

Sustaining Success in a Global City: Spatial Planning, Economic Change and the Politics of Development in London

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Introduction

- London as a place of extremes
- London as a place of polarisation and juxtaposition
- Key challenges for planning and planners
- The limits to planning – what planning can not do

Key Issues

- Competitiveness vs. cohesion
- Scale and complexity – the jigsaw city
- Contested characterisations:
 - Global City,
 - Imperial City,
 - Cosmopolitan City,
 - Divided City
 - City of Riots/Disorder
- New agenda around **convergence**

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Money Pay

London's richest people worth 273 times more than the poorest

Academic argues in new book that society has the widest divide since the days of slavery

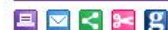
Randeep Ramesh, social affairs editor
The Guardian, Wednesday 21 April 2010
Article history



London is the most unequal city in the developed world. Photograph: Sarah Lee

London is most unequal city in the developed world, with the richest tenth of the population amassing 273 times the wealth owned by the bottom tenth – which creates a "means chasm" not seen since the days of a "slave owning society", according to a new book.

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- Comments (48)



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Why we've lost the inequality battle
Danny Dorling exposes the unprecedented rise in inequality that put us on a par with Victorian

Hate travelling to meetings?

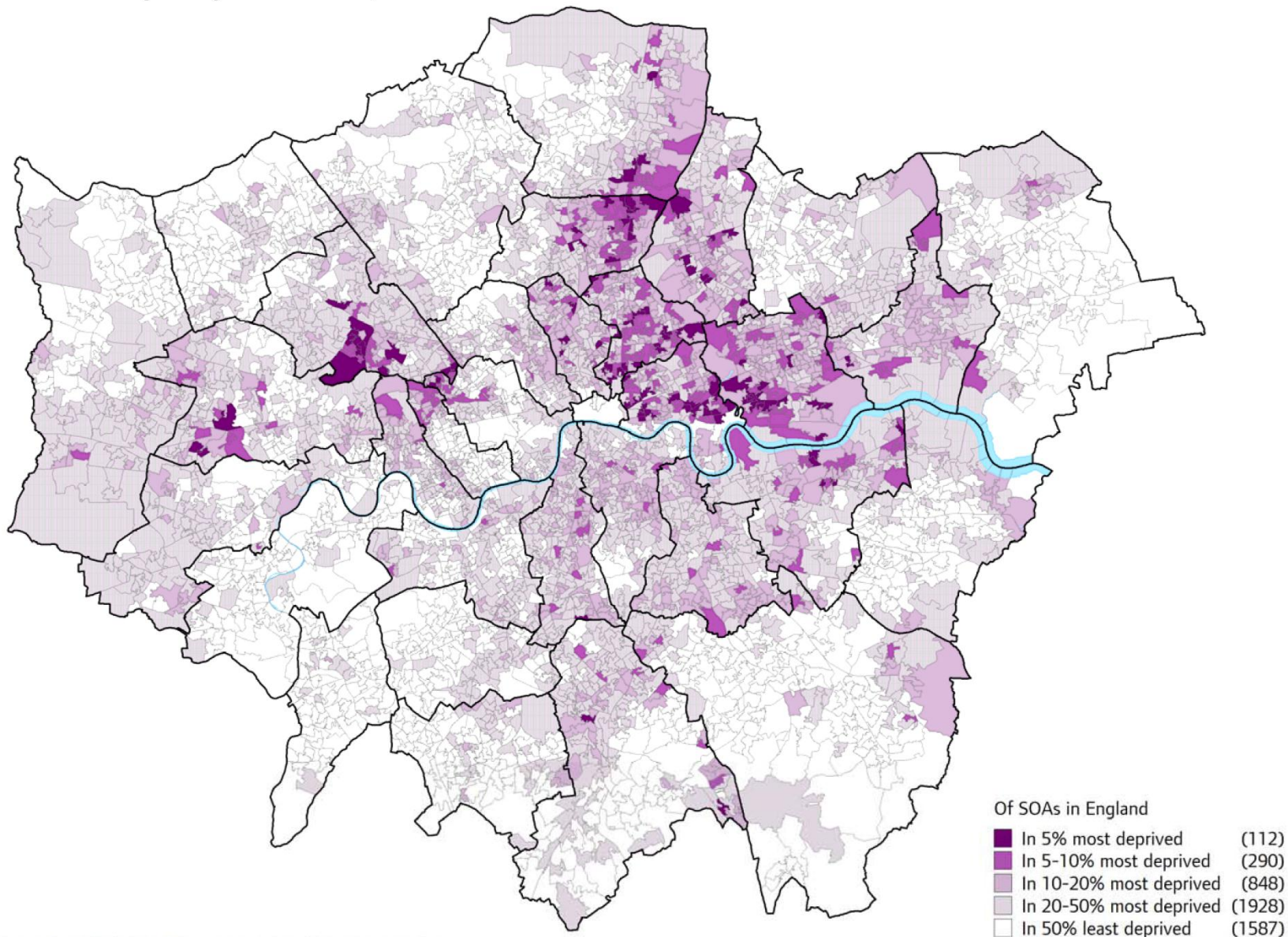
Try a conference call instead

Powwownow's service is **FREE**

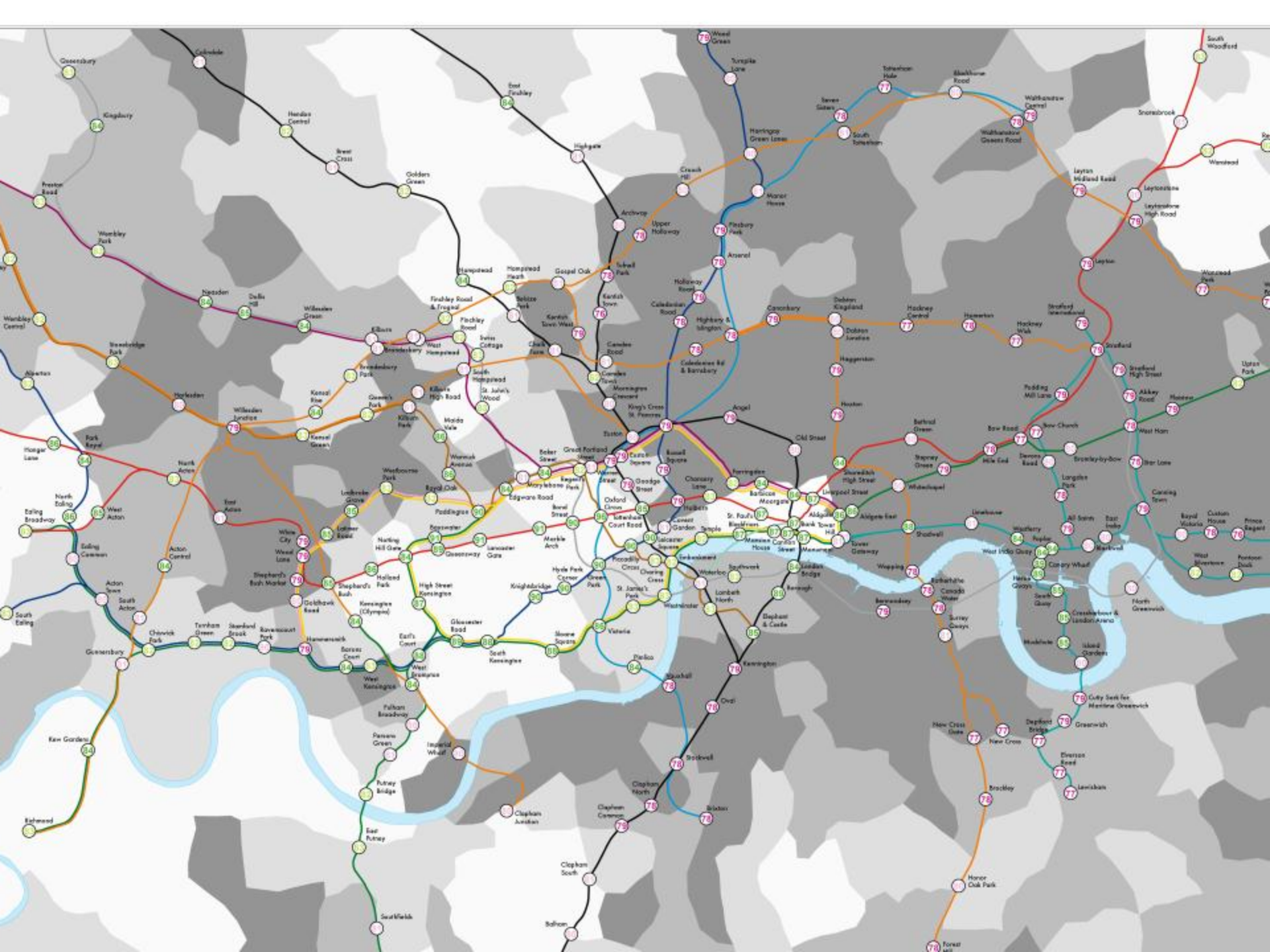
Get Started

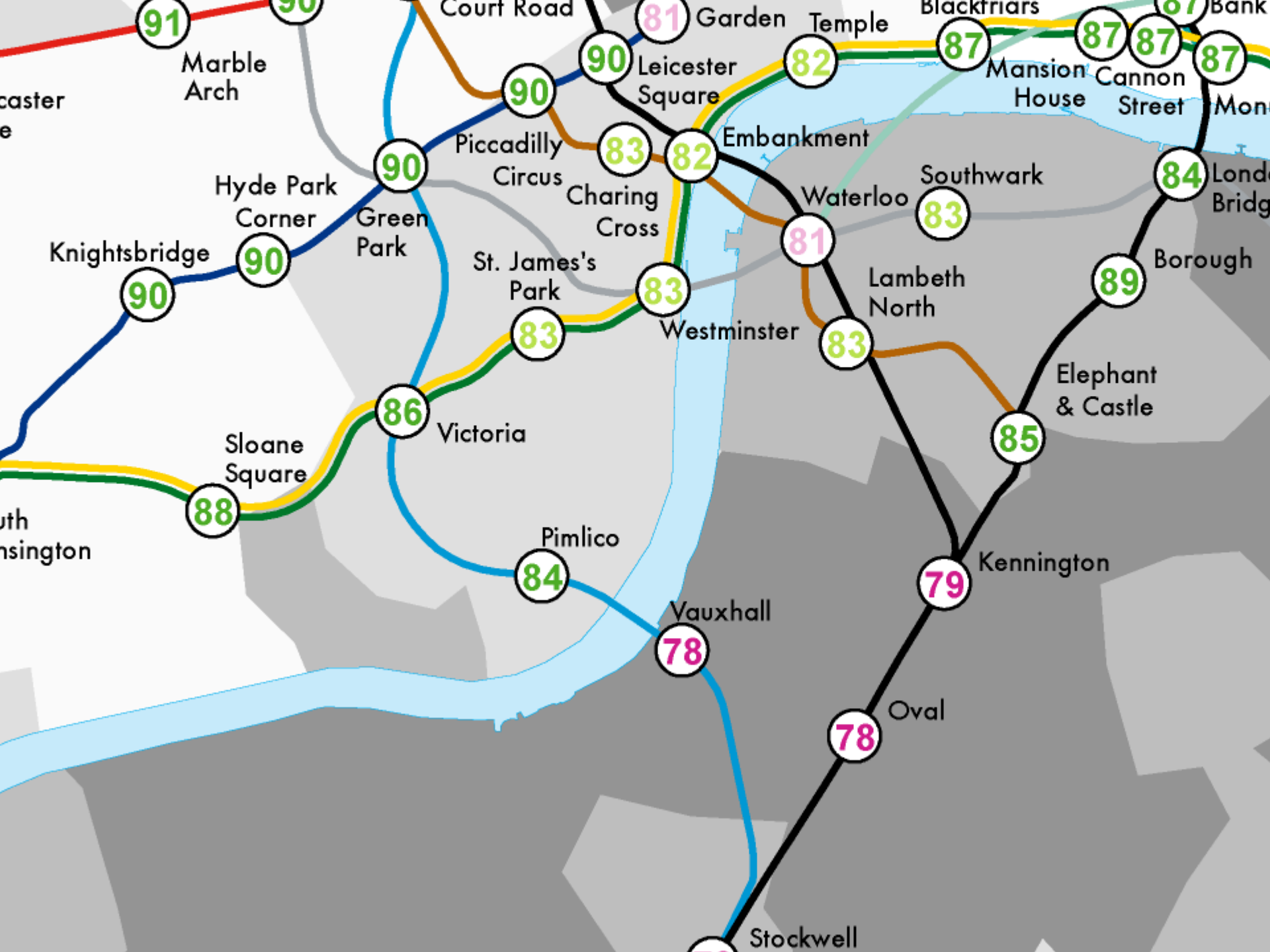
POWWOW
GET TOGETHER. WHICHEVER. NOW

Map 2 Index of Multiple Deprivation 2010, London



Source: Department for Communities and Local Government, Indices of Deprivation 2010
 ONS Super Output Area Boundaries. This map is © Crown copyright. All rights reserved (LA100032379) (2011)





SUSTAINING SUCCESS

DEVELOPING LONDON'S ECONOMY
ECONOMIC DEVELOPMENT STRATEGY
SUMMARY

MAYOR OF LONDON

LONDON
DEVELOPMENT
AGENCY



http://www.london.gov.uk/shaping-london/london-plan/docs/london-plan.pdf - Windows Internet Explorer

http://www.london.gov.uk/shaping-london/london-plan/docs/london-plan.pdf

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Raco, Mike - Outlook Web Ac... http://www.london.gov....

1 / 284 61% Find

October 2009

The London Plan

Spatial Development Strategy for Greater London

Consultation draft replacement plan







21 MegaPixels



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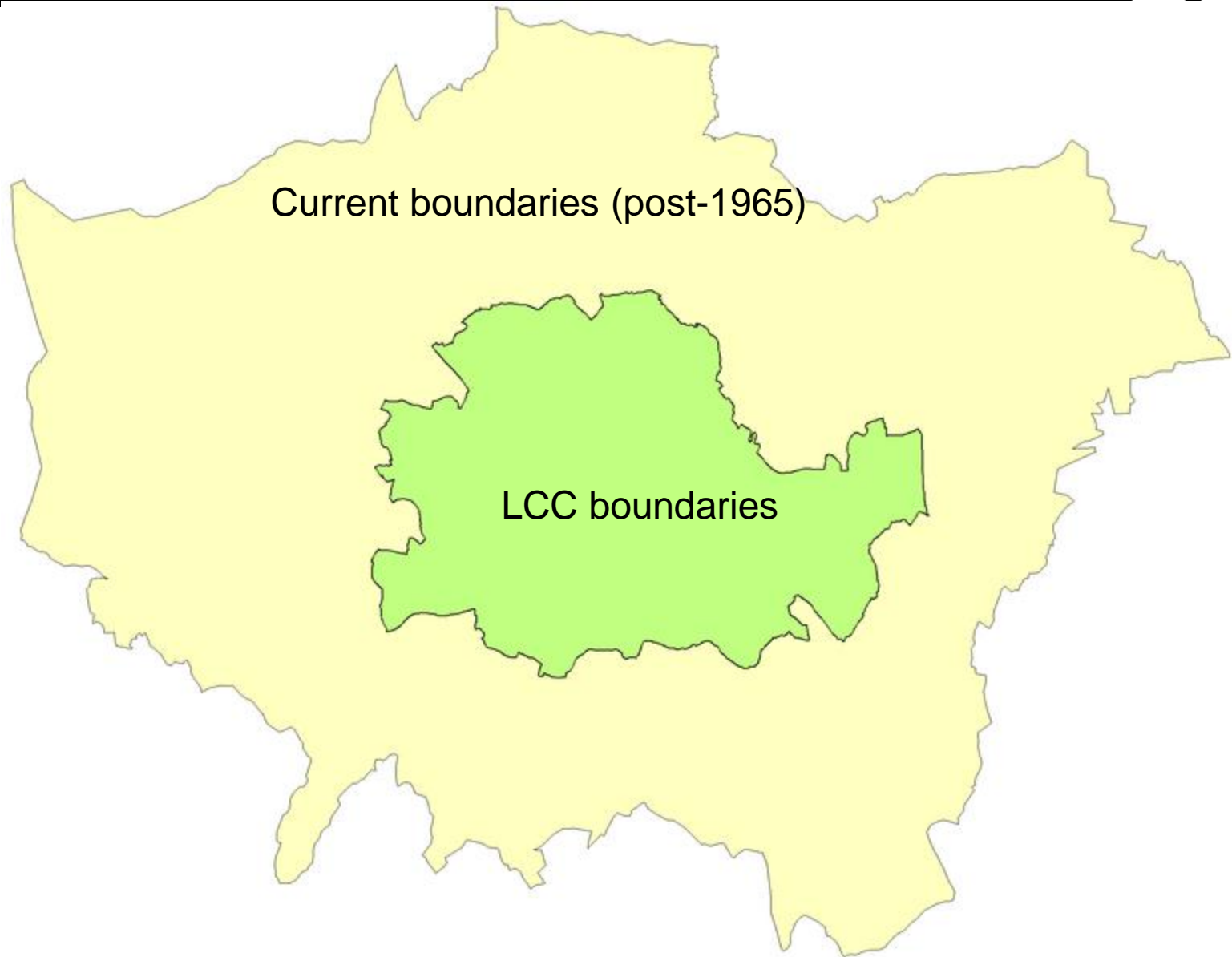




Key moments

- 1889 London had first metropolitan government with the establishment of London County Council
- 1943 Abercrombie Plan for London
- 1964 Greater London Council formed or 32 Boroughs, original 28 condensed into 10 and then 22 boroughs of 'outer London' added
- 1985 GLC scrapped by Thatcher government and power transferred to Boroughs and committees
- 2000 elected London Mayor and GLA set up





The Governance of London

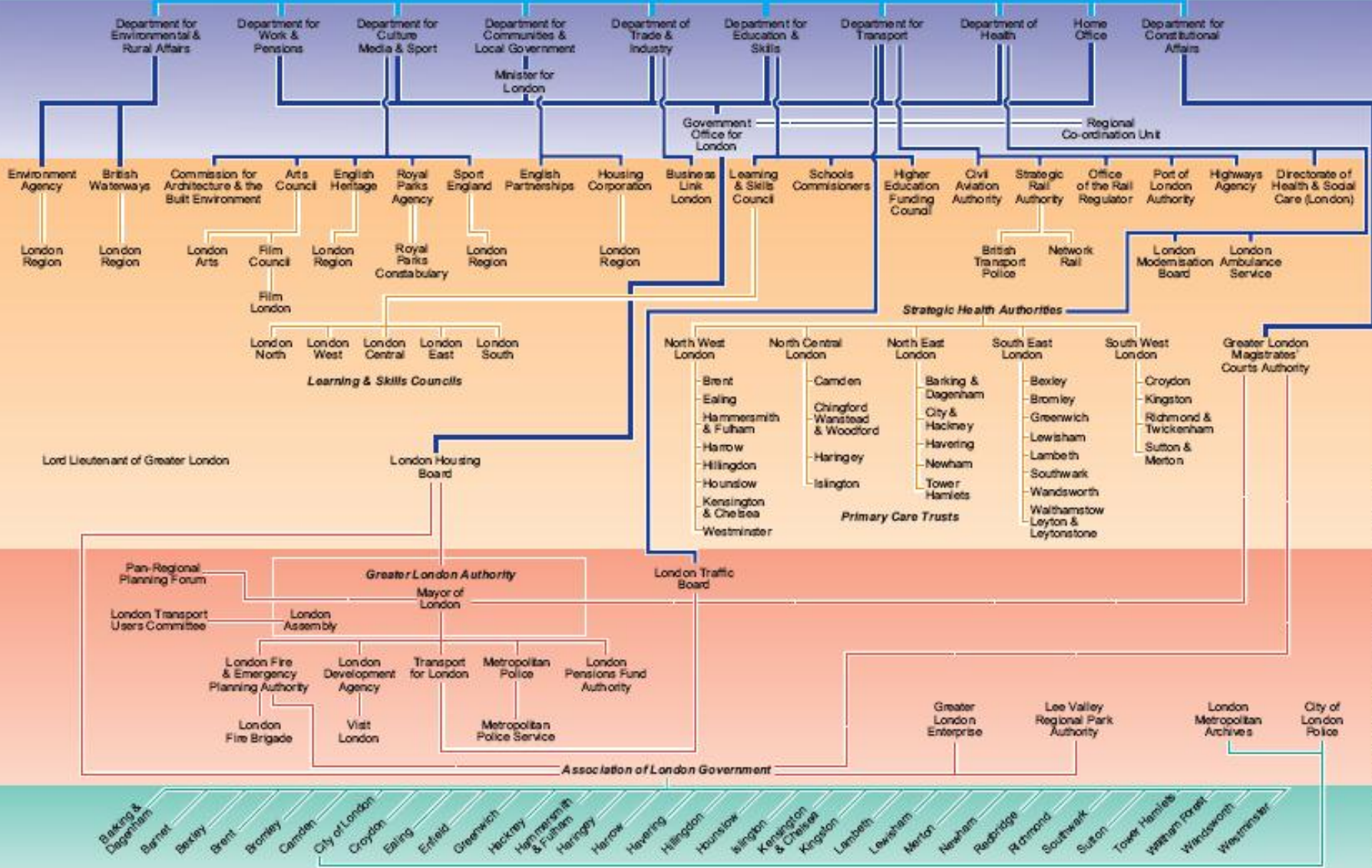
- Classic example of a 'jigsaw city' (Power, 2008)
- 2000 introduced an elected Mayor and the Greater London Authority
- Range of London-wide organisations established – London Development Agency, Transport for London etc
- Responsibility for aspects of transport, planning, economic development, and the environment
- Introduction of Mayor has not simplified governance arrangements in London

London's government – key statutory bodies



Cabinet
Department of State
Appointed Bodies and Agencies
London Wide Government
Boroughs

Cabinet



Source: T Travers The Politics of London: governing the ungovernable city





SKANSKA

Sustainability Case Studies

Surrey Street Lighting PFI, UK

font size | [E-mail](#) | [Download case study: 78_Surrey_v001.pdf](#)

Surrey Street Lighting PFI, UK

[Project Introduction](#)

[Sustainable Development](#)

[Social Aspects](#)

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[Learning from Good Practice](#)

The Surrey Street Lighting PFI (Private Finance Initiative) involves modernizing the County of Surrey's entire street lighting system to provide higher quality and more efficient street lighting over a 25-year period.



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Who we are

Innisfree is the leading infrastructure investment group in the UK sponsoring and making long term investments in PFI and PPP infrastructure projects. Innisfree currently has a platform of 55 projects with a capital value of £13.7 billion covering health, education, transport and defence accommodation.

Innisfree provides the principal channel for institutional investors to invest in PPP/PFI assets and has to date raised £1.8 billion for investment in PFI and PPP project companies. Innisfree's investors include leading UK institutional investors such as the Prudential and Hermes and local authority pension funds. Overseas institutional investors from Sweden, Germany, Switzerland, USA, Canada and Japan currently provide 30% of Innisfree's funds.

Innisfree is the largest investor in NHS hospitals and healthcare after the NHS. It has commitments of £376 million to 18 UK hospital projects costing £4.8 billion. These comprise 28 hospitals representing over 13,000 beds. In addition Innisfree has reached financial close on five hospital schemes in Canada and Sweden costing £3.3 billion which will provide over 2,000 beds.

Innisfree is also the largest private sector investor in PFI education projects in the UK. It has commitments of £127 million to 18 education projects costing £1.5 billion. These comprise 269 schools educating over 132,000 children.

Innisfree is the largest investor in PFI defence accommodation projects in the UK with commitments amounting to £240 million and representing a combined capital value of £2.6 billion.

Europe's largest specialist PPP investment partnership



inset: Darent Valley Hospital, Dartford

Semperian owns and manages over 100 assets with a value of £1.3 billion. Its team of over 140 people ensure that public sector partners and investors alike, enjoy the benefits of an unrivalled body of experience in the sector.

Semperian is founded upon long term relationships between the public sector and our investors, many of whom are public pension funds.



News

13-Nov-09 14:32

New Semperian Head Office

From 30th November 2009, Semperian will be relocating to No.1 Gresham Street, London EC2V 7BX

29-Jan-09 22:54

Semperian announces creation of Europe's largest, specialist PPP investment partnership

Semperian (formerly known as Trillium PPP Investment Partners), has announced today that it has completed the acquisition of the PPP management business from Trillium

[More news ...](#)

Stakeholder Types	Greenwich (Queen Elizabeth Hospital)	Bromley (Princess Royal University Hospital)	Lewisham (University Hospital Redevelopment)
Public Sector Authority Advisors	<ul style="list-style-type: none"> Herbert Smith Ltd – Legal KPMG – Financial 	<ul style="list-style-type: none"> Herbert Smith Ltd. – Legal Arthur Andersen – Financial Charterhouse – Financial Cyril Sweett AYH – Technical Richard Ellis 	<ul style="list-style-type: none"> Ernst & Young – Financial Cundall Johnston – Technical Cyril Sweett Bevan Brittan – Legal Llewelyn-Davies Architects
Private Sector Contractor	<ul style="list-style-type: none"> Meridian Hospital Company Plc 	<ul style="list-style-type: none"> United Healthcare (Farnborough Hospital) Ltd 	<ul style="list-style-type: none"> Ravensbourne Health Services Ltd
Shareholders/Members/Partners	<ul style="list-style-type: none"> Innisfree (50%) Kvaerner (50%) 	<ul style="list-style-type: none"> Barclays Private Equity (42.55%) Innisfree (42.55%) Taylor Woodrow Construction (14.9%) 	<ul style="list-style-type: none"> Mowlem (50%) Barclays European Infrastructure (50%)
Private Sector Contractors	<ul style="list-style-type: none"> Skanska – Design & Build ISS Mediclean Ltd – Soft FM Skanska Rashleigh Weatherfoil Facilities Services – Hard FM George Trew Dunn – Architect 	<ul style="list-style-type: none"> Taylor Woodrow - Design & Build ISS Mediclean Ltd. Taylor Woodrow – Hard FM Scottish Hydro-Electric plc Healthsource Ltd. Barratt Homes Healthcare Environments Coda Architects 	<ul style="list-style-type: none"> Mowlem – Design & Build Sovereign Hospital Services – Hard FM Healthcare Environments RTKL Associates
Private Sector Advisor(s)	N/A	<ul style="list-style-type: none"> Desdner Kleinwort Benson – Financial DLA Piper – Legal The Denis Wilson Partnership Ltd. Waterman Partnership – Technical Zisman Bowyer & Partners - Technical James Nisbet & Partners – Technical 	<ul style="list-style-type: none"> Espirito Santo Investments – Financial Linklaters – Legal Aon – Insurance Gl Leeds Troupe Bywaters & Anders Healthcare Environments Jacobs Gibb – Technical
Principal Bank/Bond Arranger	<ul style="list-style-type: none"> Barclays Capital Plc. 	<ul style="list-style-type: none"> Dresdner Kleinwort Benson ABN AMRO Paribas Lloyds-TSB 	<ul style="list-style-type: none"> Dexia Public Finance Bank Sumitomo Mitsui Banking Corporation

Communities

- London traditionally a collection of villages
- Remarkable levels of diversity
- Planning gain and community inclusion
- Mixed and sustainable communities – plans and strategies
- Mobilisation of active or aspirational citizenship and a rights and responsibilities governance agenda

LONDON

SOCIAL & FUNCTIONAL ANALYSIS

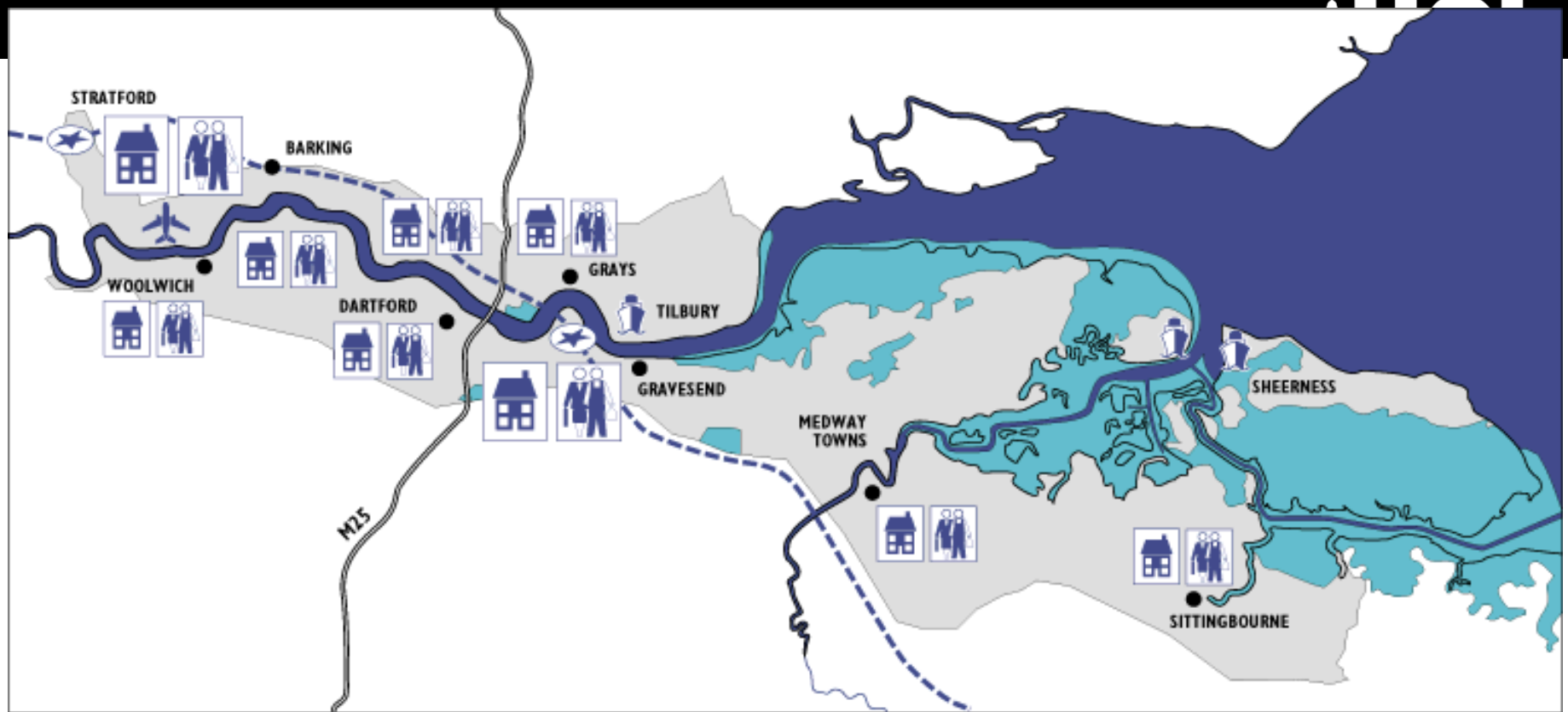
A SYNOPSIS OF THE CONTEMPORARY LONDON AREA, SHOWING THE SOCIAL AND FUNCTIONAL ANALYSIS OF THE CITY AND ITS SURROUNDINGS. THE MAP IS BASED ON THE 1951 CENSUS AND THE 1950S PLANNING POLICY. IT ILLUSTRATES THE SPATIAL ORGANIZATION OF THE CITY AND ITS SURROUNDINGS, AND THE RELATIONSHIP BETWEEN SOCIAL AND FUNCTIONAL ANALYSIS.

- | | |
|--------------------------------------|-------------------------------|
| 1. CENTRAL COMMERCIAL DISTRICT (CCD) | 2. RESIDENTIAL DISTRICTS (RD) |
| 3. INDUSTRIAL DISTRICTS (ID) | 4. GREEN BELT (GB) |
| 5. SUBURBAN DISTRICTS (SD) | 6. RURAL DISTRICTS (RD) |
| 7. WATER COURSES (WC) | 8. TRANSPORT NETWORK (TN) |



Main interpretations

- A 'growth first' logic, planning as a process of 'managing growth'
- Sustaining success agenda
- A global city emphasis, picking winners
- Regional assemblages
- Competing governmentalities
- Growth of the regulatory state, public-private hybridities



Opportunities
for new homes



Opportunities
for new jobs



Potential Station for
Channel Tunnel Rail Link



Principal port
(Berths and wharves on the
Thames are not identified)



Principal airport



Channel Tunnel
Rail Link



Priority areas for
nature conservation



Thames Gateway area

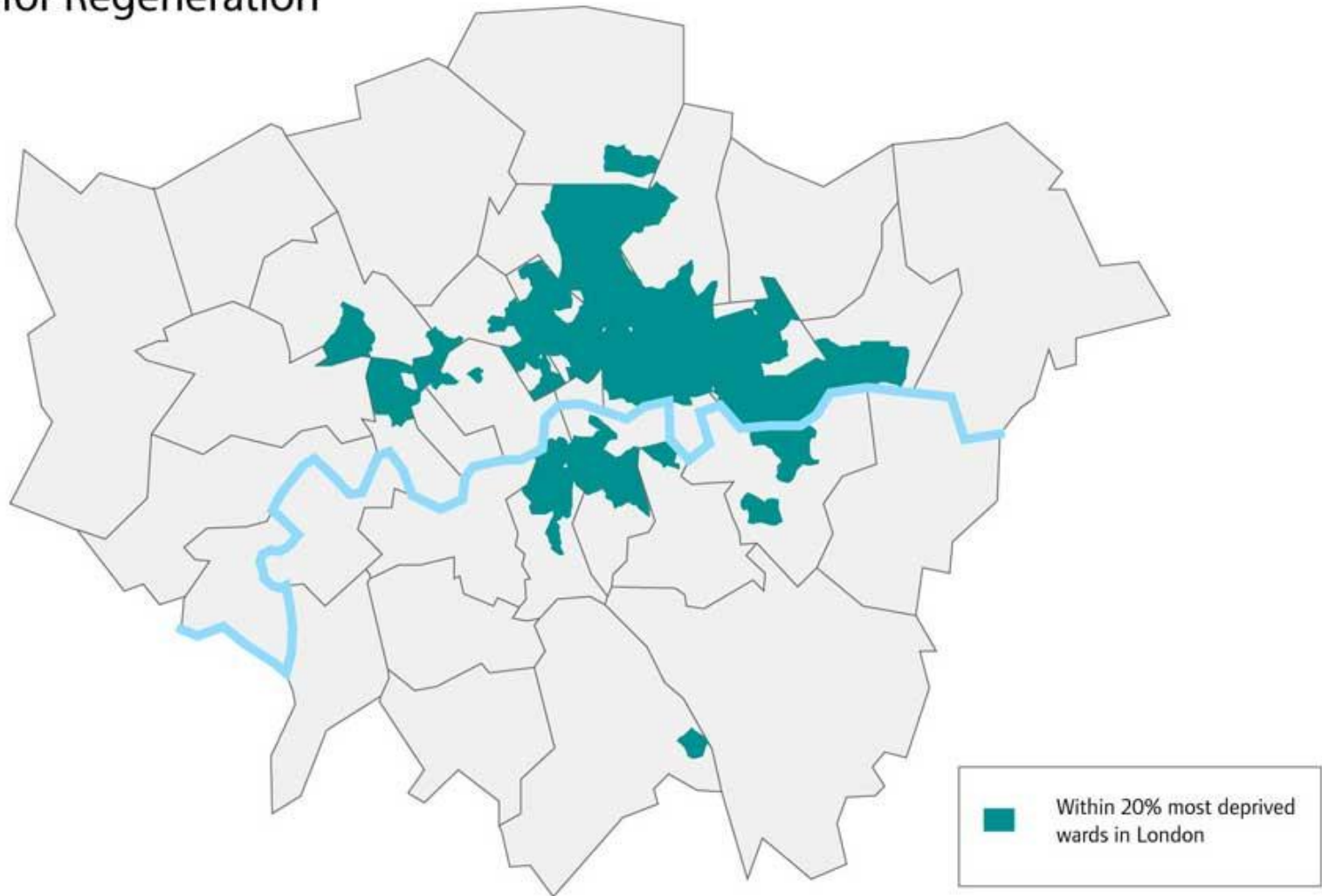


M25 motorway
route



THAMES
gateway

Areas for Regeneration



source *The Index of Deprivation, ODPM, 2004*

Opportunity Areas

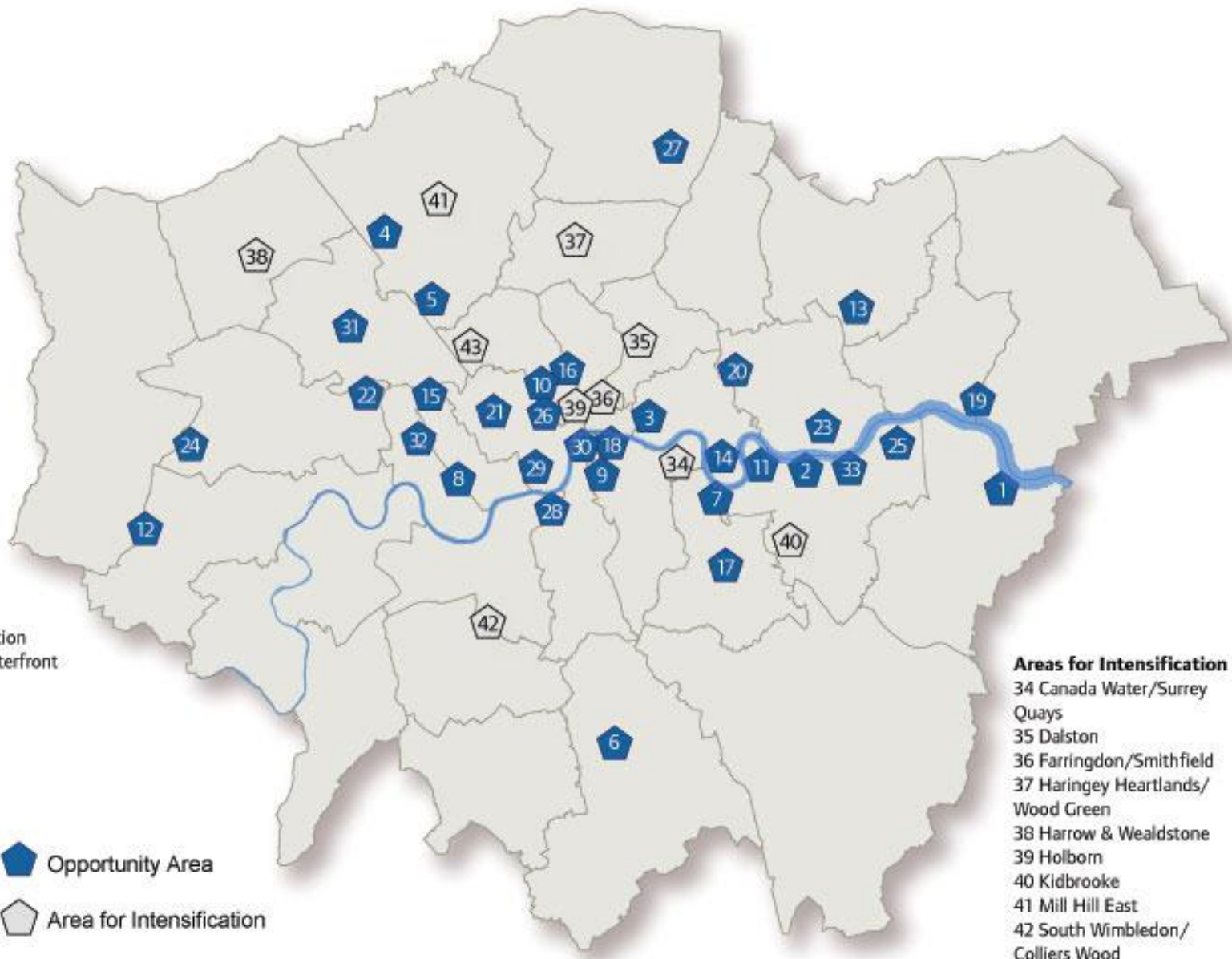
- 1 Bexley Riverside
- 2 Charlton Riverside
- 3 City Fringe
- 4 Colindale/Burnt Oak
- 5 Cricklewood/Brent Cross
- 6 Croydon
- 7 Deptford Creek/ Greenwich Riverside
- 8 Earls Court & West Kensington
- 9 Elephant & Castle
- 10 Euston
- 11 Greenwich Peninsular
- 12 Heathrow
- 13 Ilford
- 14 Isle of Dogs
- 15 Kensal Canalside
- 16 King's Cross
- 17 Lewisham, Catford & New Cross
- 18 London Bridge & Bankside
- 19 London Riverside
- 20 Lower Lea Valley (includ. Stratford)
- 21 Paddington
- 22 Park Royal/Willesden Junction
- 23 Royal Docks & Beckton Waterfront
- 24 Southall
- 25 Thamesmead & Abbey Wood
- 26 Tottenham Court Road
- 27 Upper Lea Valley (includ. Tottenham Hale)
- 28 Vauxhall, Nine Elms & Battersea
- 29 Victoria
- 30 Waterloo
- 31 Wembley
- 32 White City
- 33 Woolwich



Opportunity Area



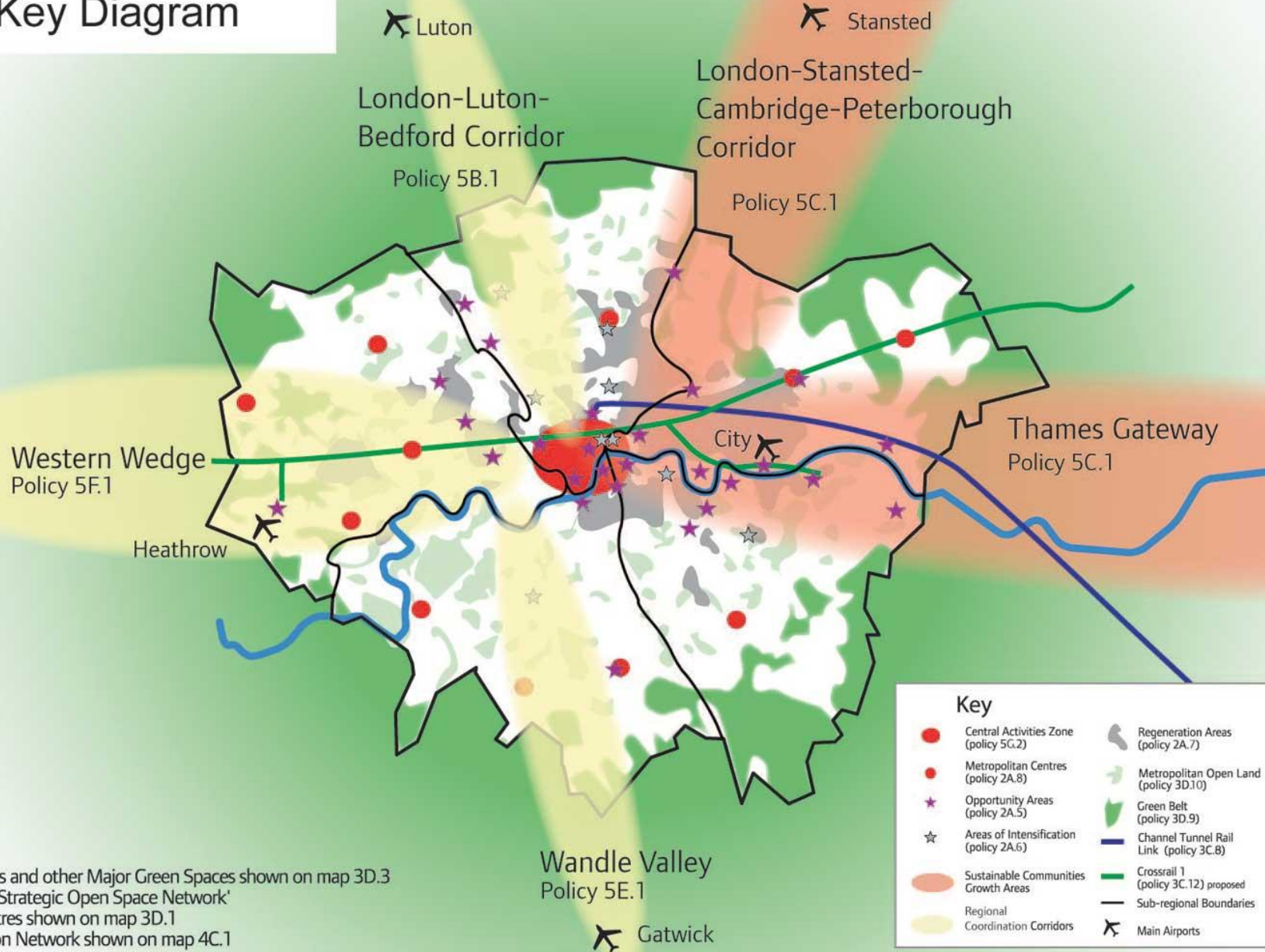
Area for Intensification



Areas for Intensification

- 34 Canada Water/Surrey Quays
- 35 Dalston
- 36 Farringdon/Smithfield
- 37 Haringey Heartlands/ Wood Green
- 38 Harrow & Wealdstone
- 39 Holborn
- 40 Kidbrooke
- 41 Mill Hill East
- 42 South Wimbledon/ Colliers Wood
- 43 West Hampstead Interchange

Key Diagram



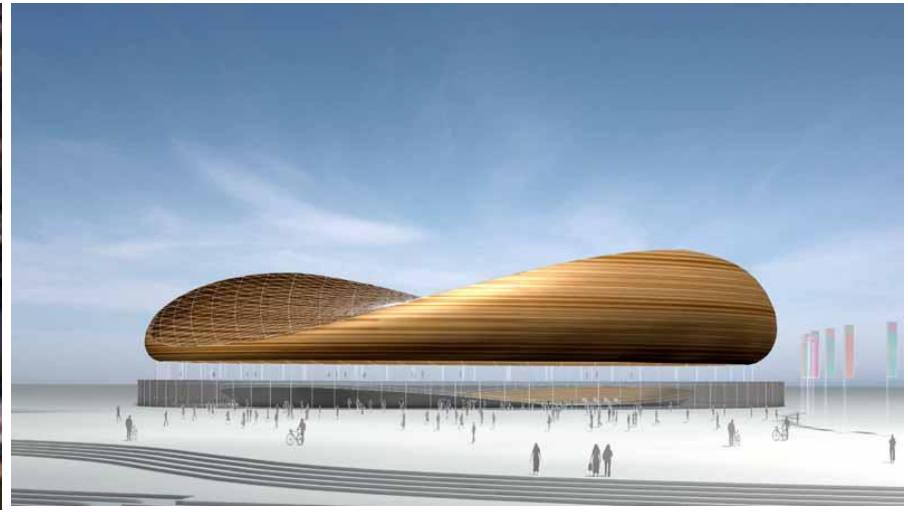
Royal Parks and other Major Green Spaces shown on map 3D.3
 'London's Strategic Open Space Network'
 Town Centres shown on map 3D.1
 Blue Ribbon Network shown on map 4C.1

Core Challenges

- Population now 8.17 million was 7.17 million at Census 2001, an increase of 1,002,000 or 14%
- Young population: 7 of 10 local authorities with the highest proportions of preschool children nationally were in London (Barking and Dagenham 10.1% Newham, Greenwich 8.2%)
- ONS estimates that 2.6million people in London foreign-born
- 50 non-indigenous groups have 10,000+ communities, over 300 languages spoken etc.

Most important achievements

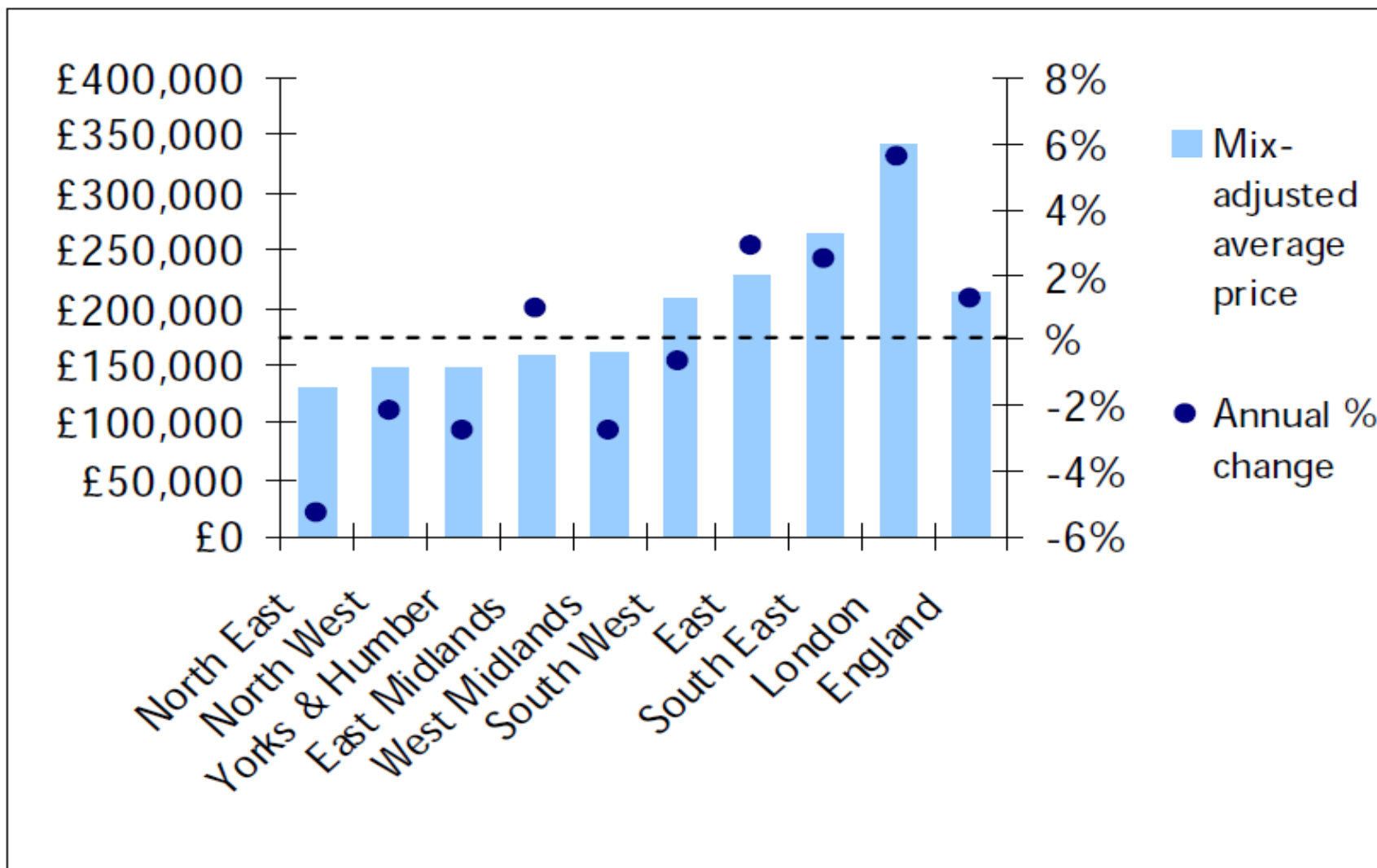
- In transport massive investment projects and integrated systems
- More successful in attracting mega-events
- Politicisation of planning debates
- New strategic capacities
- Continued private sector success in certain sectors



Most important failures

- Costs of success (Capital City Costs)
- Dorling (2010) London as most unequal city in the developed world – an ‘inequality chasm’
- Failure to tackle supply-side shortages – average house price £337,000 up 6% in 2012 (see: <http://www.london.gov.uk/sites/default/files/Housing%20market%20report%20Q1%202011.pdf>)

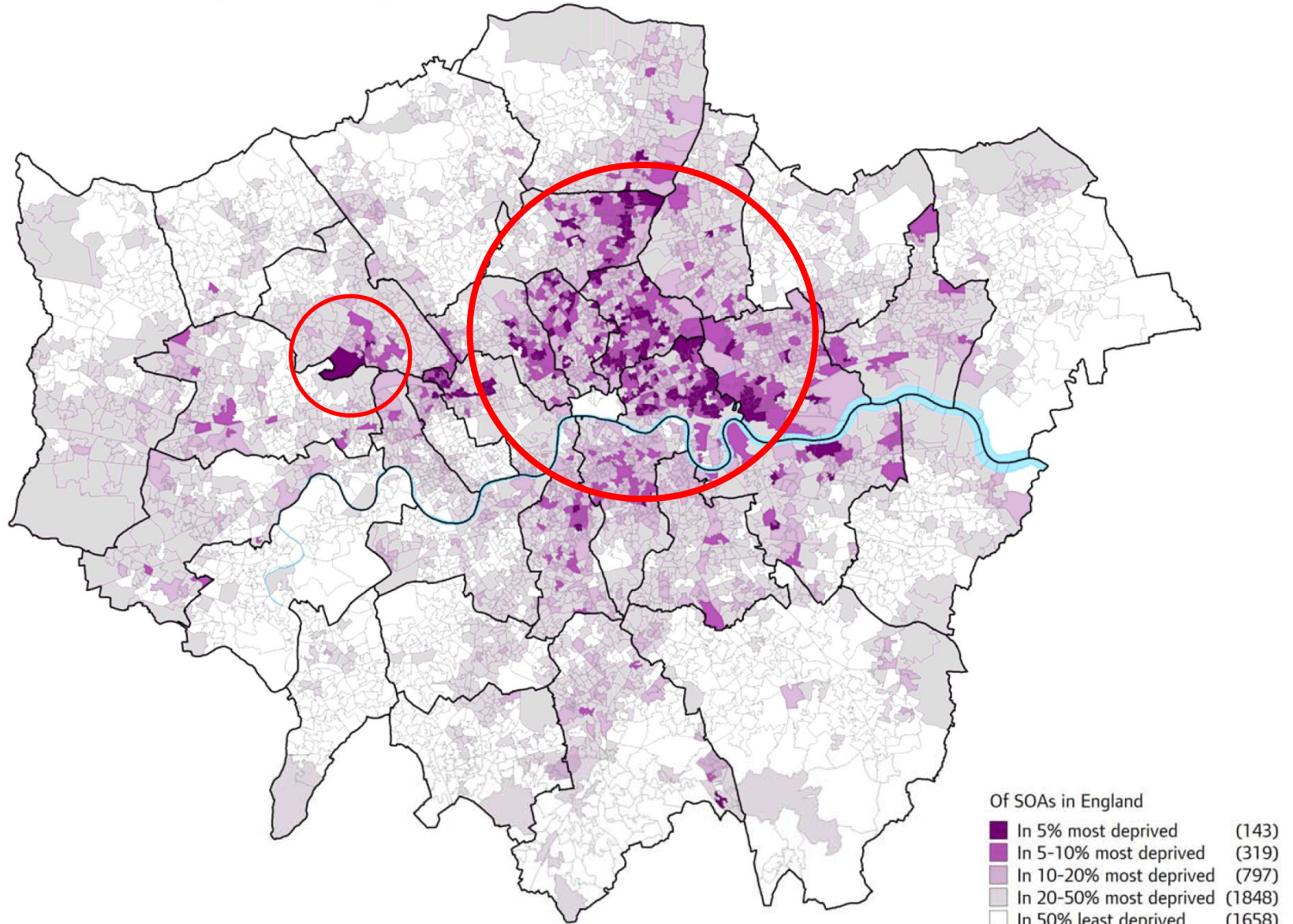
Average house prices grew 6% in London in the last year, high



Most Important Failures

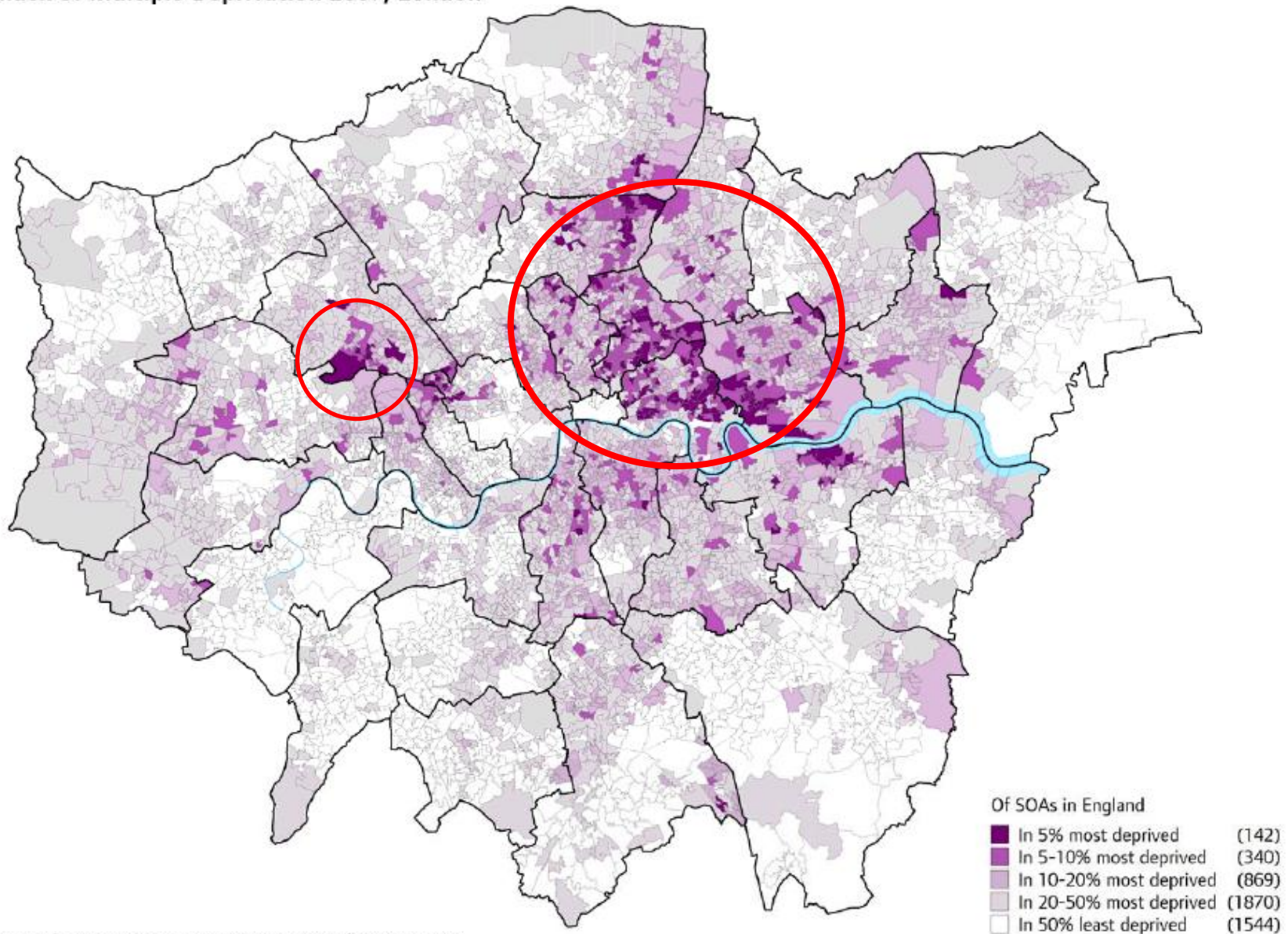
- Complex relationships with national government
- Urban developments have not spread benefits to a variety of groups, growing polarisation in London
- Inability/unwillingness to tackle structural power of landowners
- Major pressures on environmental sustainability

Map 4 Index of Multiple Deprivation 2004, London



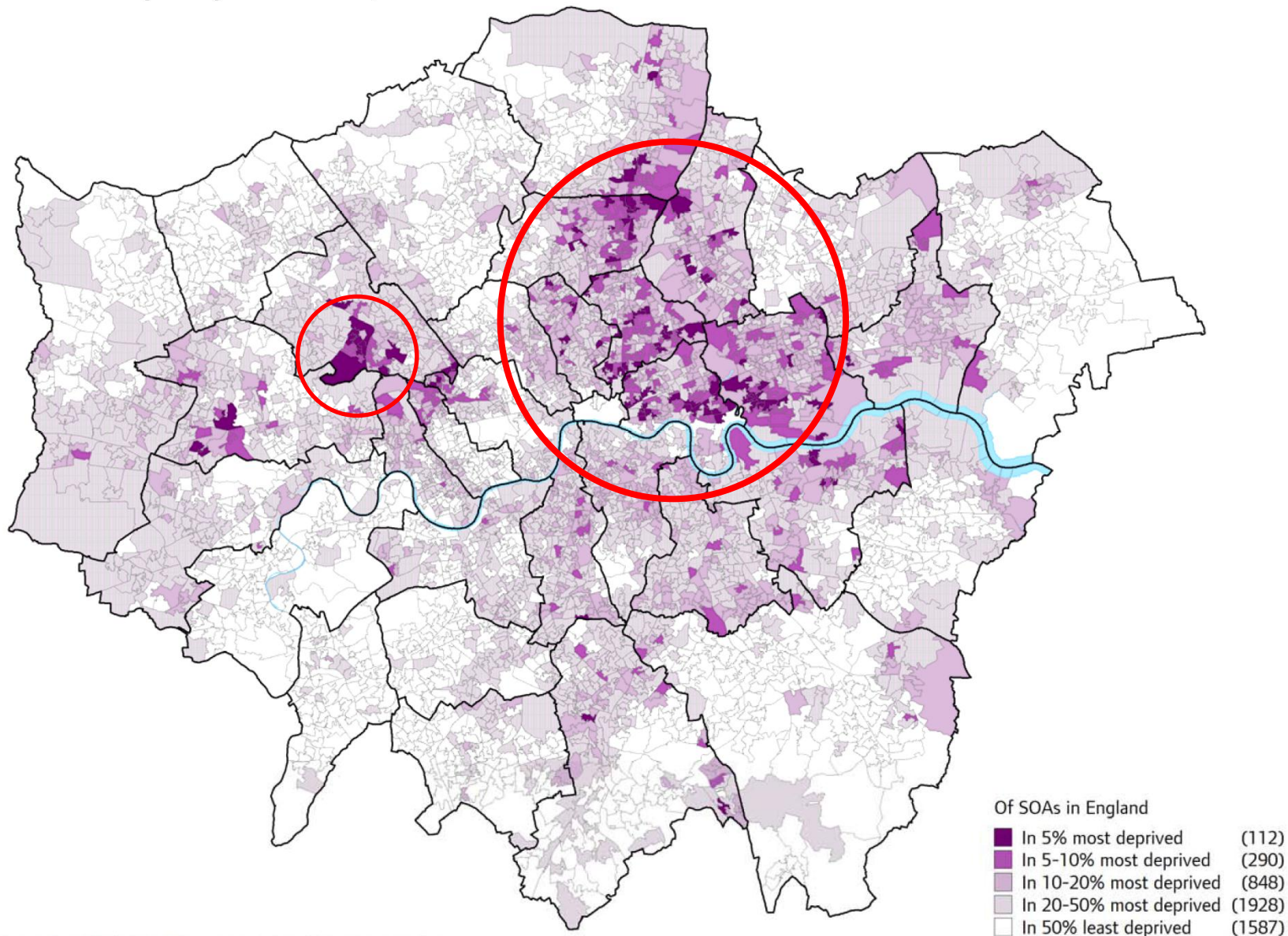
Source: Department for Communities and Local Government, Indices of Deprivation 2004
 ONS Super Output Area Boundaries. This map is © Crown copyright. All rights reserved (LA100032379) (2011)

Map 3 Index of Multiple Deprivation 2007, London



Source: Department for Communities and Local Government, Indices of Deprivation 2007

Map 2 Index of Multiple Deprivation 2010, London



Source: Department for Communities and Local Government, Indices of Deprivation 2010
 ONS Super Output Area Boundaries. This map is © Crown copyright. All rights reserved (LA100032379) (2011)

What is more/less governed? (Patrick Le Galès, 2010)

- Financial sector under-governed
- Planning system under-tooled
- Post-political shift to contractual delivery
- Expansion of the 'regulatory state' and 'regulatory capitalism' (Braithwaite, 2008)

Conclusions

- London as a place of extremes
- London as a place of polarisation and juxtaposition
- Capital costs and the price of success
- Real challenges of planning for a growing city