamlets Council. Millharbour LLP and Millharbour 2LLP have filed a planning application for the **Millharbour Quarter** project, which will include 1,634 homes, 44,938 sq m of office space and 2,859 sq m of retail. The application – drawn up by a joint design team of Foster & Partners and Skidmore, Owings and Merrill – comprises three towers, two low



"Both Bishops Park and Fulham Palace grounds are of huge historic importance to the borough and these plans will see them reaffirmed as jewels in the Hammersmith and Fulham crown." - LBHF cabinet member for parks, culture and heritage, Frances Stainton

rise buildings and public spaces and gardens at Millharbour East while at Millharbour West there will be a flagship 45-storey tower designed with a "ziggurat building footprint" to maximise corner views. The developers have been keen to highlight the public element of the project, which will feature green spaces and plazas.

The board of London property developer **Minerva** has rejected an "opportunistic and unwelcome" bid from South African investor Nathan Kirsh, whose family investment vehicle KiFin already controls 29% of the company. The African financier made a cash offer of 50p a share to the property developer, valuing the company at £85m. Minerva, which owns the Walbrook and St Botolphs developments in the City, the Ram Brewery in Wandsworth and the Leinster House Hotel in Bayswater, said the offer significantly undervalued the company and its future prospects.

Irvine Sellar is rumoured to be seeking to renegotiate the Section 106 agreements for both the **Shard of Glass** and the 'Baby Shard' in light of the tough economic climate. A formal submission for a significant reduction from the agreed £27.3m is expected to be submitted to Southwark Council shortly. Beneficiaries that could lose out include a new concourse and public piazza at London Bridge station, affordable housing programmes, a new museum and improvements to Guy's and St Thomas' Hospitals. Sellar's difficulties have prompted speculation that Qatari Diar, which already owns two-thirds of the development, could attempt to buy him out of the project.

A £300m loan from the European Investment Bank (EIB) is set to rescue Dubai-based port operator DP World's £1.5bn **London Gateway Port** project. Earlier this year, doubts were raised about the viability of the scheme when DP World ordered a review of the project's scope at Shellhaven, in Essex, following a fall in global shipping demand. The operator has also asked the Government to drop a requirement for it to pay for the £100m upgrade of Junction 30 of the M25 at Thurrock, Essex, which was part of the planning consent for the project. The completed development will be capable of handling the same amount of freight as Felixstowe Port.

The HCA has suspended a London task force to help **arm's-length management organisations (ALMOs)** improve their performance, after three of the London councils, (whose ALMOs were in the sixth round of funding bids), applied for judicial review of the Government's raid on their decent homes funding. Sutton, Redbridge and Havering are arguing that withdrawing £150m for refurbishments until 2011/12, at short notice, has disrupted their ability to plan and deliver services. The HCA has suspended the task force meetings until the legal challenge on the deferral has been resolved. They are however continuing to meet with Lewisham, Tower Hamlets and Lambeth, the task force boroughs and ALMOs that are not involved in the judicial review. The task force was originally set up to help six London ALMOs awaiting funding achieve their two-star rating from the Audit Commission.

Consultation on the **City of London Corporation's draft core strategy**, which sets out its planning policies to 2026, has begun. The document highlights new policies for Crossrail and the north of the City, Cheapside and St Paul's, Aldgate and Thames riverside. The consultation runs until 23 December.

[http://www.cityoflondon.gov.uk/Corporation/LGNL\\_Services/Environment\\_and\\_planning/Planning/Local\\_Development\\_Framework/core\\_strategy.htm](http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Environment_and_planning/Planning/Local_Development_Framework/core_strategy.htm)

The first image of plans to create Central London's only **permanent urban beach** have been unveiled. The beach will be part of an £8m plan to renovate



*"The combination of the gasholder structure and its location overlooking the Regent's canal set the scene for a truly fantastic project." – Hari Phillips, of Bell Phillips and Kimble*

Bishop's Park and the adjoining grounds of Fulham Palace. A beach first opened at the site in 1903 when visitors relaxed on sand transported from Margate and other beaches in Kent but by 1949 it had become a safety hazard and was closed. Sixty years on, Hammersmith and Fulham Council chiefs hope to revive it and are applying to the Heritage Lottery Fund for £3.65m to help pay for the project.

Hammersmith and Fulham has appointed Scape Design Associates to design a new **public square in King Street**. The piazza will be created on an area currently occupied by part of the 1960s town hall, which will be demolished. The square will be the centrepiece of King Street Regeneration, a project that will deliver new council facilities, homes, retail space and a series of new public squares.

Students at the **London School for Economics** could soon be housed in accommodation designed by Sir Terence Conran. The plans include two buildings joined by a walkway. One is a 10-storey triangular building and the second a nine-storey block designed to "recall the warehouse character" of the area, in Southwark.

A redevelopment of **Holland Park School** in West London has reached a significant milestone. The £80m project to redevelop the school has hinged on Kensington and Chelsea Council's ability to sell a parcel of land on the present southern school site. The Duke of Westminster owner of Belgravia and Mayfair, is making a bid for the two prime acres of Holland Park School to build 72 luxury flats. The sale will raise funds for a showpiece new campus which is expected to open in September 2012. As well as new science labs, arts, dance and music rooms there will also be an indoor 25-metre swimming pool, a gym and an all-weather sports pitch.

Following a five-month competition with 80 submissions, and deliberations over a five-strong shortlist, a design by Bell Phillips + Kimble architects has been selected as the winner of **King's Cross Central's Gasholder No. 8** design competition. The King's Cross Central Limited Partnership (Argent, London & Continental Railways and DHL) were keen to attract innovative and ambitious ideas and invited entries from multi-disciplinary design teams. The winning entry will see the gasholder house a large shallow pool as a play space for children during the day, and by night, a more tranquil public space. Beneath the 'roof-top' pool will be an internal events space with a series of glass lenses in the ceiling, lighting the space below and offering dramatic views of the gasholder structure above.

The Candy brothers have launched a £81m **High Court action** against the Qatari royal family over the collapse of the deal to redevelop the Chelsea Barracks site. Through Christian Candy's CPC Group they are accusing Qatari Diar, the state's property investment company, of breaching their contract with them when it withdrew from the scheme last June – a week before the application was due to go before Westminster council's planning committee. There has been speculation that Prince Charles and Boris Johnson could appear as witnesses in the case.

Greenwich Council is launching a new base for 'Destination Greenwich' at the **Greenwich Peninsula**. The local authority has agreed to lease two floors of 6 Mitre Passage, the second commercial building to be completed on the Peninsula. As announced at this year's Thames Gateway Forum, 14 Pier Walk, the first commercial building on the Peninsula, is now fully occupied by Transport for London. The 'Destination Greenwich' deal is another major



milestone in the continued regeneration of the Peninsula and is a fitting location for a campaign that aims to promote Greenwich as a world-class destination for visitors, students and businesses.

The **David Beckham Academy** at Greenwich Peninsula is set to close. In 2005 planning permission was granted to owner AEG Europe for a temporary building to house the Academy on the basis that it did not compromise the long-term aspirations of the Greenwich Peninsula masterplan. As was always the intention, the land that the Academy sits on will be used to deliver several hundred homes after the 2012 Olympic Games. David Beckham is believed to be planning to take his football academy on the road once the lease expires.

## **Section Five: Transport**.....

Not only has the Mayor finally been able to announce the roll-out of the Oyster pay-as-you-go system across all Network Rail stations and Thames Riverboats in Greater London but he has also laid claim to a new word. The **'Oysterisation' of the network** will be implemented from 2 January 2010 after years of negotiation with rail operators and £40m worth of investment. Rail companies are hoping that the expansion will increase passenger numbers while commuters will save on longer journeys as they will no longer need a separate overground ticket. The price of an off-peak ticket from Surbiton in Zone Six to Waterloo will fall from £5 to £3.20.

While Secretary of State for Transport Lord Adonis has heavily endorsed an 'Oysterised' London, a Government review of funding agreements for **concessionary bus travel** could mean that the capital's disabled and elderly passengers will lose their free travel benefits. The review is likely to see £30m stripped out of London's allocation, with the money being redistributed to other cities, and will mean that the boroughs will have their free travel budget cut by around 50%. The plans are out for consultation until 30 December.

<http://www.dft.gov.uk/consultations/open/specialgrantfunding/>

Lord Adonis and the Mayor have agreed to establish a panel to advise on **Transport for London's (TfL) investment programme**. The panel will report to TfL and all members will be appointed by the Mayor from a shortlist agreed by the Secretary of State.

<http://www.tfl.gov.uk/assets/downloads/corporate/tfl-investment-programme-introduction.pdf>

If the introduction of 'Oysterisation' into the lexicon is too much to cope with, look away now. From 13 December, **the Circle line** will no longer be a circle. Suggestions for how to describe the new look yellow line have so far included yo-yo, tadpole and bottle but all you really need to know is that anti-clockwise services will terminate at Edgware Road and clockwise services will go along the Hammersmith and City line route all the way to Hammersmith. Notorious for its unreliable service, the new system will mean that problems on one part of the line do not build up into long delays on the rest of it.

A new state-of-the-art Northern ticket hall has been opened at **King's Cross St. Pancras Underground station**, which will provide a big increase in capacity, cutting congestion and improving accessibility. The new ticket hall includes 10 new escalators and has doubled the station's capacity with step-free access now available on five of the six lines that serve the station, with step-free access to the Northern Line available from mid 2010. King's Cross already sees more passengers a year than Heathrow and by the time the Olympics take place in 2012, more than 100,000 people will be passing through the station at peak times

*"With the full 'Oysterisation' of the capital there will be a new map which, in time, may come to affect the way Londoners understand their city. With luck, it will tie south London more closely into the Tube-dominated north." – Tony Travers writes in the Evening Standard*



every day.

Meanwhile, the people who spend more time than most at Underground stations have found themselves at odds with TfL. Early in November, the Underground's 250 or so registered **buskers** staged a protest outside City Hall against "draconian" rules that prevent them from selling CDs or promoting their work to passengers. They have also spoken out against new noise guidelines and a premium-rate phone number for booking pitches. Their ire has also been raised with the announcement of Coca Cola's new sponsorship deal with London Underground; the drinks company has apparently asked that buskers learn how to perform its festive advertising jingle 'Holidays are Coming'.

Following two Daily Telegraph columns in which the Mayor took bankers and the Government to task for large bonuses and increasing wage bills respectively, the focus has been turned back on him and the **£17m worth of bonuses** paid to TfL staff in the 2008/9 financial year. The bonus bill (excluding payouts to staff from the newly acquired Metronet) was 10% up on the previous year and the amount paid to senior staff has risen by 50% over the last two. The Mayor's office has blamed the unwieldy figures on the ramping up of Crossrail work.

Firms who are being uprooted to make way for Crossrail have described the compensation agreements as "appalling" and have started to campaign for a better deal. At least 60 companies in and around Soho have complained that the cost of moving has not been met and that the three months' notice they were given was not sufficient. Only a handful of businesses have so far reached a **settlement with Crossrail** and others have signed a letter to the Mayor asking him to take urgent action on the matter. Crossrail has said that every case is being dealt with under the National Code for Compensation.

The £5.5bn **Thameslink upgrade scheme** may face £750m worth of cutbacks following a Treasury review. Scenarios being discussed include reducing the number of new carriages, running 20 trains per hour rather than the planned 24 and scaling back the planned redevelopment of London Bridge station. Passengers will however still benefit from quadruple the amount of space than is currently available; however, the Department for Transport has insisted that it is still pushing to retain the original budget.

**National Express** has suffered a second major blow with the admission that the loss of its flagship franchise out of King's Cross could mean that the break clause on its Liverpool Street service will be invoked by Government. This would mean that the contract would be terminated in 2011 rather than 2014.

Meanwhile, passengers on the **First Capital Connect** route between Bedford and Brighton, via Gatwick, could face disrupted services in the run-up to Christmas. The unions are due to ballot staff on industrial action following disputes over pay. A result will be announced on 9 December.

The owners of Heathrow and Stansted are to receive a **£500m cash injection** from shareholders. The BAA Group, made up of Spanish infrastructure firm Ferrovial, GIC, a Singapore investment group and the state pension fund of Quebec, have agreed to commit the cash to the airports to reduce their debts and ease access to capital markets in the new year. Work has now started on the £1bn replacement for Terminal 2 at Heathrow after the old terminal closed in early November.

The scheme that inspired the **cycle hire scheme** planned for London has had to be rescued, with public money. French taxpayers have been forced to bail out

*"King's Cross St. Pancras is a national and international gateway for millions of Londoners and visitors every year. Through the Government's £800m investment it is now an Underground station to be proud of - ensuring a quick and pleasant travelling experience."* –  
Transport Secretary  
Andrew Adonis



the Parisian Velib scheme after 8,000 of the bikes were stolen and a further 18,000 damaged beyond repair. The Paris deal with JCDecaux, the company that runs the scheme in exchange for advertising space on the bike stands, includes an agreement that the city will pay a proportion of the costs for replacing bikes. TfL has signed a £140m agreement with Serco to run the London version of the scheme and the hire fees – which are predicted to be very low for short term borrowing and fairly expensive for longer periods to keep the bikes in circulation – will be set at a meeting this month (December).

Following two years of analysis of customers' travel habits department store John Lewis has started trialing the use of an **electric bus** to bring passengers from affluent areas of the capital into its West End store. The scheme will target customers who would otherwise drive to the store. Although each journey will cost £5, the buses will provide a door-to-door service and be kitted out with wireless internet and hospitality staff. The John Lewis Partnership is aiming to introduce the service across London next year and the initiative has been backed by the Mayor. The electric buses can travel as far as 90 miles without needing to recharge and can be charged overnight using a wind turbine or by a specially built power point outside the Oxford Street store.

## **Section Six: Crime and Policing**.....

The capital has seen a 17% increase in firearms offences this year in comparison to 2008. The latest figures from Scotland Yard also show that the number of actual shootings has almost doubled from 123 to 236 in the last six months compared with the same period last year. While Metropolitan Police Commissioner Sir Paul Stephenson has put the alarming statistics down to “a *blip*” (they are still lower than the figures for 2007) they are counter to the national trend in which **firearms offences** are down by 5% across the UK. The rise has been put down to young teenagers involved in ‘respect’ shootings and non-lethal shootings doled out as warnings rather than with the aim to kill. Figures also show that 40% of gun crime victims do not cooperate with the police and the Independent Advisory Group for Operation Trident has speculated that this is a result of fear of retaliation and an inherent wariness of the police force.

The Metropolitan Police Service (MPS) has set up a new intelligence squad to identify serial sex attackers in London. The £1.3m unit will comprise 26 officers who will analyse criminal behaviour and will work as part of the country-wide **rape investigation unit**. There were 277 recorded rapes in the capital in October, compared to 164 in the same month in 2008.

The MPS has the highest ‘screening-out’ rates in the country according to a nationwide review of the tactic. **Screening-out** is the process by which the police choose which reported crimes to take further after an initial primary investigation and is a way of focussing resources on the most urgent and, in some cases, the most solvable crimes. As a rule any reported murder, wounding or rape is investigated, as is any crime with a named suspect or forensic evidence. The Met screened-out 48% of reported crime in the year 2008/9 with more than half the burglaries reported in the capital in this period not investigated.

Four years after the fatal shooting at Stockwell Station the Met has finally reached a settlement with the family of **Jean Charles de Menezes**. It is believed that the Met will pay around £100,000 plus legal costs in return for the charges being dropped. The settlement is of course in addition to the £500,000 in fines and costs that the Met paid when it was found guilty of breaching health and safety measures at the Old Bailey earlier this year.

*“We are not just dealing with drug turf wars here. We are talking about young teenagers who no longer use their fists to settle disputes. They say, ‘I can get access to a gun, why would I not use it?’” – Pastor Nims Obunge, a member of the Independent Advisory Group for Operation Trident on the increasing levels of gun crime in London*



Justice Secretary Jack Straw has joined the Mayor on a visit to Feltham Young Offenders Institute to launch the Mayor's new scheme to **rehabilitate first time offenders**. The new Heron Unit is the UK's first dedicated resettlement unit for those who have shown a commitment to changing their criminal pasts. The pilot project, run as part of the Government's £100m national Youth Crime Action Plan, aims to help around 300 offenders over two years.

## Section Seven: London Assembly

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**Dan Ritterband**, the London mayor's director of marketing was asked to leave the City Hall chamber following a clash with John Biggs and Mike Tuffrey, at the Budget and Performance Committee. The incident occurred when Biggs, committee chair, started consulting a colleague while Ritterband was talking. Ritterband told the committee: *"I won't bother answering if you won't listen."* Mike Tuffrey, the leader of the Liberal Democrat group, fired back that it was not *"appropriate"* for a paid public official to address the committee in that way and asked him to withdraw his comment. Biggs, who is also deputy leader of the Labour group, said the committee would not call Ritterband again if he did not *"afford respect"* to the committee. *"You might as well go,"* Biggs said, prompting Ritterband to leave.

Questions were raised at November's Economic Development, Culture, Sport and Tourism (EDCST) Committee meeting about whether the **Olympic Stadium** will end up competing for business with Wembley if it is not reduced to 25,000, as originally planned. Members heard from David Bernstein, Chair of Wembley National Stadium Ltd, which has a capacity of 90,000 that Wembley staged 35 top events this year, the highest number yet for Wembley, and suggested the maximum number of events of this size in London was about 40 events per year. The Olympic Park Legacy Company, is currently reviewing the stadium's use in legacy and whether it could be a potential venue for the 2015 Rugby Union World Cup or the 2018 World Cup. Those in favour of maintaining the venue at full capacity alongside Baroness Ford are Boris Johnson and shadow sports minister Hugh Robertson, whereas Lord Coe and Tessa Jowell are keen for the stadium to be reduced to a 28,000-capacity athletics stadium.

A new report by the Assembly's Transport Committee provides an analysis of the **passenger experience on the London Underground** (LU), capturing how the stress and frustrations of overcrowding and line closures affect people's behaviour and travel choices. 'Too close for comfort' calls for a different approach to the way overcrowding and upgrade works are managed by LU in order to improve the situation for passengers. The report calls on LU to review its procurement processes and improve the way it plans and collaborates with its contractor Tube Lines so that closures are used to their maximum potential and have asked the Mayor, LU and Tube Lines to report back on progress next year.

## Section Eight: GLA Functional Bodies

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The Conservatives have said they will **scrap London's police watchdog** if they win the next general election. Shadow home secretary Chris Grayling said he would disband the Metropolitan Police Authority (MPA) and hand its scrutiny role to the London Assembly. It would effectively make London Mayor Boris Johnson the city's first elected police commissioner. Liberal Democrat shadow home secretary Chris Huhne said it would *"politicise"* control of the police and cause *"populist pandering"*. Former Police Commissioner Sir Ian Blair has been particularly vehement in his opposition to elected police officials – see October's LCA Monthly for more details.

*"Our report highlights shocking levels of overcrowding on the Tube and the impact this has on people. London Underground cannot be complacent about finding ways to make the situation more bearable."* – Chair of the London Assembly Transport Committee Caroline Pidgeon AM



The LDA is drawing up plans to set up a **London-wide regeneration vehicle** in a bid to cut the cost for boroughs and other public bodies of bringing forward surplus public land for development. Richard Blakeway, housing adviser to Boris Johnson, said that the plans were at an early stage. But he added that the new body could take the form of a local housing company or local asset-backed vehicle. Both types of vehicle would see councils put forward land for development, with developers and other investors providing funding. Blakeway said that the idea was to take this model and develop it into one that would be open to all 32 London boroughs and the City of London Corporation.

Boris Johnson has welcomed the approval of the first **Mayoral education Academy** at Turin Grove School in Edmonton, which is set to open in September 2010. The school will be sponsored under a unique partnership between the LDA and the Academies Enterprise Trust (AET). This is the first in a series of ten planned Mayoral Academies, which aims to combine the reach of the LDA with the proven expertise of an education specialist such as AET, to offer local authorities and the DCSF innovative solutions to improve struggling schools.

The London Fire Brigade has launched a consultation on its draft **London Safety Plan**, which sets out how it will carry forward plans to modernise and improve the fire service in the capital. The plan proposes a shake up of how specialist equipment is located across the capital, delivering greater efficiency and improvement in the way that it is deployed and firefighters are trained. The document sets out targets on reducing fires which damage property, reducing arson and reducing call-outs to non emergency incidents. It also stresses the importance of the Brigade's role in major projects such as the 2012 Olympic Games, an ambitious PFI fire station building programme and its commitment to protecting the environment through sustainability projects.

<http://www.london-fire.gov.uk/LSP4Consultation.asp>

## **Section Nine: People**.....

**Margaret Ford**, Chairman of the Board of the **Olympic Park Legacy Company**, has announced the appointment of the first Board members of the company. The new Board members are:

- **Ranjit Singh Baxi** – one of the UK's most highly regarded Asian business leaders.
- **Nick Bitel** – Chief Executive of the London Marathon and one of the country's leading events experts.
- **Aman Dalvi** - Corporate Director of Development and Renewal at the Borough of Tower Hamlets, and former Chief Executive of Gateway to London.
- **Keith Edelman** – the former Managing Director of Arsenal Holdings and a key player in the Emirates Stadium project.
- **David Edmonds** – who has had extensive experience within the housing and regeneration sectors and was the senior civil servant in charge of the Government's Inner Cities programme in England.
- **David Gregson** – Chairman of Phoenix Equity Partners, one of the leading private equity groups in the UK and Chairman of Abel & Cole and of Precise Media Group. He was previously Chairman of the Mayor of London's Legacy Board of Advisors.
- **Robert John** – a director of a number of private sector companies which focus on housing and regeneration issues and long-term adviser to Canary Wharf

*"Only the Conservatives could believe that bumbling Boris Johnson is the solution to making the police more accountable."* – Lib Dem home affairs spokesman Chris Huhne



- **Sir Robert Kerlake** – Chief Executive of the Homes and Communities Agency
- **Philip Lewis** – a chartered surveyor and Deputy Chairman of Lambert Smith Hampton, one of the UK's largest property consultants.
- **Lord Mawson** – one of the UK's leading social entrepreneurs and adviser to major projects including St Paul's Way Transformational project in Tower Hamlets and Water City, a visionary plan to revitalise east London.
- **Elizabeth McMahon** – Managing Director of Madison Muir, strategic marketing, brand and business development advisors. She was Head of International Marketing for the London 2012 Games bid and was Director of Marketing Services at the International Olympic Committee. A former Director at Citigroup and JP. Morgan.
- **Jules Pipe** – Mayor of Hackney
- **Tessa Sanderson** – an Olympic Gold Medallist, ambassador for the London 2012 Games and head of the Newham Sports Academy which was set up to find and train talent for the London 2012 Olympic and Paralympic Games.
- **Sir Robin Wales** – Mayor of Newham Council. He is also Chair of the Five Olympic Host Boroughs and is a member of the Olympic Park Regeneration Steering Group.

In addition to these Non-Executive Directors of the Company, the Chief Executive, **Andrew Altman**, and the company's Director of Finance and Corporate Services, who has yet to be appointed, will be members of the Board.

The ODA's chief adviser on architecture and urbanism, **Ricky Burdett**, has taken a sideways step to oversee the work of the new Olympic Park Legacy Company. Burdett has spent three years advising the ODA on the design and construction of the venues and Olympic village.

Representatives from the company's three Founders, the Mayor of London, the Government Olympic Executive and the Department of Communities and Local Government, will be observers to the Board:

**Sir Terry Farrell** and **Eric Parry** will join **Sir Nicholas Serota**, Director of the Tate Gallery, as the new members of the Mayor's Design Advisory Panel. The current members are:

- **Sunand Prasad**, former RIBA President,
- **Joyce Bridges**, Chair of the English Heritage London Advisory Committee
- and **Roger Madelin**, Joint Chief Executive of the Argent Group.

**Daniel Moylan**, Deputy Chairman of Transport for London has also taken over from **Sir Simon Milton** as chair of the panel. Moylan is also chair of the Mayor's newly created Public Realm Delivery Group responsible for overseeing the delivery of the Mayor's commitments to improve London's public spaces.

**Sunand Prasad** will chair a review panel providing advice on design quality for the Government's proposed eco-towns. The panel, set up by CABE, also includes CABE commissioner **Richard Cass** as vice chair.

**Paul Morrell** has been appointed as the first government chief construction adviser (CCA). As CCA he will act as a link between the government and industry and will lead the Construction Innovation and Growth Team.

Haringey has appointed a new chief executive, **Kevin Crompton**, subject to full council ratification. Mr Crompton is currently chief executive at Luton Borough Council.

*"The reason I stopped giving an answer to your final question, was that I felt you had not heard my initial reply. So to save time and repetition I waited. I regret that you feel I was not showing you due respect of the AM role you hold or as chair of this committee - this was not my intention."* – Email from Dan Ritterband to John Biggs AM Chair, Budget and Performance Committee.



Merton Council has appointed **James McGinlay** as its new head of sustainable communities. He comes to the council from his post as interim programme director of new-build housing at Aberdeen City Council. He has also been employed at West London Working. He was project director for the Arsenal Regeneration Team, working with Islington.

**Stuart Popham**, a senior partner at law firm Clifford Chance, will chair TheCityUK, which will be formally launched in the spring. **Harvey McGrath**, chair of the London Development Agency, will sit on its steering committee.

Town and Country Planning Association (TCPA) chief executive **Gideon Amos** is to become a commissioner at the Infrastructure Planning Commission (IPC). Amos will be leaving the TCPA after nearly a decade with the organisation.

Crossrail has appointed **Martin Rowark** as Head of Procurement. He will report directly to Commercial Director **Martin Buck**.

**Henry Abraham** has left the GLA where he was head of transport and economic development. No replacement is being sought following an internal reorganisation.

**Rita Dexter**, formerly Director of Corporate Services, has been appointed Deputy Commissioner of London Fire and Emergency Planning Authority. Rita joined the Fire Authority in 2001, and prior to working for the Authority, was deputy chief executive at Barnet Council.

**Annie Lennox** has been appointed as London's ambassador for raising awareness about HIV and Aids by Mayor Boris Johnson.

Shadow housing minister Grant Shapps has chosen **David Orr**, the chief executive of housing association umbrella body the National Housing Federation, to lead a task force examining ways to boost social housing mobility. The task force will include representatives from local government, ALMOs and tenant groups.

**John Carleton** has been appointed as the first chief executive of Local Partnerships, which aims to help local public bodies improve their ability to deliver high quality, cost effective public services. He replaced interim chief executive **Richard Buxton**.

## Section Ten: The Month Ahead

**Oxford and Regent Street** will be traffic free day on **5 December**.

**Sustainability Now**, a free virtual conference and exhibition for green builders, architects and planners, is taking place on **8 and 9 December**.

<http://www.ubmvirtualevents.com/sustainability-now/>

The Government will announce its **Pre-Budget Report** on **9 December**.

London Question Time – the launch of the **CBI/KPMG London Business Survey** – is taking place on **9 December**. TfL board member Steve Norris and London skills and employment board member Lucy Adams are keynote speakers.

The London Chamber of Commerce and Industry is launching a report in partnership with the Institute of Civil Engineers on **9 December** on the **value of**

*From my point of view the most useful outcome from yesterday would therefore be a recognition from you (and perhaps others on your corridor) that we, from both sides, have legitimate roles. Holding a multi-billion pound mayoralty to account is a demanding job and history shows that without accountability even well intentioned administrations rapidly become corrupt.”* – Email response from John Biggs to Dan Ritterband following their clash in an assembly committee meeting



**civil engineering** to the capital's economic success. LCCI is hosting the event which will feature a keynote address by Bob Neill MP, Conservative Shadow Local Government and Planning Minister.

The New London Architecture is hosting an event on **10 December 'Waterfront London: City East'** to examine strategic planning policy, regeneration and development plans in east London and how water is being harnessed. Confirmed speakers include Mark Bensted, London Director at British Waterways and Stephen Oakes, Director of Development at London Thames Gateway Development Corporation (LTGDC).

[http://www.newlondonarchitecture.org/event.php?id=66&name=waterfront\\_london\\_city\\_east](http://www.newlondonarchitecture.org/event.php?id=66&name=waterfront_london_city_east)

Another NLA event on taking place on **11 December** entitled '**London 2012: Raising the bar for London's future development**'. It will feature presentations from David Higgins, ODA Chief Executive, Andrew Altman, Chief Executive of the OPLC, Shaun Dawson, Chief Executive of LVRPA and John Allen, Director of Planning for LTGDC.

[http://www.newlondonarchitecture.org/event.php?id=63&name=london\\_2012\\_raising\\_the\\_bar\\_for\\_london\\_s\\_future\\_development](http://www.newlondonarchitecture.org/event.php?id=63&name=london_2012_raising_the_bar_for_london_s_future_development)

From **13 December**, Circle line trains will be extended to Hammersmith. Trains will then run along the current Hammersmith & City line to Edgware Road and then do a clockwise lap of the Circle line and head back to Hammersmith.

From **14 December**, Southeastern will launch their full domestic **high speed rail service** operating on High Speed 1 between St Pancras International and Kent.

**Parliament** and closes for Christmas on **16 December** and will return on **5 January**.

The **GLA** will break for Christmas on **18 December** and will return to business on **4 January**.

**Mayor's Question Time** takes place on **16 December**.

*If you know anyone else within your organisation who would like to receive these briefings please do let us know. Alternatively, if you would rather not be sent this document then please also let us know. We would welcome your views on the content, if you have any comments please contact Sarah Bishell on 020 7612 8493.*

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"We get very hysterical about other kinds of epidemics that come our way like bird flu and swine flu. Those are things that come in and affect people and then go away again. But HIV is a permanent virus and it stays with you for the rest of your life"  
– Annie Lennox who has just been appointed London's ambassador for raising awareness about HIV and Aids