

IHEDATE 2017: *Les territoires et le monde*

Session 4 - Politique et territoires : qui est gouverné ?

18-19 mai 2017

Londres, « *the world in one city* » : grands enjeux de gouvernance et de planification urbaine dans la ville mondiale

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Source: Daniel Chapman

Introduction

- Londres: archétype de la ville mondiale? (*global city, world city*)
 - héritage de capitale coloniale
 - rôle-clef dans l'économie mondiale
 - attractivité pour les migrants du monde entier; multiculturalisme revendiqué
- Déclin économique et démographique dans les années 1970-80
- « Big Bang » de 1986: rôle croissant de Londres dans l'économie mondiale des service financiers
- Depuis: un essor démographique et économique quasiment ininterrompu: de 6,6 millions d'habitants en 1981 à 8,2 millions en 2011
- Augmentation des inégalités sociales + de la ségrégation spatiale (crise du logement endémique)
- Un pays gouverné depuis 2010 par la droite libérale: coupes budgétaires, dérégulations, privatisations, réformes du système de planification
- Un Royaume profondément désuni?
 - Inégalités territoriales et inter-régionales
 - Impacts du Brexit

Introduction

- Quels sont les enjeux de cette position de « ville mondiale » pour la gouvernance et les politiques de planification urbaine ?
- Qui gouverne (ou pas), et comment, la production de la ville et du cadre bâti à Londres ?
 - Londres « global city »: poids économique
 - Démographie, inégalités socio-economiques et ségrégation spatiale
 - Les enjeux de la gouvernance de Londres
 - La crise du logement: gouverner la production de logement

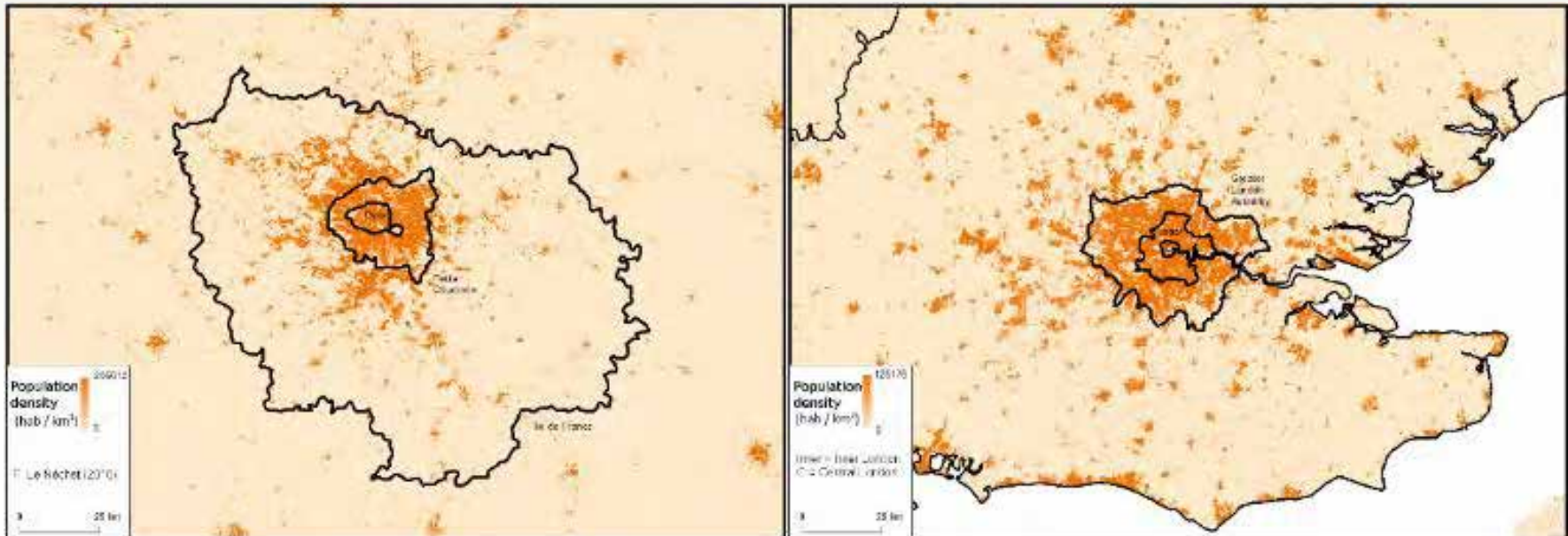


Londres-Paris

- Londres: 8,6 millions d'habitants, 1.579 km²
- Ville de Paris: 2,25 millions d'habitants, 105 km²
- Métropole du Grand Paris: 7 millions d'habitants, 814 km²



Source: The Economist, 13 mars 2008



Le statut de “global city”

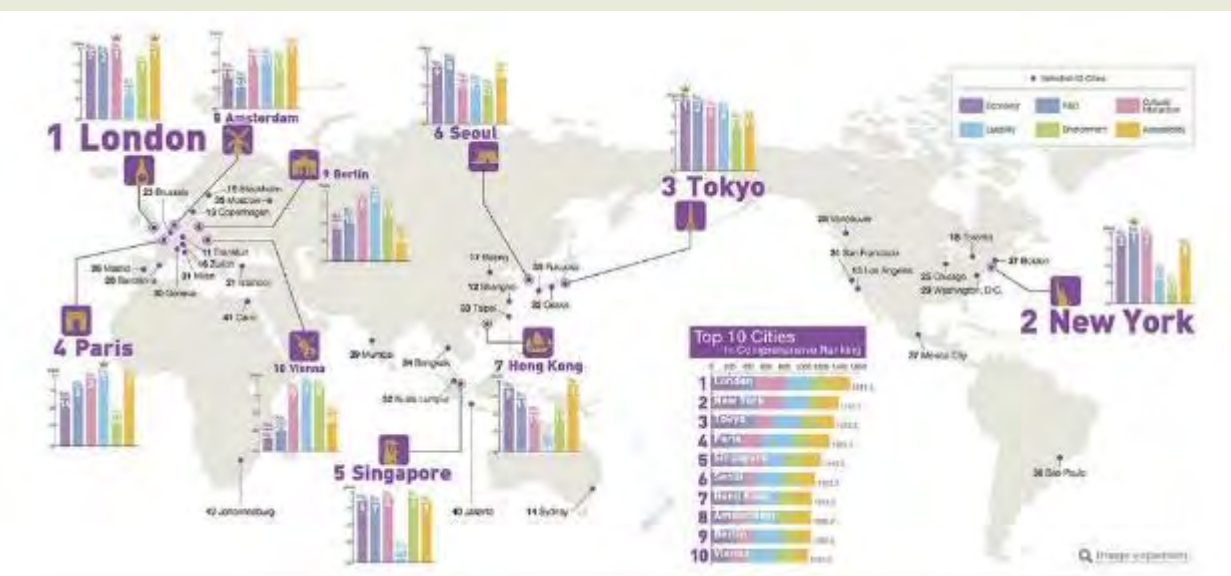
- Expression popularisée par Saskia Sassen (*The Global City: New York, London, Tokyo*, 1991)
- De multiples classements et de multiples indicateurs aux sources et usages variés:
 - concentration de sièges sociaux de multinationales
 - Investissements directs étrangers
 - production économique, productivité
 - poids du secteur financier (bourse, banque, assurance, immobilier, marketing)
 - poids des services, R&D, industries culturelles
 - capital physique (transport, numérique, éducation etc.)
 - connectivité
 - capital humain, innovation, “talents”
 - qualité de vie, offre culturelle

Voir: <https://data.london.gov.uk/dataset/resources-of-global-city-comparison-indicators>



Global Power City Index, 2016

<http://www.mori-m-foundation.or.jp/english/ius2/gpci2/>



Globalization and World Cities Research Network (GaWC)

<http://www.lboro.ac.uk/gawc/>

The World According to GaWC 2016

Alpha ++	London New York	Beta +	Prague Ho Chi Minh City Boston Copenhagen Düsseldorf Athens Munich Atlanta Bucharest Helsinki Budapest
Alpha +	Singapore Hong Kong Paris Beijing Tokyo Dubai Shanghai	Alpha	Sydney Sao Paulo Milan Chicago Mexico City Mumbai Moscow Frankfurt Madrid Warsaw Johannesburg Toronto Seoul Istanbul Kuala Lumpur Jakarta
		Beta	Karachi

Global City Competitiveness Index, 2012 (*The Economist*)

Overall score		Economic strength		Physical capital		Financial Maturity		Institutional effectiveness						
1	New York	71.4	1	Tianjin	56.6	=1	Vancouver	100.0	=1	Zurich	100.0	=1	Zurich	98.0
2	London	70.4	2	Shenzhen	55.4	=1	Tokyo	100.0	=1	Toronto	100.0	=1	Geneva	98.0
3	Singapore	70.0	3	Dalian	55.0	=1	Stockholm	100.0	=1	Tokyo	100.0	3	Auckland	95.9
=4	Paris	69.3	4	New York	54.0	=1	Singapore	100.0	=1	Singapore	100.0	4	Sydney	94.8
=4	Hong Kong	69.3	5	Doha	53.7	=1	Melbourne	100.0	=1	New York	100.0	5	Melbourne	94.7
6	Tokyo	68.0	6	Guangzhou	53.6	=1	Hong Kong	100.0	=1	London	100.0	6	Singapore	87.8
7	Zurich	66.8	7	Shanghai	51.8	=1	Hamburg	100.0	=1	Hong Kong	100.0	=7	Vancouver	87.1
8	Washington	66.1	8	Tokyo	50.5	=1	Amsterdam	100.0	=1	Frankfurt	100.0	=7	Toronto	87.1
9	Chicago	65.9	9	Chongqing	49.9	=9	Zurich	98.2	=1	Chicago	100.0	=7	Montréal	87.1
10	Boston	64.5	10	Beijing	49.8	=9	Vienna	98.2	=10	Washington	83.3	=10	Washington	85.8

Global Economic Power Index 2015 (The Atlantic's)

New York, London, Tokyo, Hong
Kong, Paris, Singapore



Sorry, London: New York Is the World's Most Economically Powerful City

Our new ranking puts the Big Apple firmly on top.

RICHARD FLORIDA | @Richard_Florida | Mar 3, 2015 | 37 Comments



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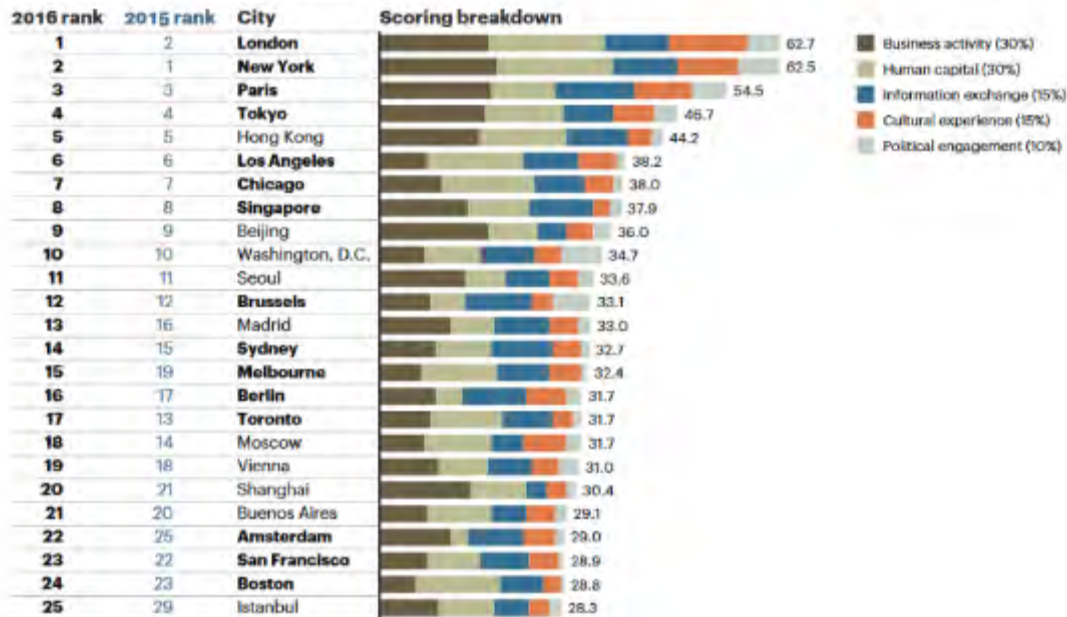
New York and London are both powerhouse cities, competitive in everything from fashion, music, and finance, to now even start-ups and high tech. In recent years, the long debate over which is the world's most economically powerful city has reached something of a fever pitch. In 2012, London Mayor Boris Johnson (who was born in New York City and is, *for now*, still a dual citizen) *ousted members of the Bloomberg administration on this score*. And earlier this month in London, Harvard economist and native New Yorker Edward Glaeser *supposedly* his hometown is fast losing its status to London. Indeed, London should be congratulated for its remarkable run over the past couple of decades, even as the U.K.'s economy has sputtered.

But the newest ranking of the world's most economically powerful cities put

Figure 1

The top 25 cities on the Index and the Outlook

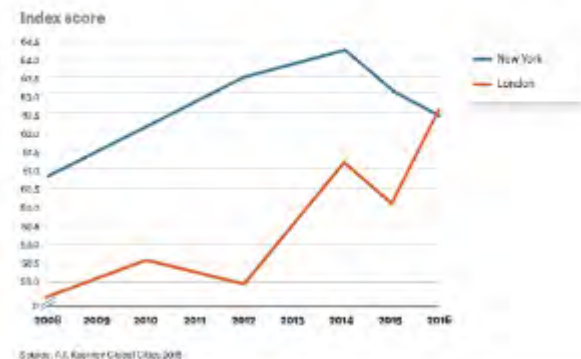
Global Cities Index, rank and score



“We don't think of ourselves as in competition with Paris,” sniffs John Ross, Mr Livingstone's economic adviser. “We've won that contest. We measure ourselves against New York.”

Figure 3

London has steadily closed the gap on New York since the first Index in 2008



Global Cities Index (Foreign Policy Journal)

<https://www.atkearney.com/documents/10192/8178456/Global+Cities+2016.pdf/8139cd44-c760-4a93-ad7d-11c5d347451a>

Concentration de “talents” et “soft power”

Figure 6. High-skill, knowledge-based employment figures

City	Total of people employed in knowledge-based industries (2016)	Total of people employed in knowledge-based industries (2014)	Absolute change	Percentage change
London	1,471,869	1,706,924	235,055	16.0%
New York	1,163,039	1,158,279	-4,760	-0.4%
Hong Kong	759,152	769,729	10,577	1.4%
Singapore	726,502	728,289	1,787	0.2%
Paris	599,376	627,156	27,781	4.6%
Sydney	569,545	607,231	37,686	6.6%

Source: ONS, TheCityUK, US Bureau of Labor Statistics, France National Institute of Statistics and Economic Studies, Census and Statistics Department of Hong Kong, Singapore Ministry of Manpower, Australian Department of Employment, Deloitte analysis. Note that comparable data for Tokyo was not available.

Figure 7. High-skill, knowledge-based employment as a proportion of total employment

City	Total number of people now employed in high-skill, knowledge-based jobs	Total number of people employed	Percentage of employment that is high-skill, knowledge-based
London	1,706,924	5,575,000	30.6%
New York	1,158,279	4,297,200	27.0%
Hong Kong	769,729	3,880,000	19.8%
Singapore	728,289	3,655,600	19.9%
Paris	627,156	1,920,663	32.7%
Sydney	607,231	2,471,800	24.6%

Source: ONS, TheCityUK, US Bureau of Labor Statistics, France National Institute of Statistics and Economic Studies, Census and Statistics Department of Hong Kong, Singapore Ministry of Manpower, Australian Department of Employment, Deloitte analysis. Note that comparable data for Tokyo was not available.



- 1,7 millions de travailleurs hautement qualifiés (NYC 1,2 million) (Deloitte UK, 2016) (+235,000 en 2 ans)
- ‘Soft power’: influence sur les préférences des autres par la capacité d’attraction de leaders dans les domaines clefs; flux dynamiques de ‘capital de leadership’) (la ville réexporte ceux qui y étudient ou travaille)

Industries créatives

- Premier centre de start-ups en nouvelles technologies en Europe? (Startup Genome project)
 - + de 3,000 start-ups dans le champ des nouvelles technologies; le second site de Google hors Silicon Valley
 - Industries créatives et « technologiques » (numériques): 10% de la valeur ajoutée brute de Londres, 48% de la V.A.B. de ces industries au R.U. en 2012
 - 2014: 16,3 % des emplois de Londres (795.800)
- 
- | |
|--------------------------------------|
| Advertising & Marketing |
| Architecture |
| Crafts: Design |
| Film, TV, video, radio & photography |
| IT, software & computer services |
| Publishing |
| Culture, Arts |
- Voir rapport <https://www.london.gov.uk/business-and-economy-publications/working-paper-70-creative-industries-london>

Attraction des investissements étrangers

- 1^{ère} ville européenne pour les investissements directs étrangers (Paris juste après) <http://bfc-see.org/htdocs/documents/European-Cities-and-Regions-of-the-Future-2016.pdf>



Source: EY Global Investment Monitor, 2016.

EY 2016 European attractiveness survey (total respondents: 1,469).

*From the cities with projects greater than 50.

Attraction des investissements étrangers

- « Open for business »: Londres est perçu comme un lieu sûr pour les capitaux (investisseurs institutionnels – fonds de pensions, assurances – ou « *high net worth individuals* »)
- Marché accessible, transparent, liquide: environnement politique, juridique (« rule of law »), fiscal et réglementaire stable et favorable
- Pas simplement dans l'économie « productive »...
- Flux de capitaux et d'investissements étrangers dans l'immobilier résidentiel et commercial: « *safe haven* » (encouragés par / imposée sur les acteurs publics)
- Investissements étrangers dans les grandes infrastructures
- → Reconfiguration du paysage urbain...



Top 40 most important cities to UHNWIs in 2015

- 1 London
- 2 New York
- 3 Hong Kong
- 4 Singapore
- 5 Shanghai
- 6 Miami
- 7 Paris
- 8 Dubai
- 9 Beijing
- 10 Zurich

Concentration des emplois

5,73 million d'emplois
(Q4, 2016)

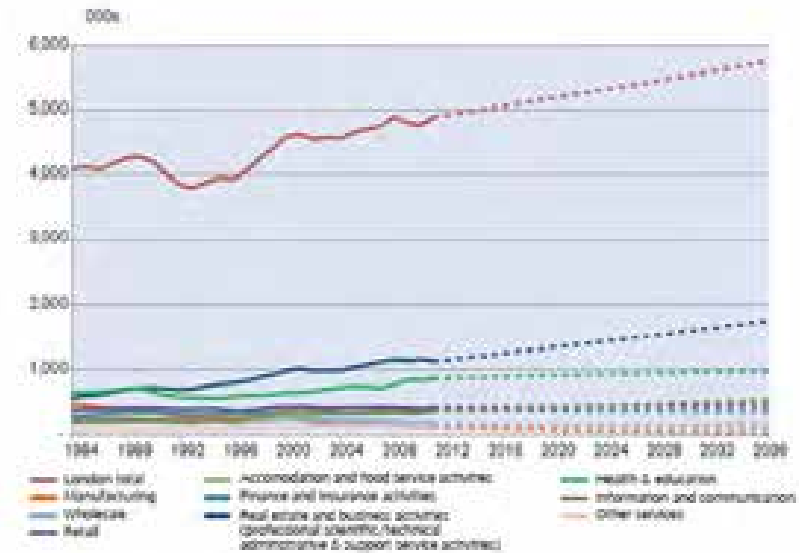
https://data.london.gov.uk/apps_and_analysis/labour-market-update-for-london-april-2017/

Taux de chômage 5,9% (UK 4,7%) en février 2017

Une forte concentration géographique (carte issue du recensement 2011)

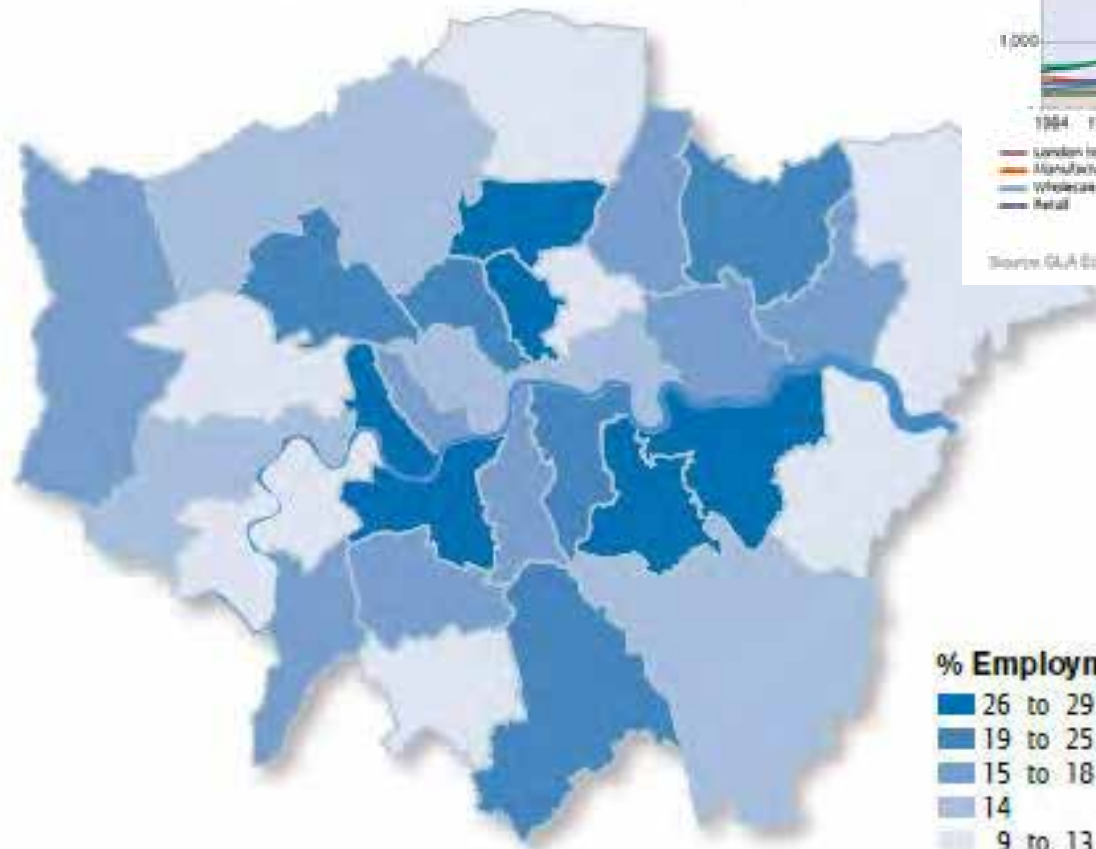


Figure 1.5 Employment projections 2011-2036 and historic data 1984-2011(selected sectors)



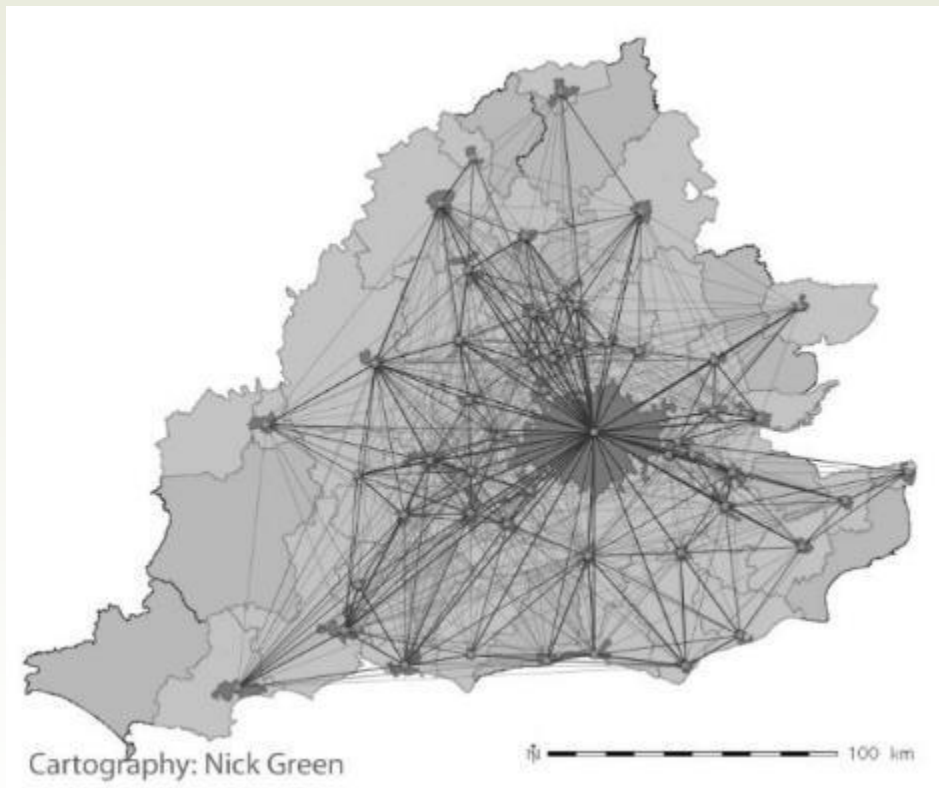
Source: GLA Economics 2013

Map 1.2 Distribution of employment growth 2011-2036

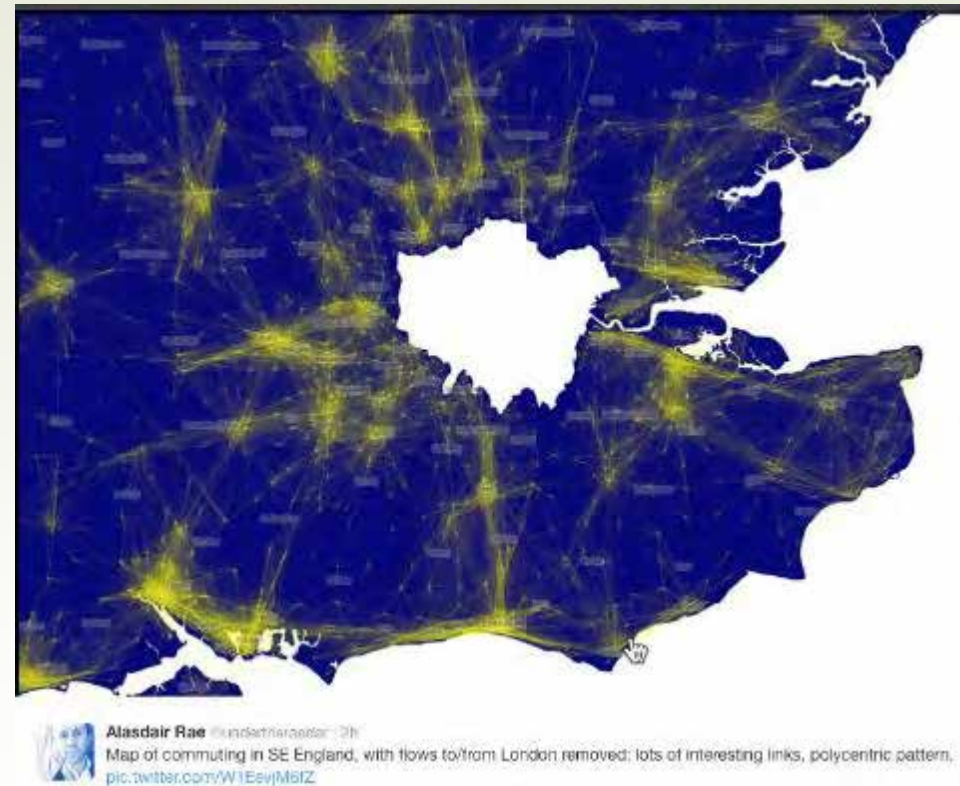


© GLA Economics 2013 Triangulated Employment Projections
© Crown Copyright and database right 2013. Ordnance Survey 100032216-GLA.

Migrations pendulaires



Source: GaWC Research Bulletin 307



Commuting patterns in the London/South East England Mega-City-Region

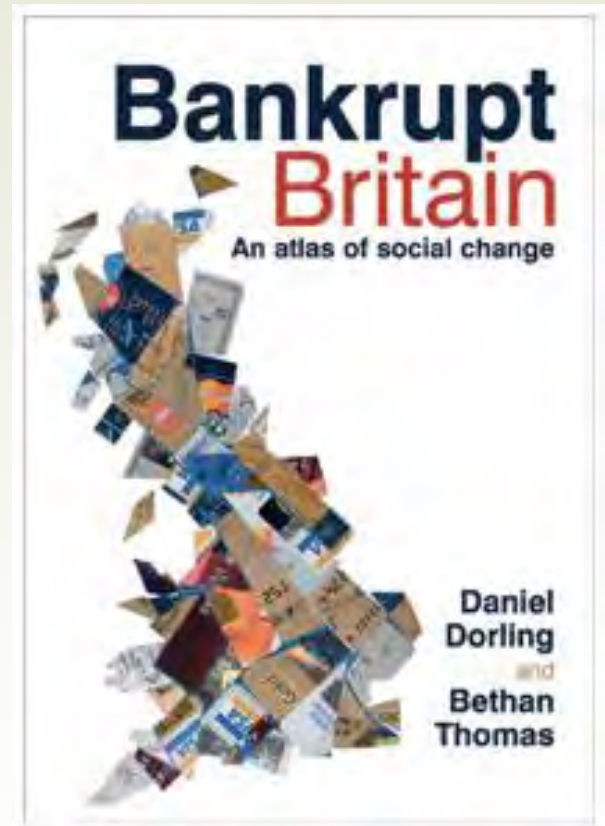
Londres et le désert (économique) anglais?

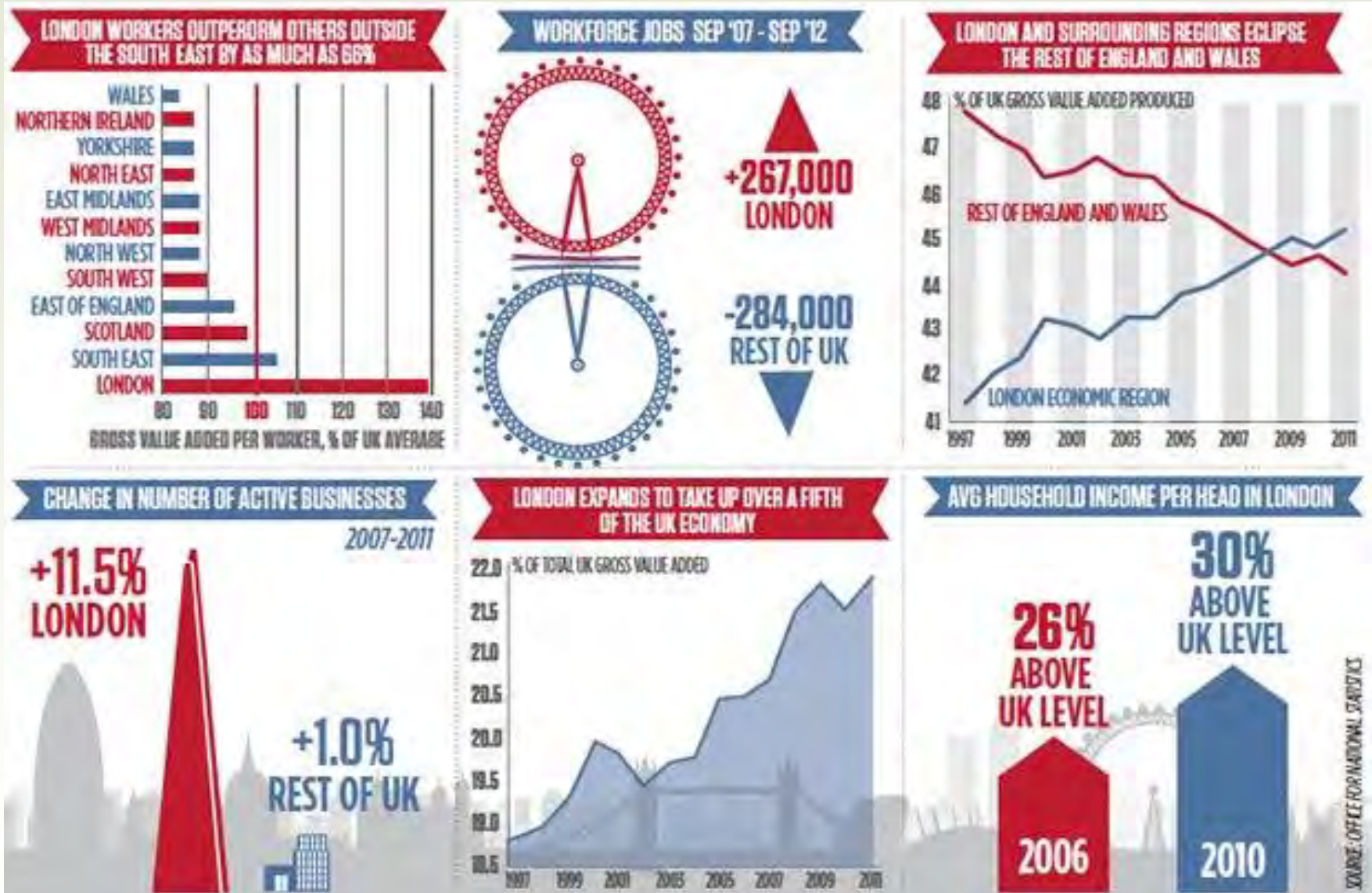
- Londres : 21.9% du PIB du R.U.
(recensement 2011) pour 12.5% de la population
- Londres + Sud-Est de l'Angleterre: 45,2 % du PIB R.U.
- Londres a produit £127 milliards d'impôts (= 30% de la recette au R.U.)... et reçu £93 milliards d'investissements publics en 2013/14 (LFC, 2017)
- Fracture inter-régionale Nord-Sud
 - amorcée dans les années 1930
 - grandit dans les années 1970-80
 - se renforce depuis la fin des années 2000



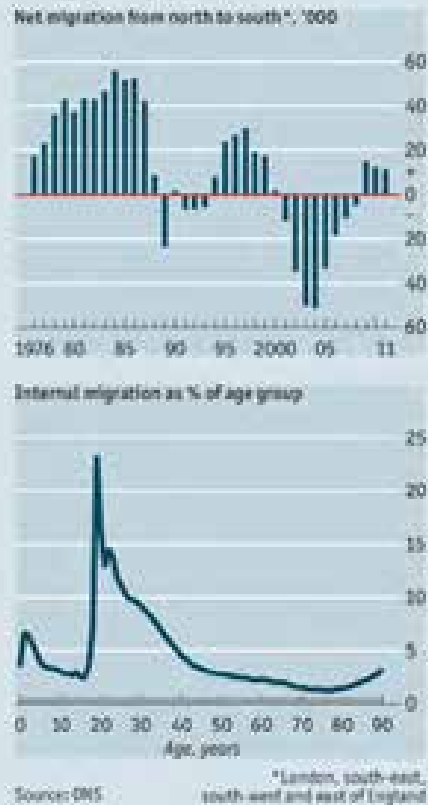
La crise de 2008 et ses effets

- Londres a relativement peu souffert de la récession post-2008: *'The current economic depression evident across the advanced economies has its roots in activities of an internationalised financial sector, heavily represented in London. But it had its most malign impacts elsewhere, notably within the UK's main manufacturing regions, in the North and Midlands – with London itself being least affected'* (LSE London 2011 Briefing)
- Londres + sud-est de l'Angleterre: de 41,4 % du PIB total du R.U en 1997 à 45,2 % en 2011





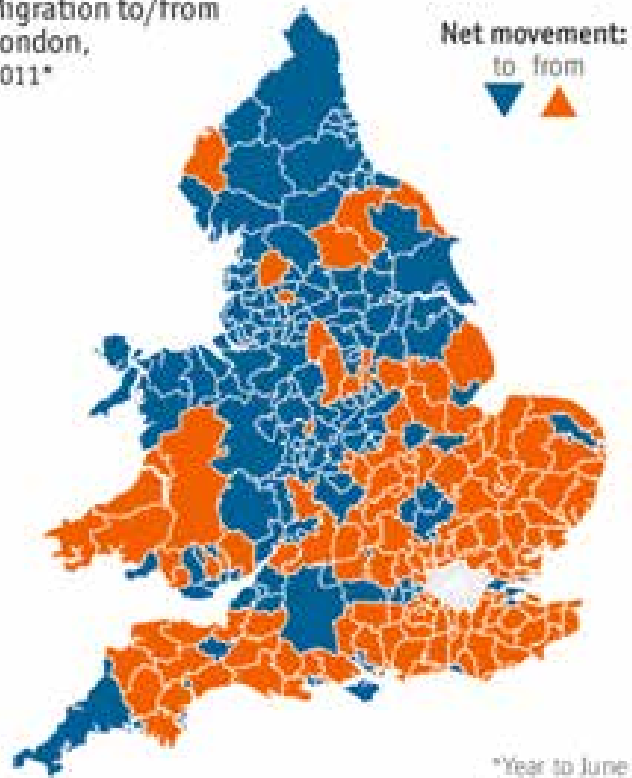
Going south, young man



Source: *The Economist*, 22.3.14

Out with the in-crowd

Migration to/from London, 2011*



Source: *The Economist*, 9.11.13



IN THE 2011 CENSUS, 50% OF CENTRAL LONDON'S WORKFORCE, AGED BETWEEN 16 AND 64 WAS AT LEAST DEGREE EDUCATED, COMPARED 26% IN THE WIDER UK



Source: CBRE 2014

Géographie du vote Brexit

Brexit referendum results



Thoughts on the sociology of Brexit: 'The geography reflects the economic crisis of the 1970s, not the 2010s'

http://www.perc.org.uk/project_posts/thoughts-on-the-sociology-of-brexit

<http://www.bbc.co.uk/news/uk-politics-36616028>

<https://theconversation.com/the-geography-of-brexit-what-the-vote-reveals-about-the-disunited-kingdom-61633>



Source: <http://blogs.spectator.co.uk/coffeehouse/2013/12/vince-cable-london-is-becoming-a-kind-of-giant-suction-machine/>

Une forte croissance démographique

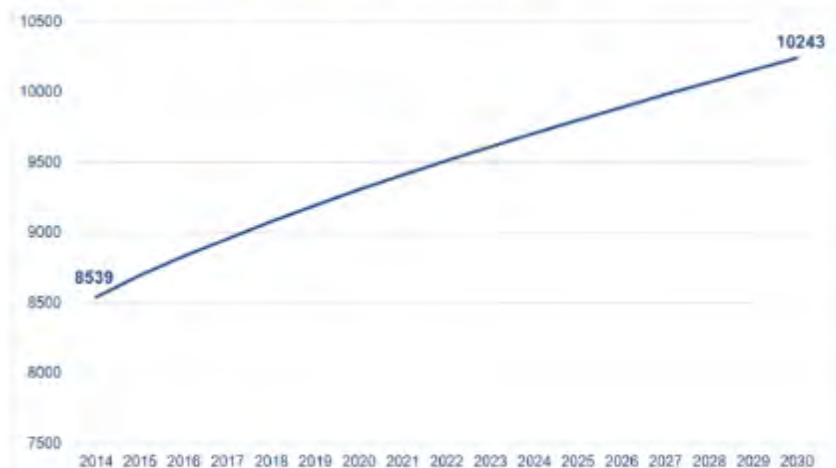
- Depuis 1988: croissance démographique forte (due aux migrations internationales)
- Recensement 2011 : 8,17 million
- Fin 2016: 8,63 million
- 10 millions d'ici 10 ans?

London City Region population forecasts to 2065



 London
 Region
 Total

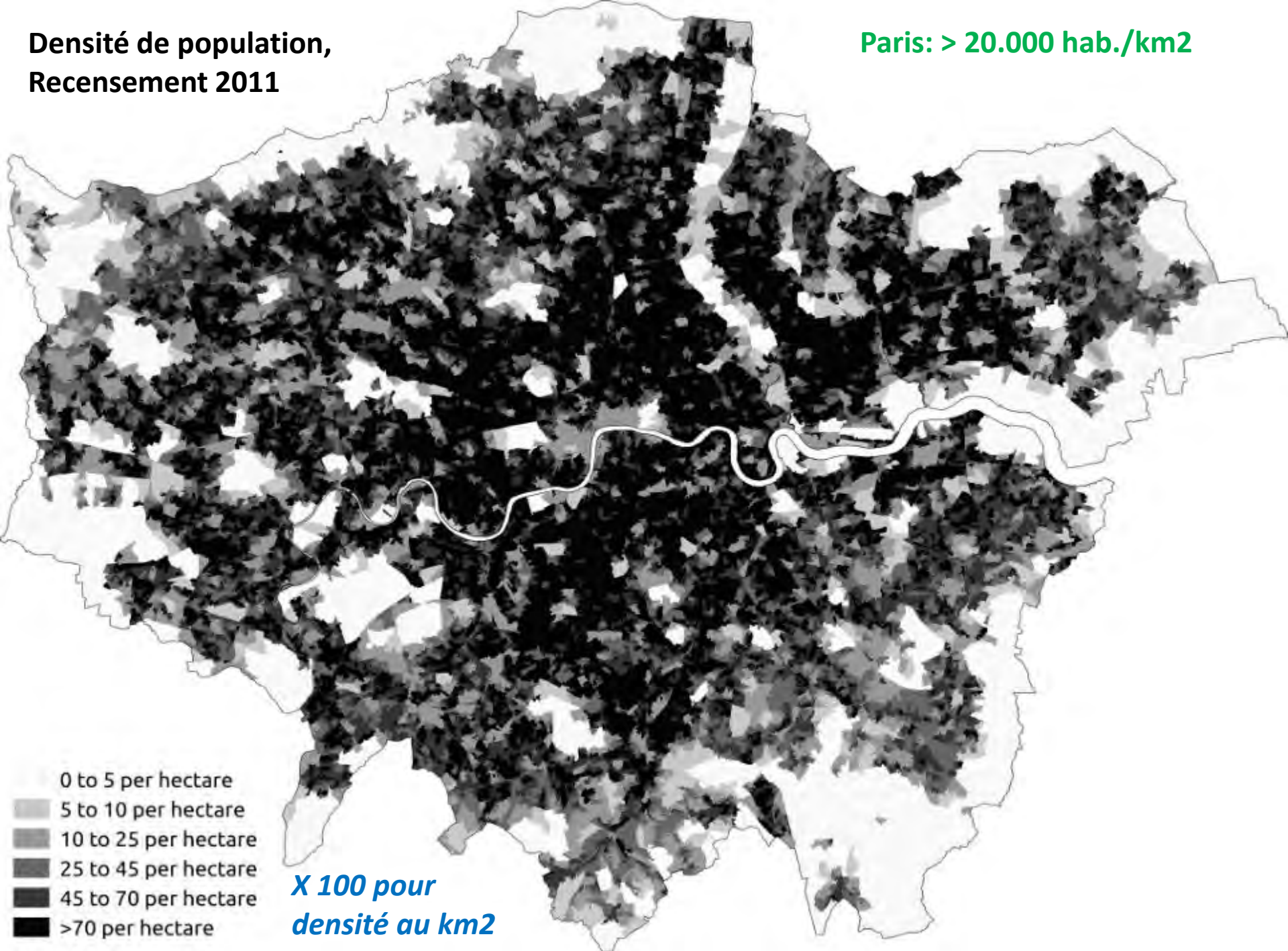
Population growth (millions)



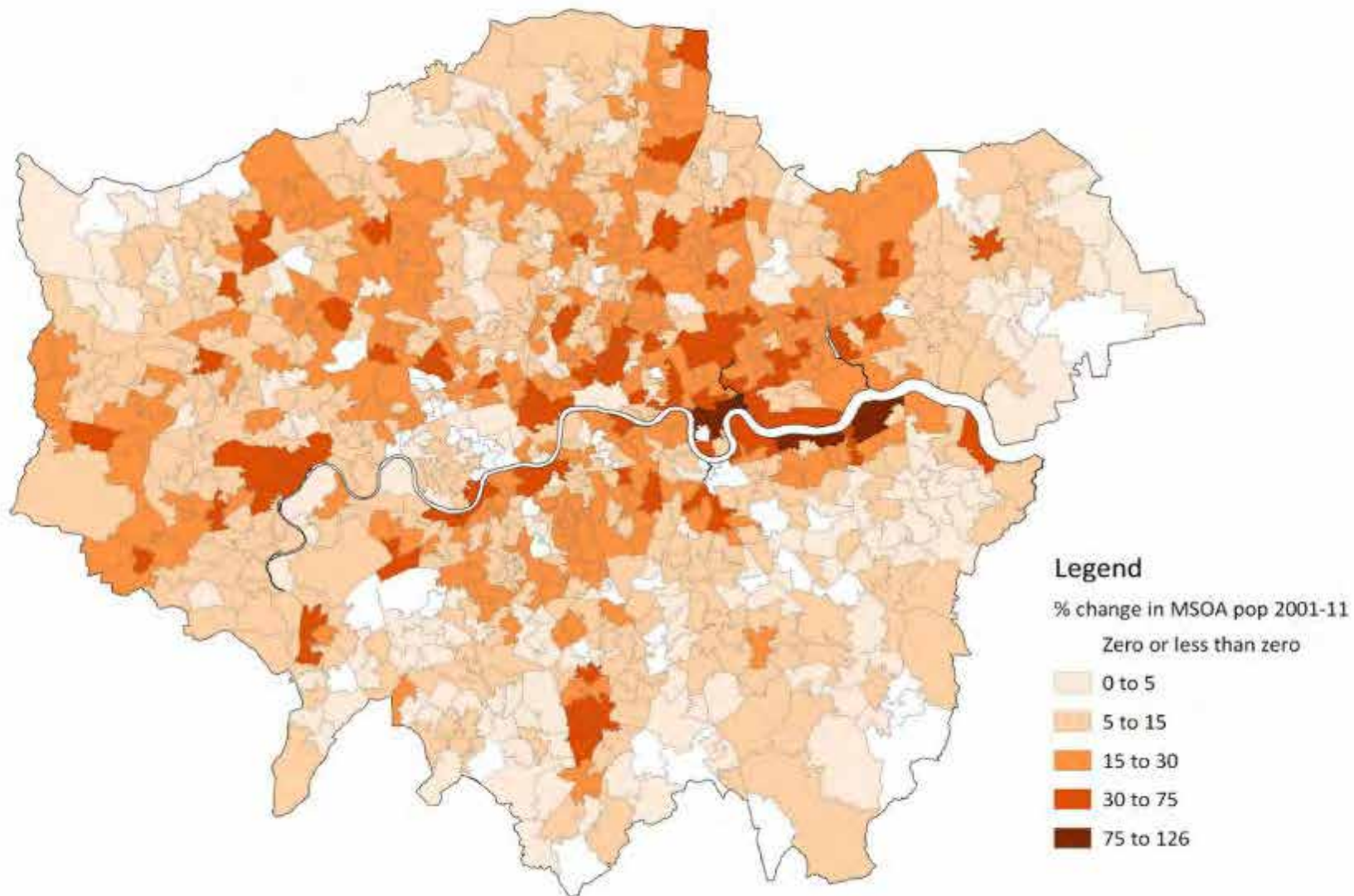
Source: Office for National Statistics Population Projections (25 May 2016)

Densité de population,
Recensement 2011

Paris: > 20.000 hab./km²

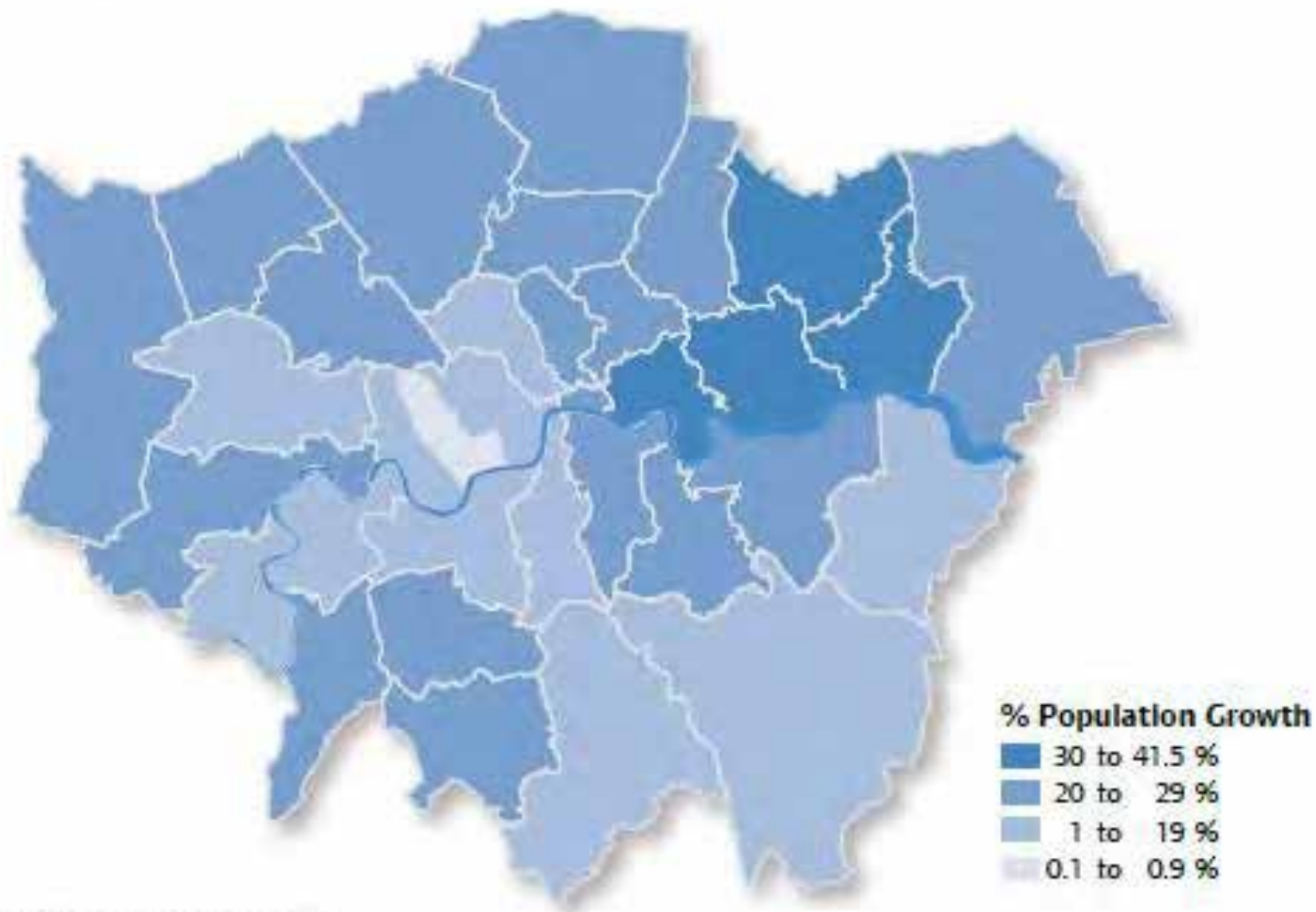


London: Change in population 2001 to 2011, by Middle Super Output Area



Source: ONS

Map 1.1 Distribution of population growth 2011 – 2036 (% growth)



© GLA 2013 Round Population Projections
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Source: London Plan 2016

‘Super-diverse’ / ‘hyper-diverse’ city

- La ville la plus multi-nationale et multi-ethnique d’Europe?
- Recensement 2011 : 31% des résidents Londoniens nés hors du R.U., 55% se définissant comme “*other than White British*” (contre 31% en 1991)
- Plus de 300 langues parlées au quotidien par 22% des Londoniens
- ‘*The world within a city*’ (GLA, 2005)... the most ‘*cosmopolitan place on Earth*’ (Vertovec, 2007)
- Certains arrondissements (Boroughs): jusqu’à 83% de “ethnic minorities” (Newham et Brent)



2011 Census categories

White

1. English / Welsh / Scottish / Northern Irish / British
2. Irish
3. Gypsy or Irish Traveller
4. Any other White background, please describe

Mixed / Multiple ethnic groups

5. White and Black Caribbean
6. White and Black African
7. White and Asian
8. Any other Mixed / Multiple ethnic background, please describe

Asian / Asian British

9. Indian
10. Pakistani
11. Bangladeshi
12. Chinese
13. Any other Asian background, please describe

Black / African / Caribbean / Black British

14. African
15. Caribbean
16. Any other Black / African / Caribbean background, please describe

Other ethnic group

17. Arab
18. Any other ethnic group, please describe

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30 May 2012 Last updated at 01:41



London, France's sixth biggest city

By Lucy Ash

BBC News



More French people live in London than in Bordeaux, Nantes or Strasbourg and some now regard it as France's sixth biggest city in terms of population. What is attracting a new generation of young French professionals to the city?

In today's
Magazine

Top

Gary

'Jihad

Lloyd

US-B

Fea

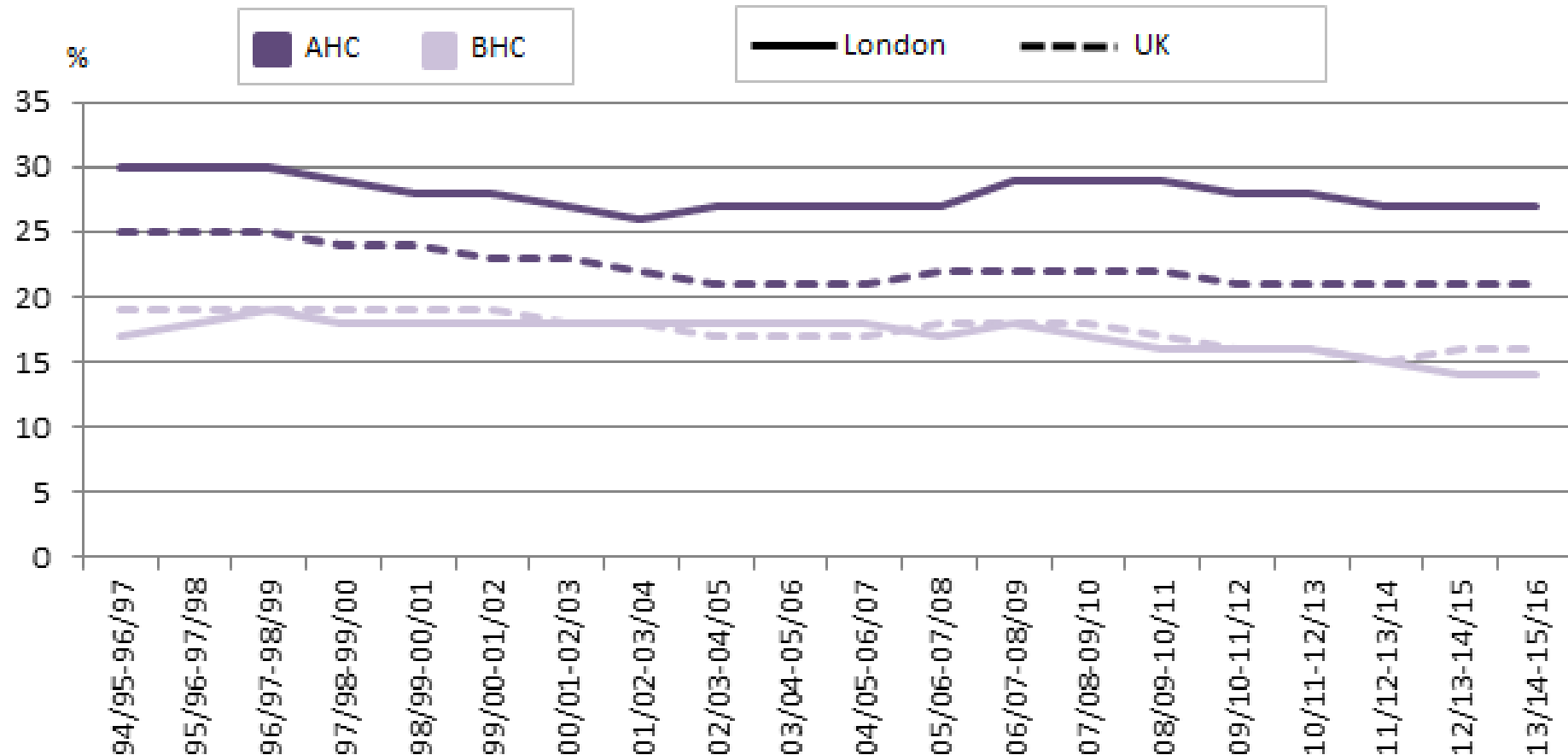
Inégalités socio-économiques marquées

- Revenu disponible moyen des ménages londoniens 30% supérieur à celui du R.U. (2010)
- Les 10 % les plus riches ont 273 fois le revenu et les biens des 10 % les plus pauvres (Dorling, 2011)
- 27 % des ménages londoniens sous le seuil de pauvreté (fixé à 60% du revenu médian) (après coûts de logement)
https://data.london.gov.uk/apps_and_analysis/poverty-in-london-201516-2/
- + de 2,3 millions Londoniens dans la pauvreté (dont la moitié travaillent) (37% des enfants, 1 sur 5 de manière chronique)
- En 2016: 18% des emplois sont sous le “London Living Wage” (£9,75/h, +élevé que le salaire minimum légal) (et 50% des 16-24 ans, 40% des travailleurs d’origine Pakistanaise ou Bangladeshi)

Minimum Wage Rates from 1 April 2017

YEAR	25 AND OVER	21 TO 24	18 TO 20	UNDER 18	APPRENTICE
2017	£7.50	£7.05	£5.60	£4.05	£3.50

<https://www.trustforlondon.org.uk/policy-change/strategic-work-item/london-living-wage/>



Source: FRS 1994/95 - 2015/16

- Le coût du logement comme facteur-clef dans les inégalités

4 in 10 Londoners can't afford a decent standard of living

It costs between 18% and 56% more for households to reach decent living standard in London compared to rest of UK.

New research from Loughborough University shows that 41% of Londoners have less income than they need for what the public regard as a decent standard of living - that is one that allows them to meet their basic needs and participate in society at a minimum level. This is significantly higher than the 30% that fall below the standard in the UK as a whole. This represents 3.5 million Londoners, an increase of 400,000 since 2010/11.

The new research, funded by Trust for London, updates the first Minimum Income Standard for London report published in 2015.

The single biggest change since the last MIS London report is the increased cost of private renting, especially for properties at the cheaper end of the market, which have increased four times as much as in the rest of the UK. This means that although single working-age adults in the rest of the UK have benefitted from the substantial pay boost of the National Living Wage (since its introduction in 2016), singles in London are actually less able to afford a decent standard of living than previously. Families who cannot access social housing, and have to rent privately, have also seen their situation worsen over the last two years.

Further pages

[Blog: Using household-level data to understand the drivers of poverty in London](#)

[4 in 10 Londoners can't afford a decent standard of living](#)

[5-year rise in low pay in London finally halts](#)

[New analysis of economic outcomes by social class](#)

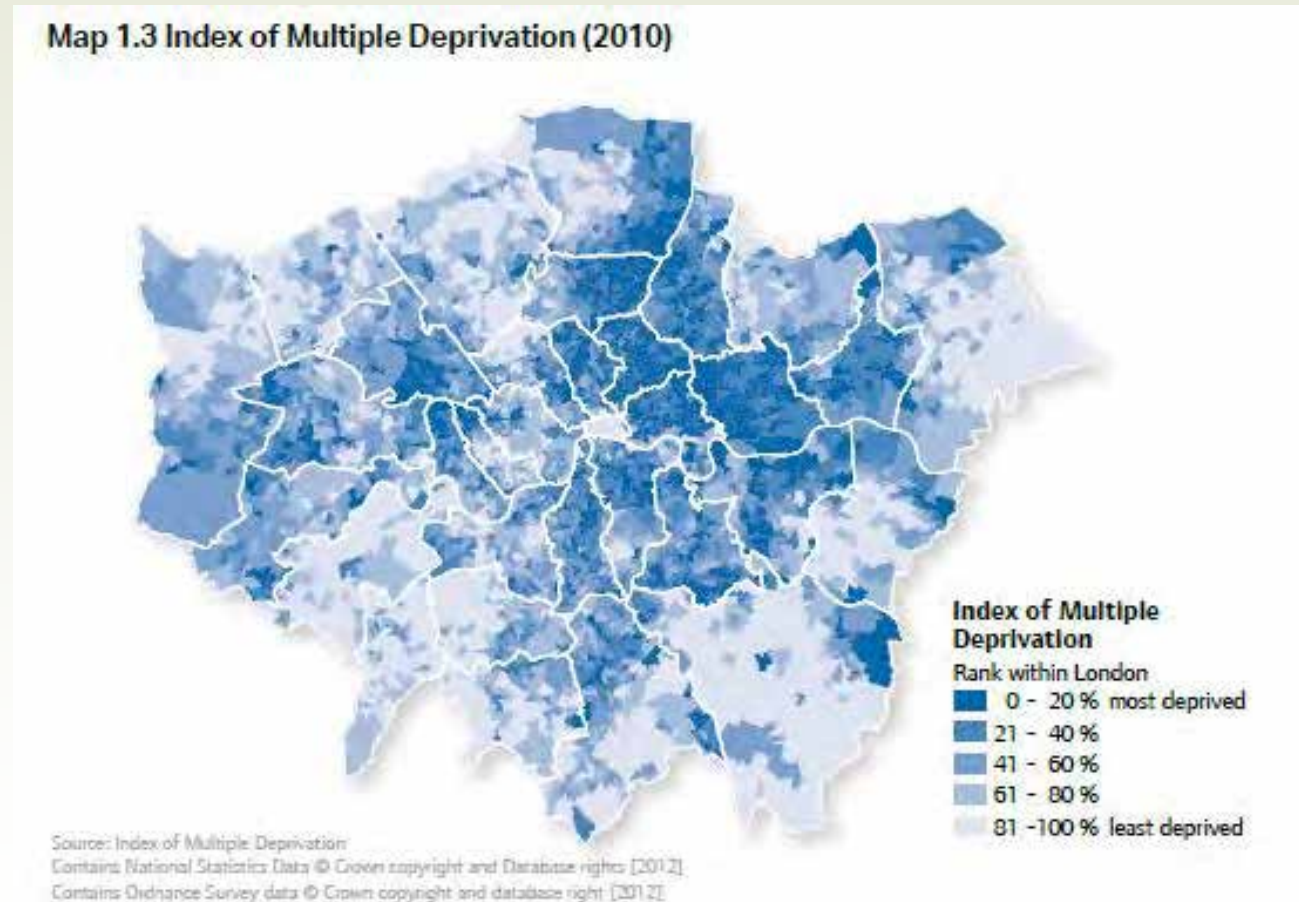
[Despite cuts to housing benefit, claimants are remaining in London](#)

[Improving this website](#)

[Half of London's](#)

Inégalités et ségrégation socio-spatiale (macro)

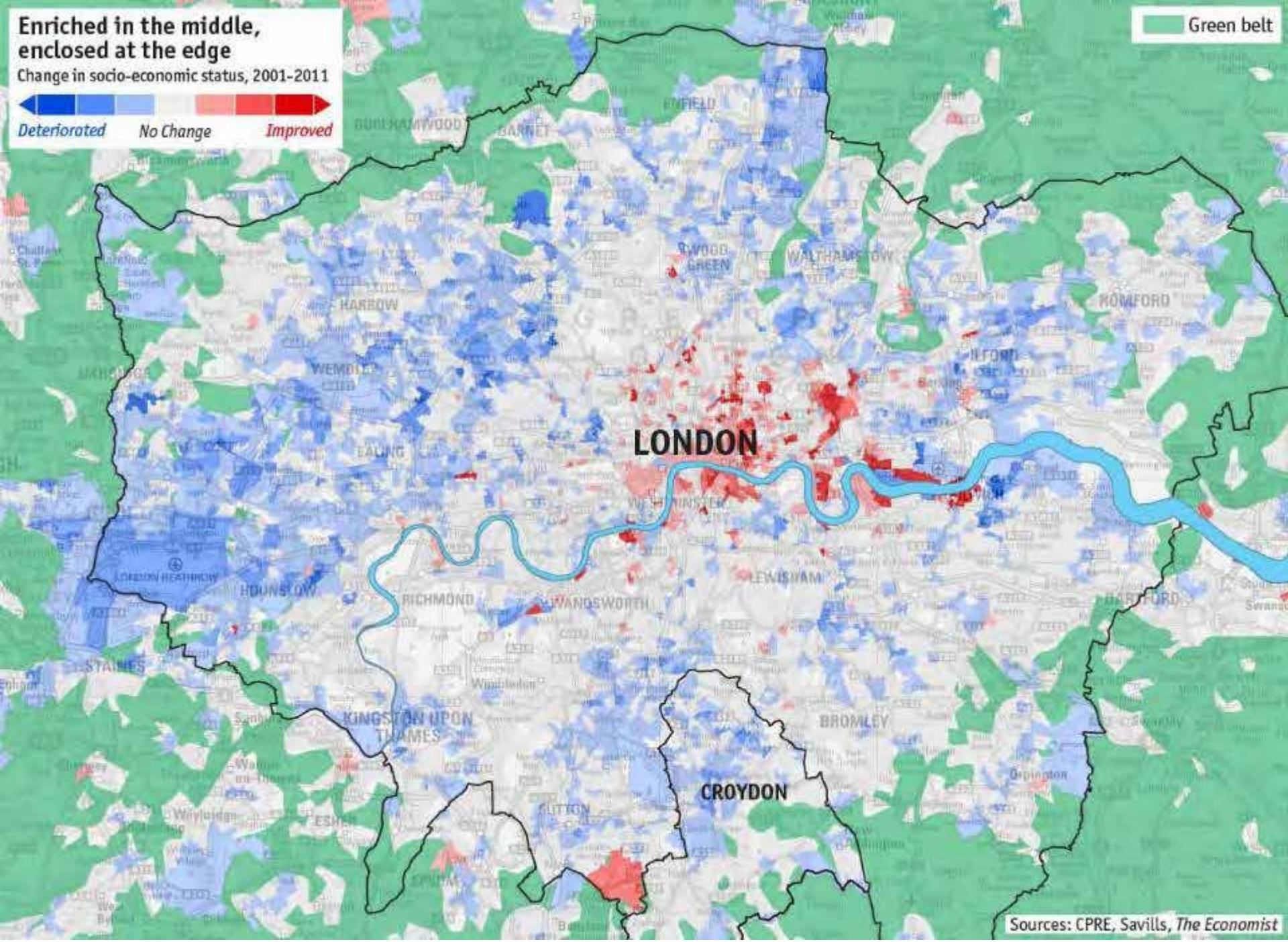
- Est/Ouest
(division
historique)
- Inner / Outer
London
(gentrification)



**Enriched in the middle,
enclosed at the edge**
Change in socio-economic status, 2001-2011

Legend: Deteriorated No Change Improved

Green belt



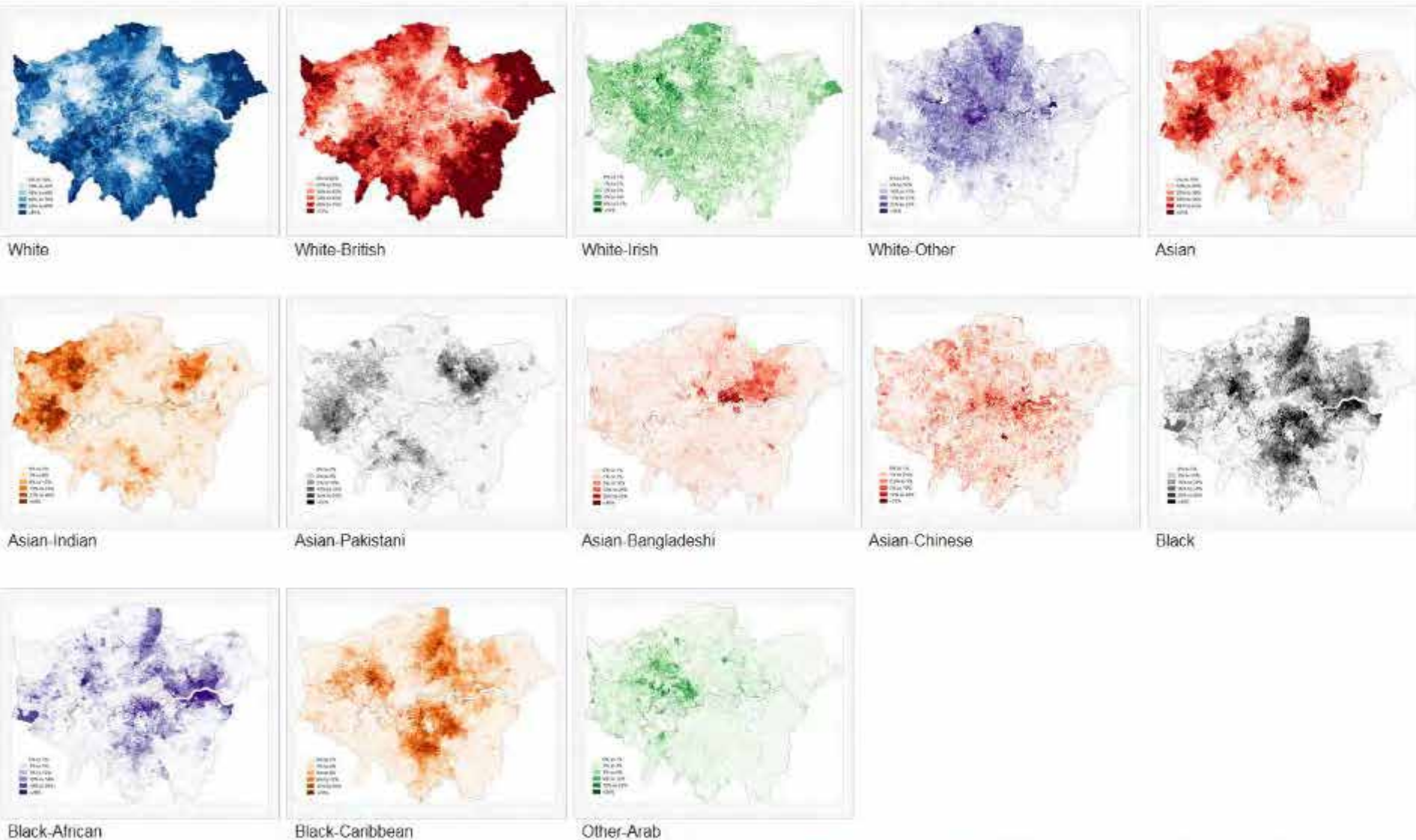
Inégalités et ségrégation socio-spatiale (micro)

- D'énormes variations... et de concentrations juxtaposées de richesse et de pauvreté
 - Logement social distribué dans toute la ville, pas seulement en grands ensembles
 - (Micro-)gentrification



- Pas de « ghettos ethniques » mais des concentrations marquées (et mélangées) de « black and ethnic minorities »

Distribution of ethnic groups in Greater London according to the 2011 census.



London



La ville ingouvernable?

« Gouverner Londres est une affaire compliquée. Le nombre d'habitants de la ville, sa géographie et son histoire conspirent à faire de la capitale britannique un endroit particulièrement difficile à gouverner... La régularité avec laquelle le gouvernement de Londres est réorganisé suggère qu'il existe quelque chose d'inhabituel dans les pressions qui affectent les systèmes [de gouvernance] qui se sont succédés... »

(Tony Travers, 2004: 1).

Evolution des structures de gouvernement de Londres

- 1888-1901: *London County Council* + 28 municipalités (*Metropolitan Boroughs*)
- 1963: remplacement par le *Greater London Council* et 32 municipalités (*London Boroughs*)
- 1986: Suppression pure et simple du *Greater London Council* par le gouvernement Thatcher
- 2000 : création de la fonction de Maire de Londres, de la *Greater London Authority (GLA)* et de l'Assemblée de Londres (*London Assembly*) (25 membres, rôle consultatif).
- 32 Boroughs (municipalités) + Corporation of London

Service	Greater London Authority	London borough councils
Education		✓
Housing	✓	✓
Planning applications		✓
Strategic planning	✓	✓
Transport planning	✓	✓
Passenger transport	✓	
Highways	✓	✓
Fire	✓	
Social services		✓
Libraries		✓
Leisure and recreation		✓
Waste collection		✓
Waste disposal		✓
Environmental health		✓
Revenue collection		✓

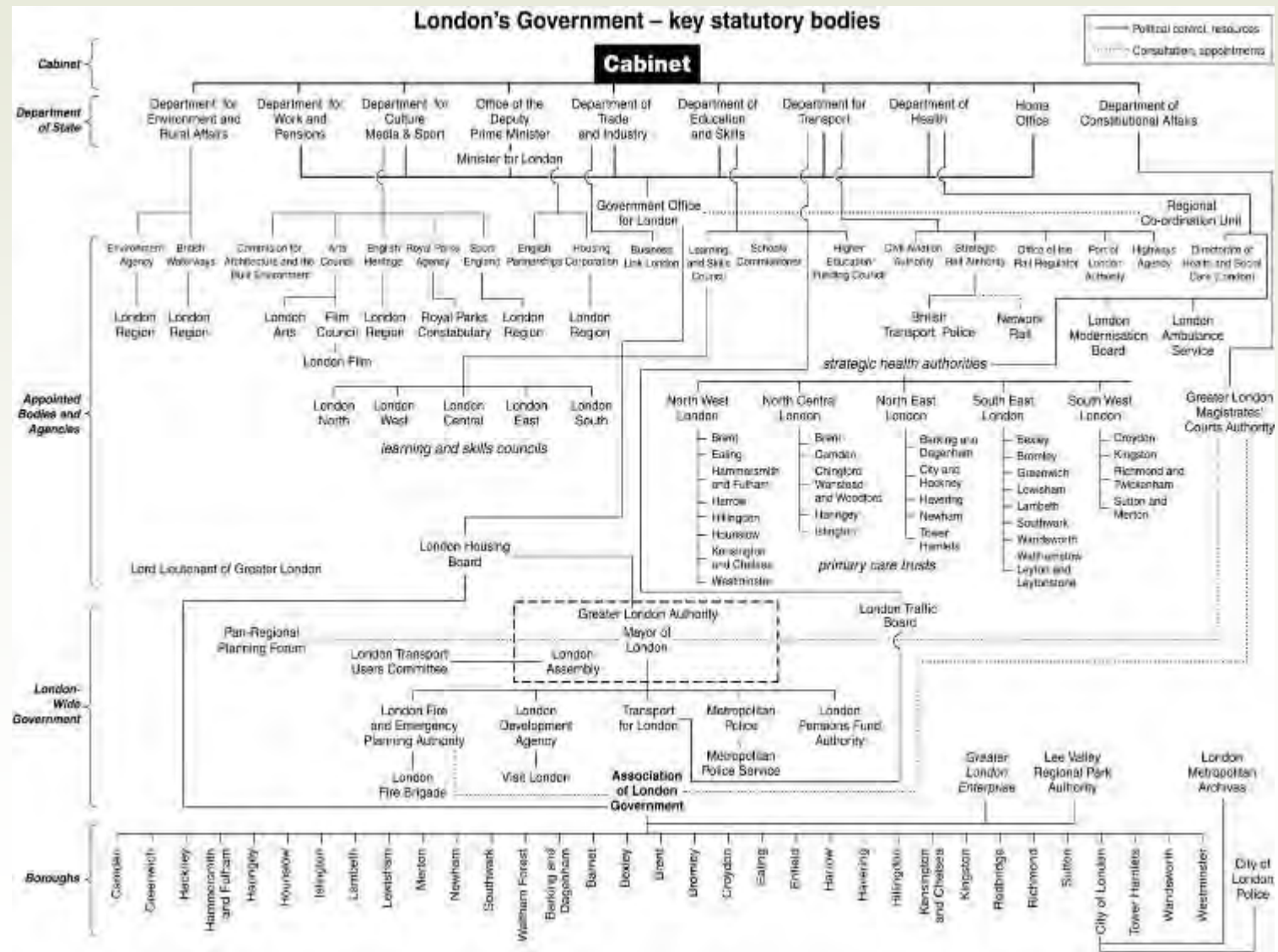


Source: londononline.co.uk

Le rôle du maire

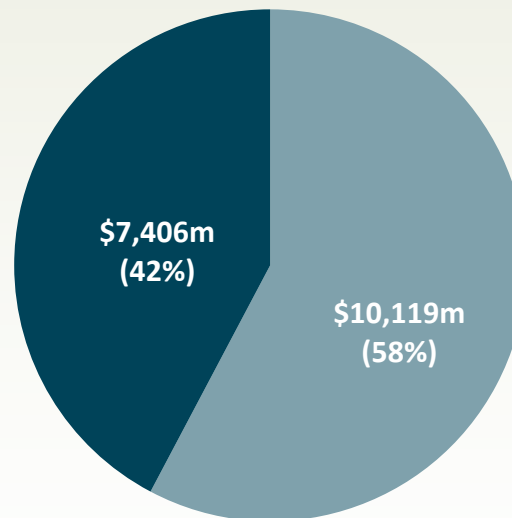
- Elaboration des stratégies réglementaires: aménagement, transport, économie, logement (depuis 2007)
- Nomme les conseils d'administration de:
 - *London Development Agency* (dissoute en 2012)
 - *GLA Land and Property*
 - *Transport for London*
 - *London Fire and Emergency Planning Authority*
 - *Metropolitan Policy Authority*
- Un rôle d'incitation... plus que de vrais pouvoirs? Possibilité (depuis 2006) de se 'saisir' des grands dossiers d'urbanisme
- Les maires de Londres: Ken Livingstone (2000-2008), Boris Johnson (2008-2016), Sadiq Khan (2016-)
- Des différences idéologiques... mais aucun maire n'a remis en cause la priorité donnée au rôle-clef de Londres dans l'économie britannique et mondiale





Acteurs privés et investisseurs

- Influence forte des organisations représentant les grandes entreprises et les secteurs clefs
- Investissements étrangers et financiarisation de la production urbaine: hôpitaux, logement, immobilier commercial, infrastructures de transport, services municipaux



**China FDI
in the UK (2005-2014)**

- Real Estate (London)
- Infrastructure (UK)

Source: Heritage Foundation and Pinsent Masons (2014)

- Constructions juridiques et institutionnelles « ad hoc » pour la réalisation de grands projets (J.O. 2012: Olympic Delivery Authority, LLDC)
 - Formes de contractualisation multiples

Les enjeux démocratiques de la financiarisation et de la contractualisation

- Garantir le retour sur investissement / assurer la distribution équitable des risques et des retours/profits entre le secteur public et privé
- Créer de la stabilité à long terme pour les investisseurs / garantir une certaine flexibilité des projets
- Maintenir un « droit à la régulation » sans désavantager les investisseurs
- Bénéficier des ressources internationales / maintenir un contrôle démocratique
 - Crouch, 2015 'corporations versus civil society'
 - Streeck & Mertens, 2010 'index of fiscal democracy' (déclin du contrôle démocratique sur les dépenses budgétaires)



L'Angleterre: un des états les plus centralisés d'Europe

- Absence de constitution écrite garantissant l'existence des collectivités territoriales / du pouvoir municipale
- Les changements de politiques publiques nationales dans des domaines clefs ont un fort impact au niveau local
- Dépendance financière des 444 collectivités locales vis-à-vis du gouvernement central (en Angleterre):
 - seulement 22 % des recettes des administrations locales en 2013-14 viennent d'impôts locaux (*Council Tax, Business Rates*), 58% viennent de subventions du gouvernement central
 - Coupes sombres depuis 2010... (-30% dans certains London Boroughs)

Table 4: Own-Source Revenues, Shared Taxes, and Transfers

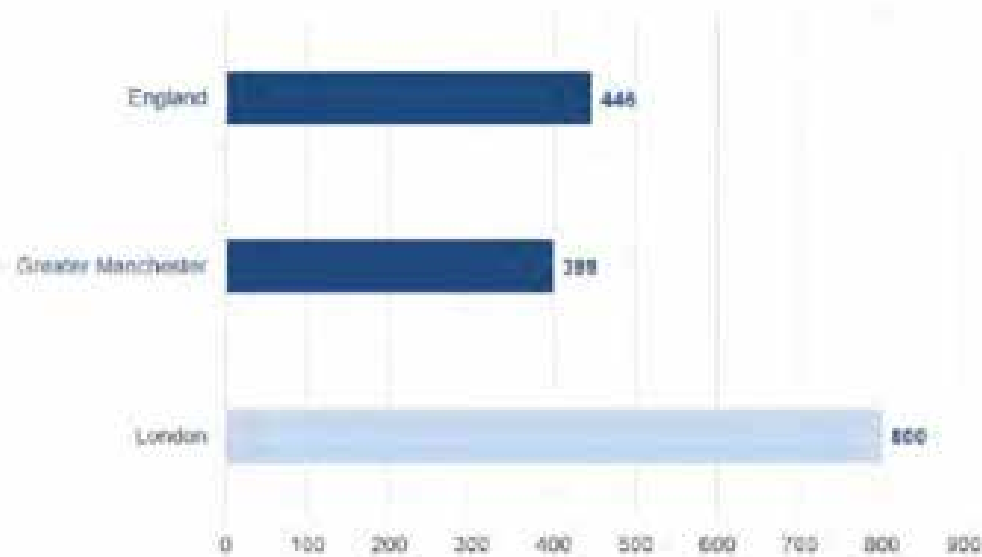
	Own-Source Revenues (%)	Shared Taxes (%)	Intergovernmental Transfers (%)
London (2015)	31.2		68.8
Berlin (2014)*	30.3	36.5	33.2
Frankfurt (2015)	71.1	15.7	13.2
Madrid (2015)*	48.3	5.7	46.0
New York (2015)	74.0		26.0
Paris (2015)**	83.7		16.3
Tokyo (2015)*	81.9	12.5	5.6

*Shared taxes in Berlin and Madrid appear under taxes; in Tokyo, transferred national taxes appear under transfers.

** The business value added tax in Paris (18 percent of total municipal revenues) is a local tax but the city has no discretion over the tax rate, which is set by the central government.

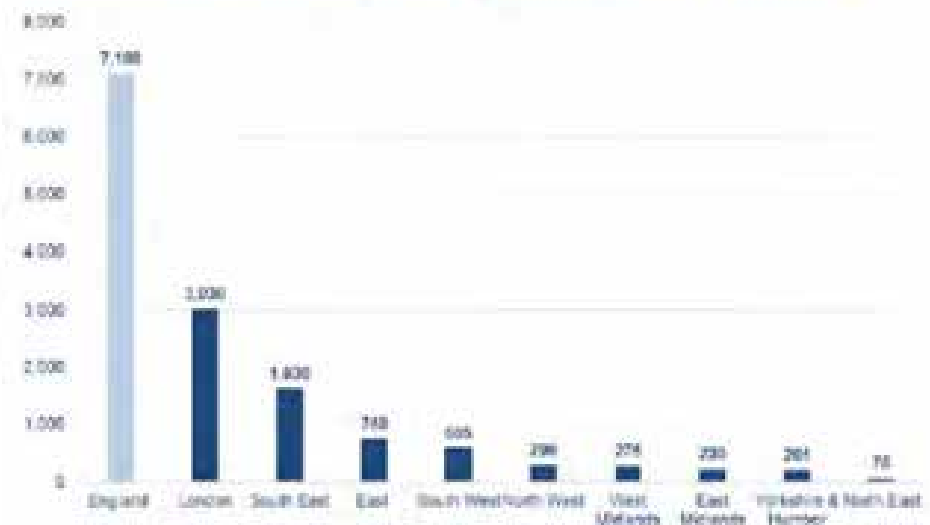
Source: Author's calculations based on tables in Appendix B.

Business rate income per head (£), 2016-17



Source: DCLG Business rate returns (2016-17)

Residential stamp duty yield (£m), 2014-15



Source: HMRC Stamp Tax Statistics (2014-15)

Table 2: Local and Shared Taxes, Seven Cities

London	Paris	Berlin	New York
Property tax (council tax plus business rate supplement)	Business value added tax	State (Land) taxes:	Real estate taxes (including payments in lieu)
	Property taxes (including residence tax, business owners' property tax and commercial floor area tax)	Race betting and lottery tax	
		Beer tax	
Frankfurt	Flat-rate tax on network companies	Real estate transfer tax	Sales and use taxes:
Local trade tax	Household waste removal tax	Inheritance tax	General sales
Property tax	Street cleaning tax	Fire brigade tax	Cigarette
Tax on gambling	Parking fees		Commercial motor vehicle
Dog tax	Electricity tax	Local taxes:	Mortgage
	Land transfer tax	Trade tax	Stock transfer
Shared taxes:		Property tax	Auto use
Income		Dog tax	
Value added tax	Tokyo	Entertainment tax	
	Metropolitan inhabitant tax on individuals, corporations, interest income	Second home tax	Income taxes:
	Enterprise tax on individuals and corporations		Personal income
Property tax	Real property acquisition tax	Share of state taxes:	General corporation
Business tax	Golf links tax	Income tax	Financial corporation
Vehicle tax	Automobile acquisition tax	Value added tax	Unincorporated business income
Tax on land value increase	Light-oil (gas-oil) delivery tax		Personal income (non-resident city employees)
	Automobile tax	Share of national taxes:	Utility
	Mine-lot tax	Wage tax	
Shared taxes:	Fixed assets tax	Allocated income tax	Other taxes:
Personal income tax	Special tax on land holding	Corporate tax	Hotel room occupancy
Value added tax	Hunter tax	Capital income tax	Commercial rent
Excise taxes	Establishment tax	Solidarity charge	Horse race admissions
• alcohol and spirits	Urban planning tax	Customs	Conveyance of real property
• beer	Accommodation tax		Beer and liquor excise
• tobacco			Taxi medallion transfer
• fuel	Shared taxes:		Surcharge on liquor licences
• construction	Local consumption tax		Refunds of other taxes
• other	Metropolitan tobacco tax		Off-track betting surtax
	Local transfer taxes		

L'enjeu de la fiscalité locale

- Multiplication des appels à la réforme des finances locales en Angleterre: donner aux autorités locales plus d'autonomie: capacité d'emprunt + assise en terme d'impôts locaux
- *London Finance Commission*, rapports 2013 et 2016 : propositions de « dévolution fiscale » pour Londres (voir <https://www.london.gov.uk/what-we-do/business-and-economy/promoting-london/london-finance-commission>)
- Enjeu: *“how to operate a system which provides London with greater incentives and control (and therefore responsibilities), while at the same time not being seen to diminish the significant contribution that the capital makes to the national finances and therefore to public services in other parts of the country.”* <http://www.centreforcities.org/blog/three-questions-new-london-finance-commission-needs-answer/>

Londres enfant gâté? “*Champion cities*” et solidarité territoriale

- Gouvernements nationaux favorisent les « villes mondiales » de leur territoire (*national champions cities*, Crouch and Le Galès, 2012).
- Le débat autour des investissements publics à Londres (HS2, Crossrail)
- ... et ses implications en terme de politique régionale et d'équité territoriale

“Although the Northern Powerhouse is a highly exciting programme for regional rebalancing through growth, the Chancellor is in the same place as I am: you don’t make the weak stronger by making the strong weaker. This [London] is the greatest city in the world, and we’ll keep it that way”



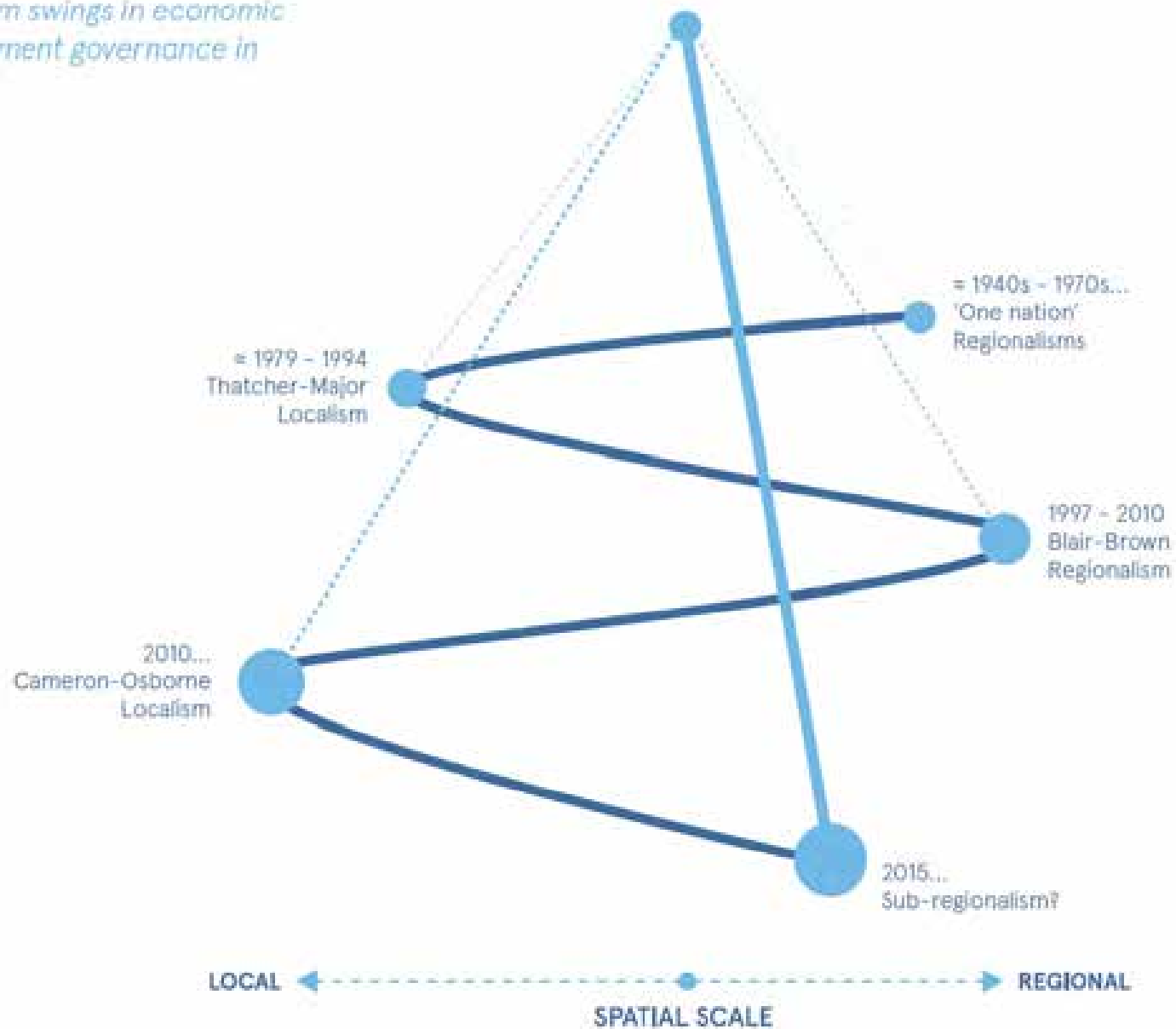
Une décentralisation timide, fragmentée, asymétrique et « concurrentielle »?

- Héritage du New Labour 1997-2004: dévolution (Ecosse, Pays de Galles, Irlande du Nord)... mais régionalisation ratée.
- Pas de régions et pas de politique régionale en Angleterre
- Depuis 2010, le gouvernement conservateur a aboli les outils de planification stratégique régionale... et poussé un programme de décentralisation « asymétrique » et ad hoc pour les métropoles du nord de l'Angleterre:
 - « Northern Powerhouse »
 - « City-deals » bilatéraux » (Manchester)
 - *Cities and Local Government Devolution Act* 2016: élections de 7 “Metro-mayors” (mai 2017)
 - Dévolution fiscale: contrôle local de la totalité des “business rates” (property tax paid by occupants of non-domestic properties) d'ici 2020?
- ... dans un contexte de coupes sombres dans le budget des autorités locales et d'arrêt des programmes nationaux de régénération urbaine
- Pas de vraie politique d'aménagement/de rééquilibrage du territoire anglais

	Cambridgeshire and Peterborough	Greater Manchester	Liverpool City Region	Tees Valley	West Midlands	West of England
 30-year investment fund	£600m	£900m	£900m	£450m	£1.1bn	£900m
 Education & skills powers	Apprenticeship Grant for Employers. Adult Skills Budget. Post-16 further education system.	Apprenticeship Grant for Employers. Adult Skills Budget. Post-16 further education system.	Apprenticeship Grant for Employers. Adult Skills Budget. Post-16 further education system.	Adult Skills Budget.	Adult Skills Budget.	Apprenticeship Grant for Employers. Adult Skills Budget. Post-16 further education system.
 Housing & planning	£170m affordable housing grant. Strategic planning. Mayoral Development Corporations.	£30m a year Housing Investment Fund. Strategic planning. Land Commission. Compulsory purchase powers. Mayoral Development Corporations.	Strategic planning. Compulsory purchase powers. Mayoral Development Corporations. Control of Key Route Network	Mayoral Development Corporations.	Compulsory purchase powers.	Strategic planning. Compulsory purchase powers. Mayoral Development Corporations.
 Transport	Consolidated transport budget. Local roads network. Bus franchising. Smart ticketing.	Consolidated transport budget. Local roads network. Bus franchising. Smart ticketing.	Consolidated transport budget. Local roads network. Bus franchising. Smart ticketing.	Consolidated transport budget.	Consolidated transport budget. Local roads network. Bus franchising. Smart ticketing.	Consolidated transport budget. Local roads network. Bus franchising. Smart ticketing.
 Health & social care	Planning for health and social care integration	Control of £6 billion integrated health and social care budget	Planning for health and social care integration			

<http://www.centreforcities.org/publication/everything-need-know-metro-mayors/#whois>

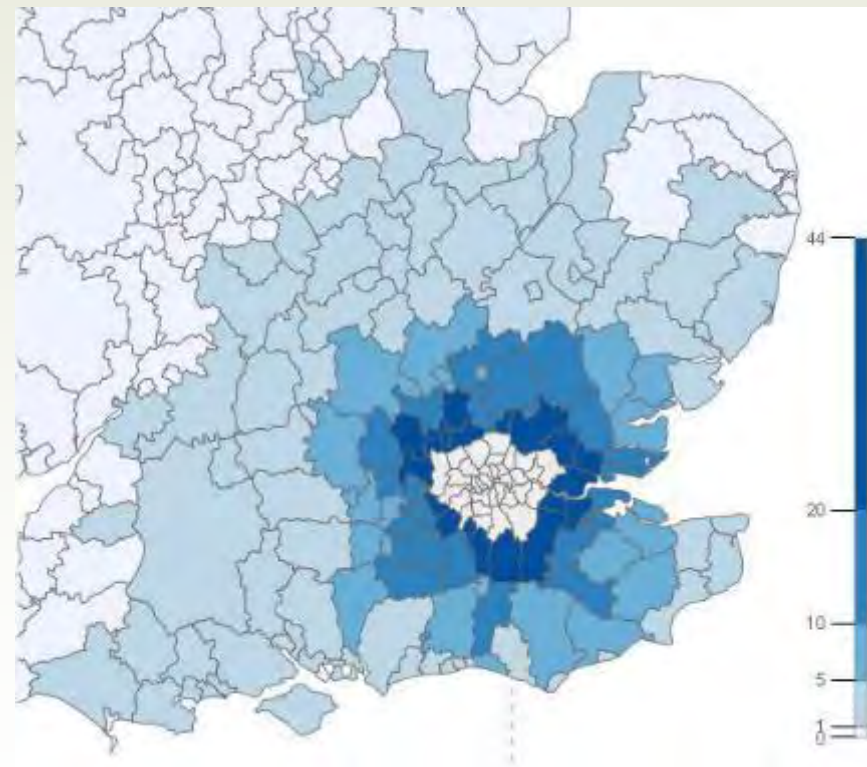
*Pendulum swings in economic
development governance in
England*



L'absence de gouvernance régionale: Londres et le Sud-Est de l'Angleterre

- Problème (classique) de décalage entre limites administratives et échelle fonctionnelle de la métropolisation
- Pas de stratégie coordonnée d'aménagement régional du Sud-Est
- Problèmes de coordination entre: Boroughs, Greater London Authorities, South-East local authorities, UK Central Government

Commuting patterns into London 2011



Source: ONS

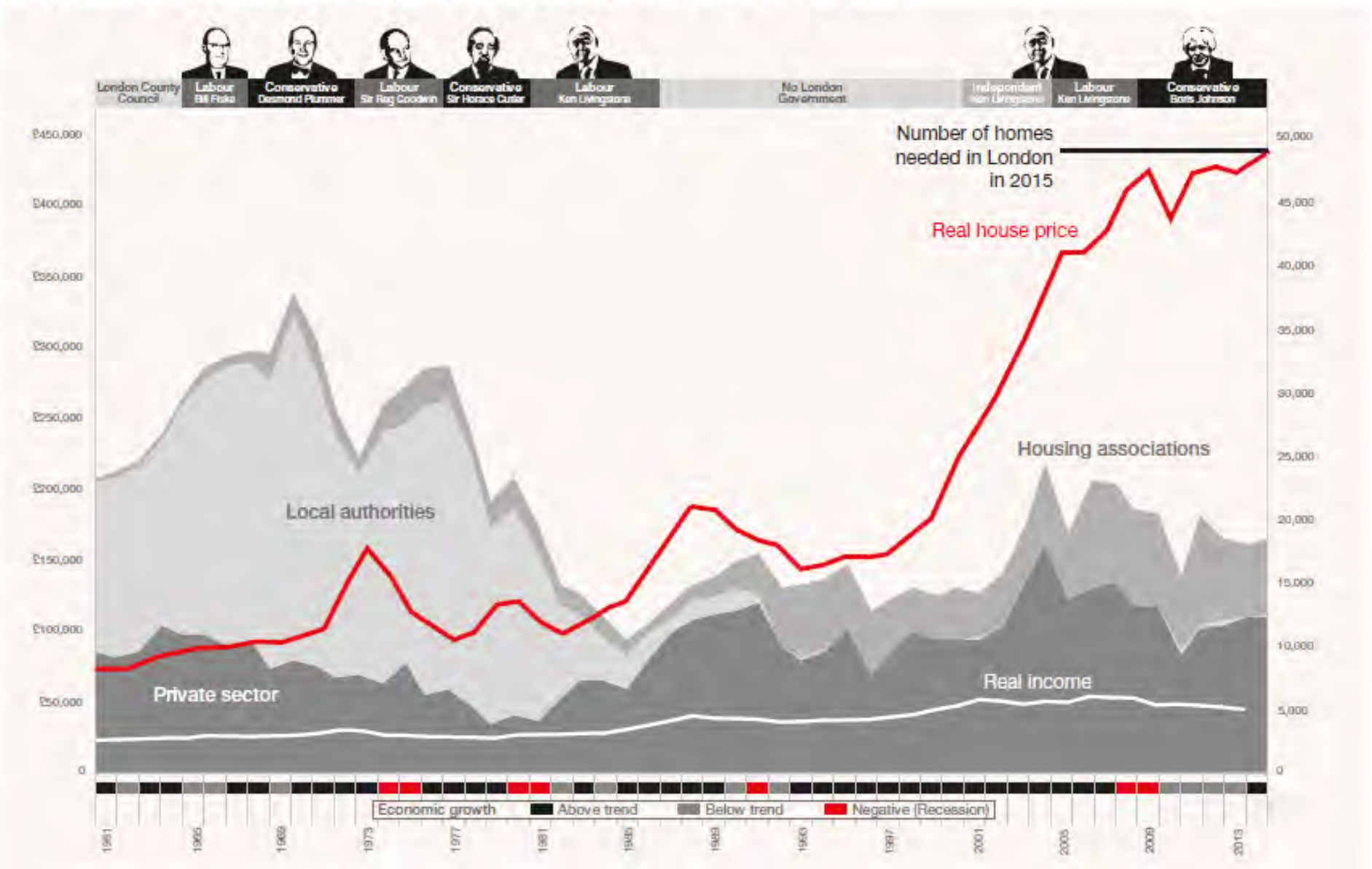
La crise du logement: transformations du logement public/social

- Entre-deux guerre + après-guerre: production massive de logement social par les municipalités ('Council Housing'), mixité sociale (relative)
- Déclin amorcé dans les années 1980 - réformes Thatcher: coupes dans les financements de maintenance, privatisation ("Right to Buy"), transfert à des organismes privés ('housing associations'), arrêt de la construction publique
- En 1981: 31% du stock de logements au R.U. était public/social... contre moins de 17% en 2014.
- « Résidualisation » du logement social, stigmatisation des bénéficiaires
- Réformes récentes: 'Benefits Cap', 'Bedroom Tax', 'Pay to Stay'
- Projets de démolition/reconstruction des grands ensembles de logements sociaux à Londres : réduction du stock total

La crise du logement: transformations du logement privé

- Depuis les années 1980: politiques publiques favorisant la propriété individuelle (>70% de la population)
- Niveaux de construction chroniquement insuffisants dans le Sud-Est, production souvent peu adaptée (petits appartements, mauvaise qualité)
- Enorme augmentation des prix d'achat → jeunes générations ne peuvent plus accéder à la propriété
- Augmentation de la part des locations dans le privé: de 11,9% en 1980 à 18% en 2014.
- Absence de protection des locataires.
- Augmentation des loyers → pression sur le revenu des ménages :
 - Augmentation des taux de pauvreté à Londres, pauvreté énergétique
 - Surpeuplement, logement insalubre
 - Augmentation du nombre de SDF
 - Mobilité forcée de plus en plus loin du centre de Londres

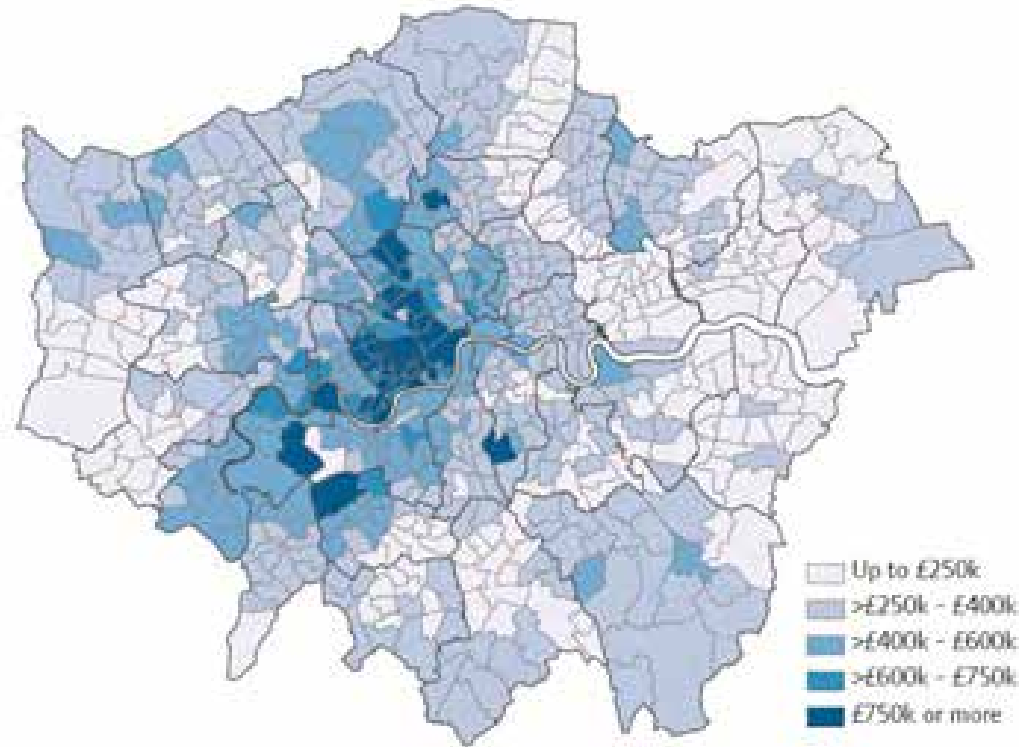
Figure 11: house building and prices in London since 1961



http://england.shelter.org.uk/_data/assets/pdf_file/0004/1250419/Making_renting_more_affordable_for_more_Londoners_interactive5.pdf

Flambée des prix du logements

Median house price by ward, 2013



House prices

Average price of London home almost doubles to £600,625 since 2009

Biggest increase in Waltham Forest, east London, where house prices have skyrocketed by 113% over seven years



House prices in England and Wales have risen by 8.9% since April 2015 to an average of £198,090, according to the property firm LSL. Photograph: Ian Nisley/PA

Fig 2 – Home-ownership by Age Cohort, 2015

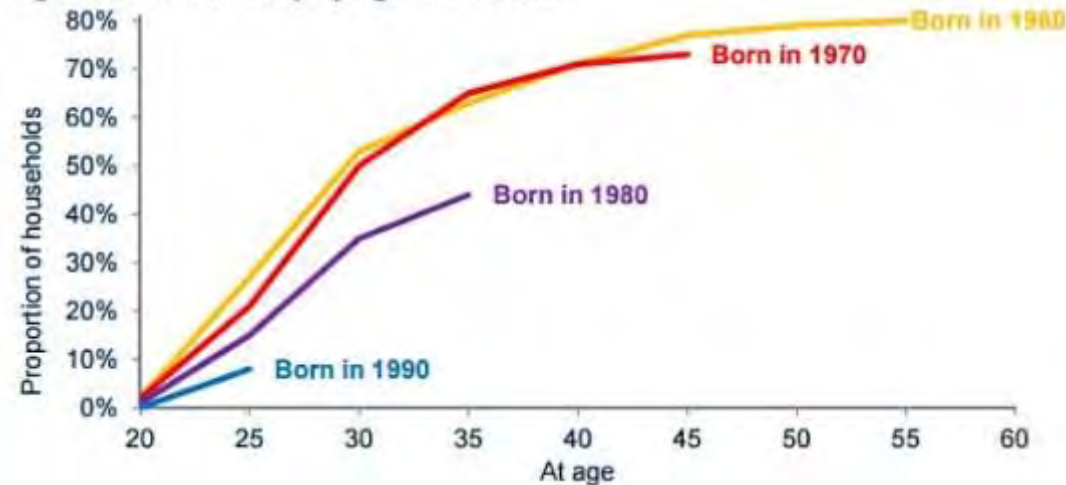
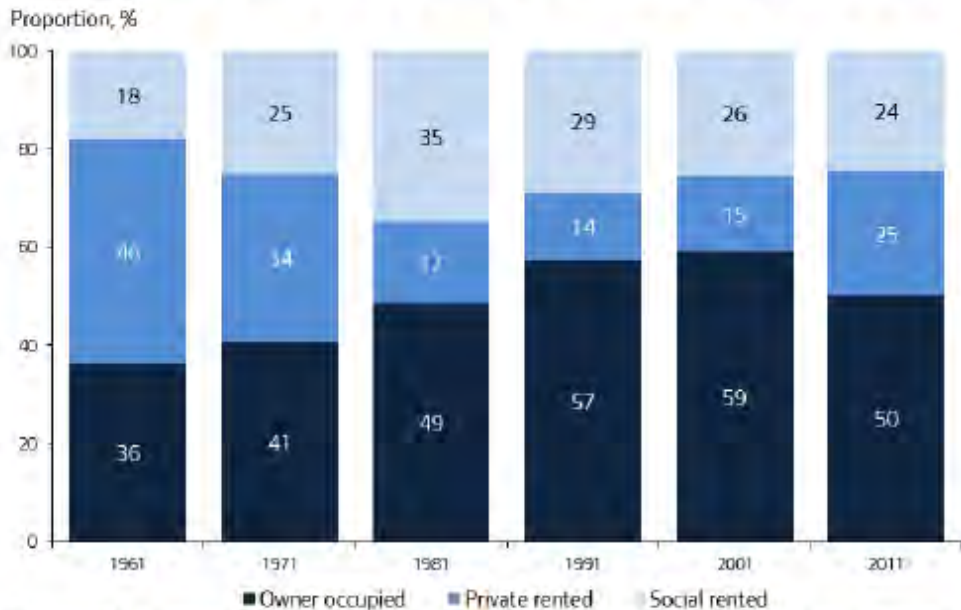




Figure A1.2: Long term trend in London household tenure, 1961 to 2011



Sources: GLA analysis of historical Census data. Notes: households renting from housing associations were included with private renting in 1961 and 1971.

The Telegraph

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Generation Rent: London to become a city of renters by 2025

New research has revealed that 60pc of Londoners will be renting in nine years time

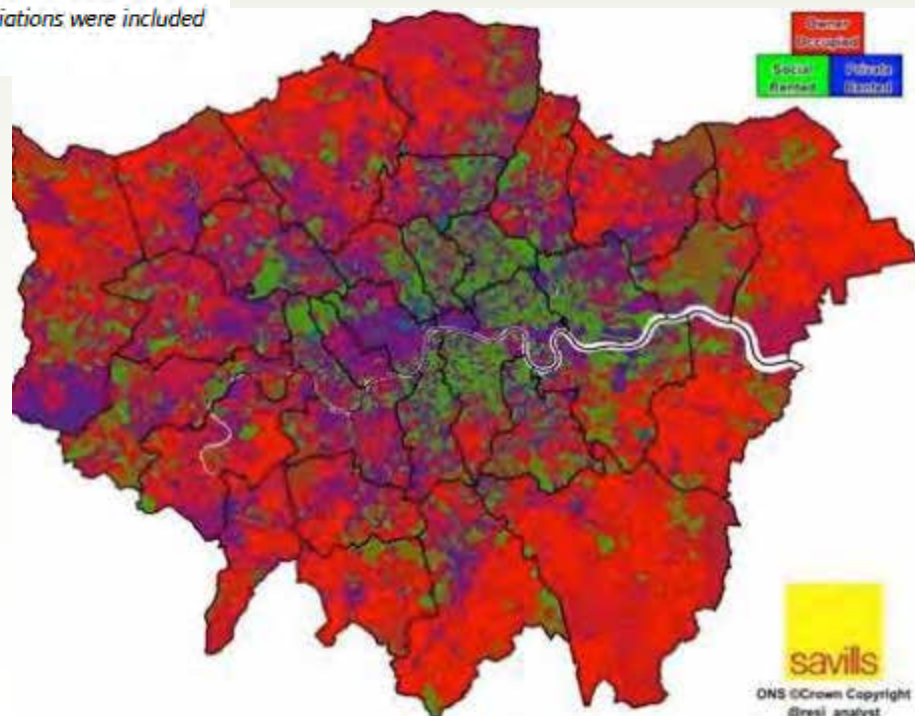
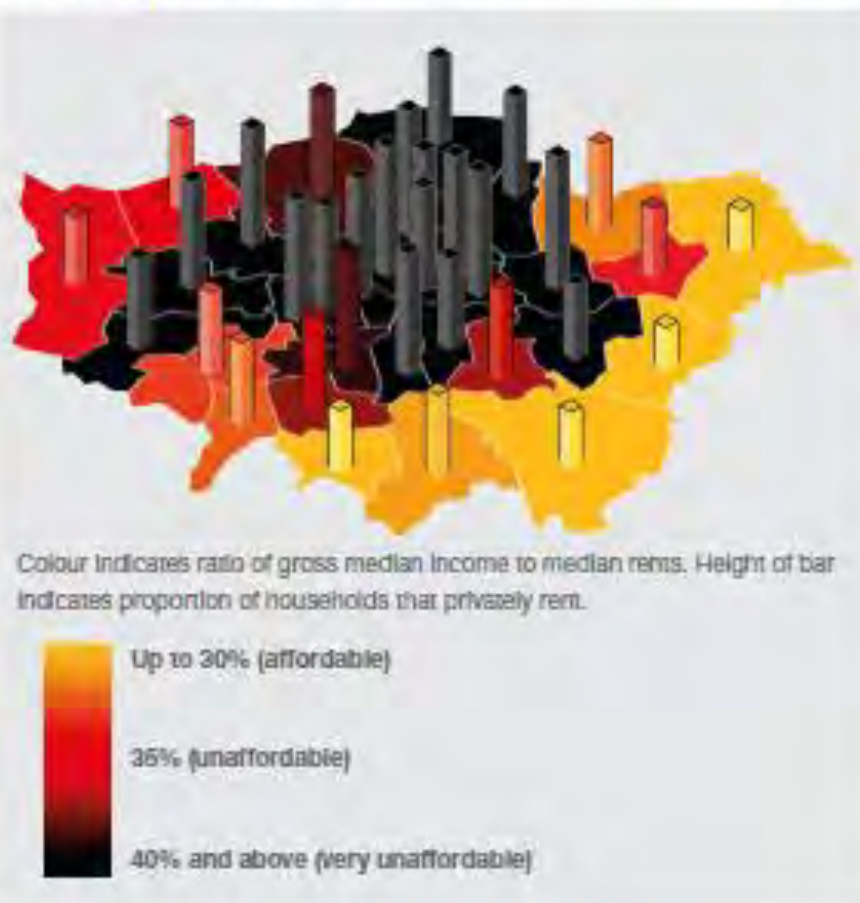


Figure 3: the proportion of income that gets spent on rent and proportion of households privately renting across London²⁴



Source: Shelter, 2016

Making renting more affordable for more Londoners

http://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/report_making_renting_more_affordable_for_more_londoners

Conséquences de la hausse des loyers

LONDON'S PRIVATE RENTING AFFORDABILITY CRISIS IN NUMBERS



£17,400

Average annual rent in London, which is more than the annual earnings of someone working full time on the London Living Wage²⁵



60%

the average proportion of London renters' gross income, including any benefits, that they spend on rent²⁶



432,000

the number of renters who say it is a constant struggle to pay their rent or are falling behind²⁷



1 in 3

the number of private renting Londoners who have gone into debt in the last year to pay the rent²⁸



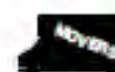
£44.50

the median amount that London renters save towards a deposit to buy a home each month. Almost half save nothing at all²⁹



Half

the proportion of renting couples under 40 without children in London who say they are putting off having a child because they live in the private rented sector³⁰



£1500

the median amount that renters spend to move home in London³¹



28%

the proportion of renters who say that moving home strained their finances³²

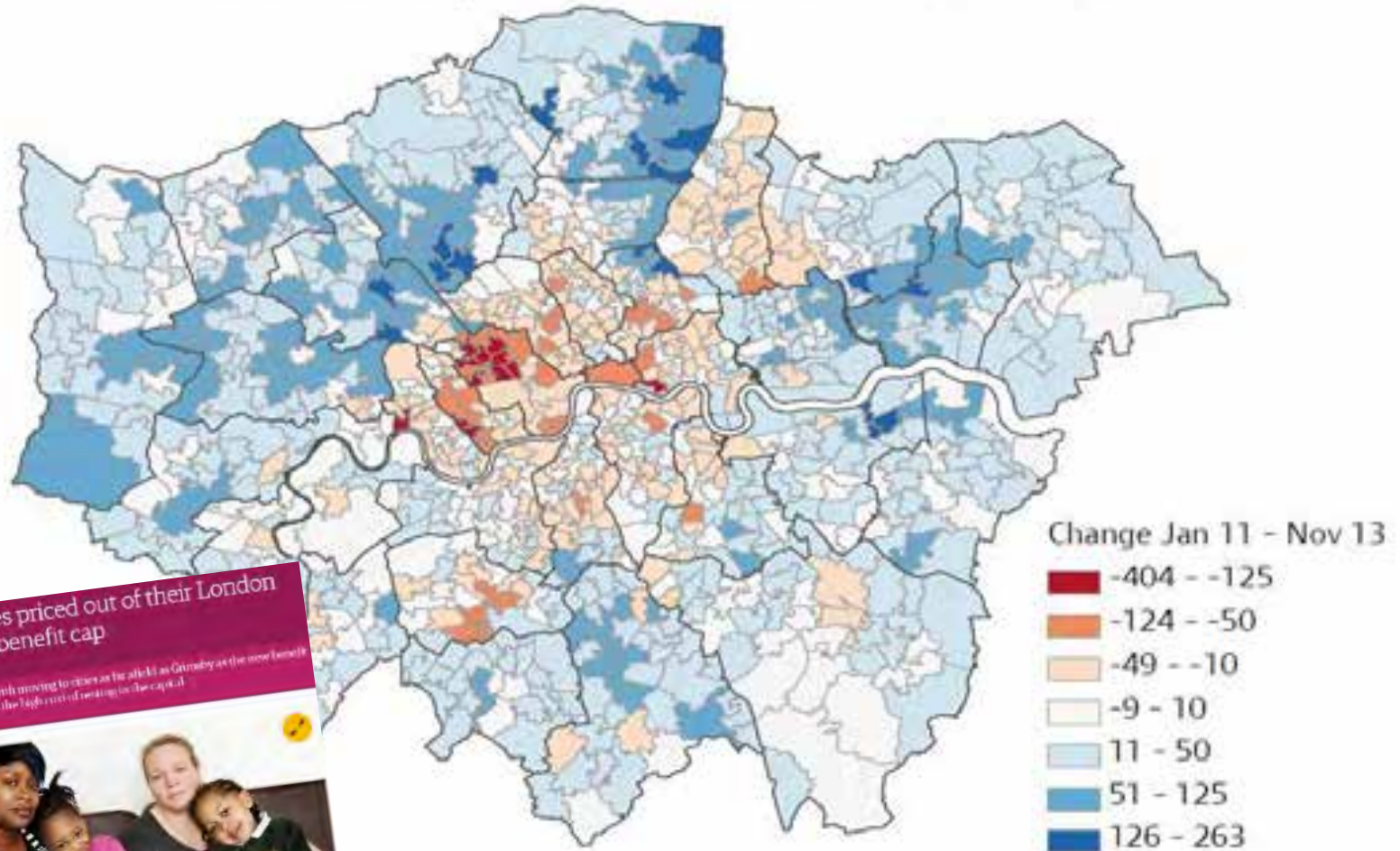


20%

the amount that RICS project rents may grow over the next four years, while Local Housing Allowance for private tenants remains frozen³³

Réforme des allocations logement

Change in deregulated private rented sector Housing Benefit caseload by London Middle Super Output Area, Jan 2011 to Nov 2013



The families priced out of their London homes by benefit cap

Families are faced with moving to cities as far afield as Gainsborough as the new benefit cap hits, along with the higher cost of renting in the capital.



Elia Gerasimova
Journalist
14 January 2014 12:00 GMT

Surpeuplement

Percentage point change in overcrowding rate (persons per room)
by ward, 2001 to 2011

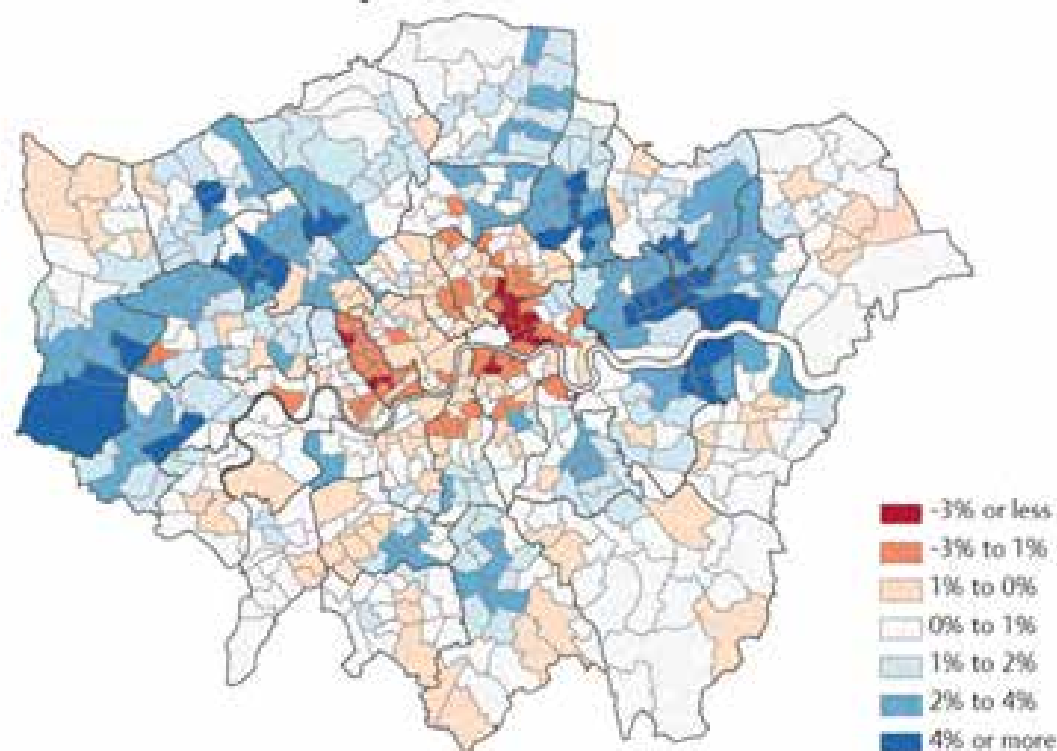
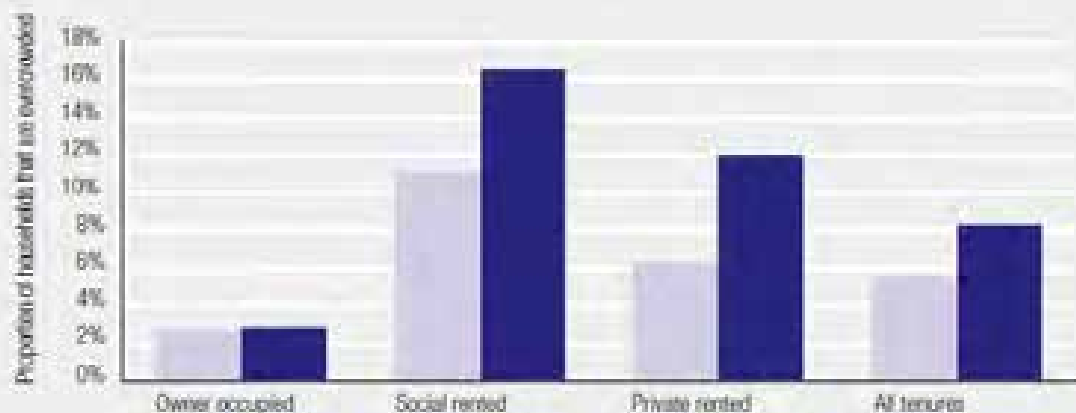


Figure 4.5: Overcrowded households in London by tenure overtime



Source: DCLG Live Tables on Household Characteristics

Impact des migrants et résidents “temporaires” sur le marché du logement

- La « ville mondiale » attire une proportion élevée de migrants et de résidents “temporaires”:
 - Étudiants
 - Touristes
 - Travailleurs qualifiés qui passent quelques jours par semaine à Londres
 - “Super-riches” et élites (pied à terre, investissement)
 - Migrants (peu) qualifiés temporaires ou entre deux pays
- Un fait qui n’est pas nouveau en soi (G. Martinotti)... mais à l’intensité accrue
 - Politiques publiques et fiscalité
 - Immigration
- ... et appropriation par des acteurs de marché (propriétaires, Airbnb, promoteurs du marché immobilier de luxe...) et des pratiques + ou - légales

- Quartiers transformés par les « *Houses in Multiple Occupation* » (migrants peu qualifiés; étudiants: 360.000 en 2015/16)
- Le retour du « *slum landlord* »

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Housing

Housing raid finds 26 people living in three-bedroom east London home

Newham council describes property, which had seven people living in a windowless basement, as one of worst examples of illegal overcrowding

Patrick Butler Social policy editor

Thursday 25 June 2015 07:00 BST

f t e in G+

This article is 1 year old

Comments 2,123

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'Sheds with beds' are London's modern day slums

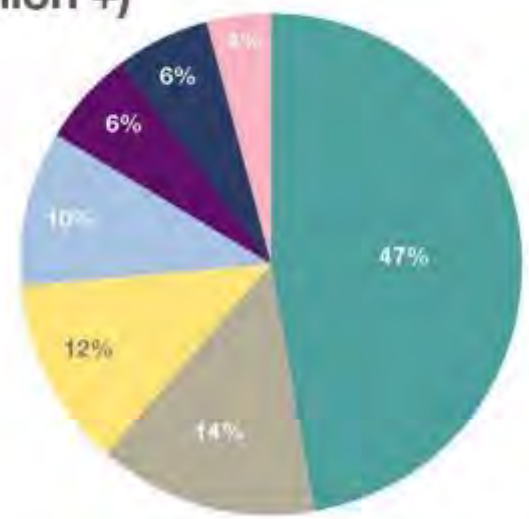


Flux d'investissements étrangers (Londres comme coffre-fort, « safe deposit box »)



GRAPH 2 Prime Central London (£5 million +)
New home buyer nationality

- UK
- Africa
- China & Pacific Asia
- Western Europe & Nordic Countries
- South Asian sub-continent
- Eastern Europe & The CIS
- North Africa & Middle East



Graph source: Savills Research

METRO NEWS... BUT NOT AS 1

HOME NEWS SPORT ENTERTAINMENT LIFESTYLE VIDEO MORE »

UK WORLD WEIRD TECH

Every flat in new London estate 'has been sold to foreign investors'

Charles Winter for Metro.co.uk Sunday 18 Jun 2017 4:57 pm

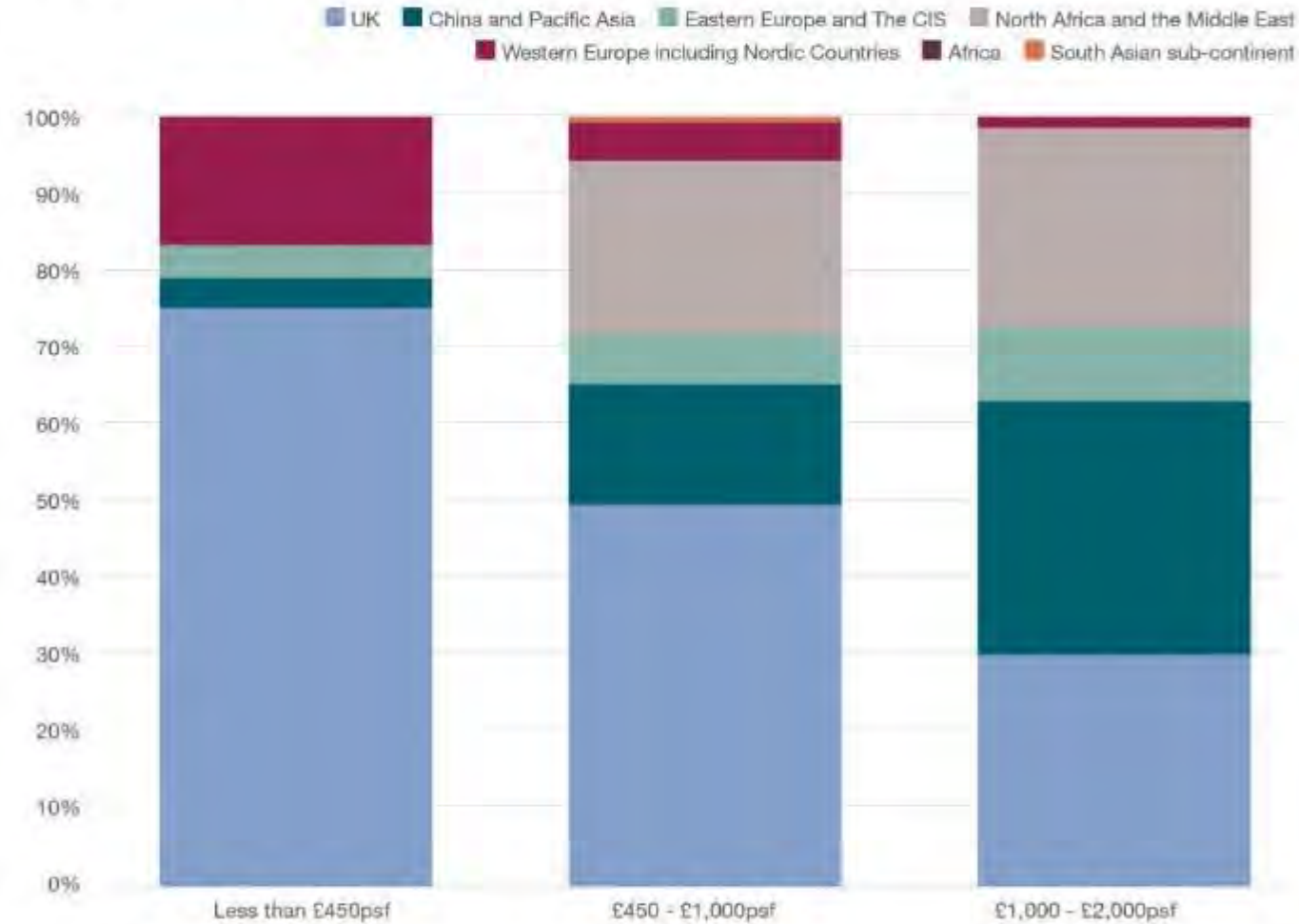
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What is about to be (Photo: Elephant Park)

GRAPH 5.1

Buyer nationality of new homes by £psf, 2013-14



Source: Savills World Research

- Appartements de luxe / maisons laissés vides
- « Lights out » syndrom

Lights out London: The street where 7 in 10 houses are second homes

By Anna Cresswell, London Mail on Sunday | 14 May 2015

Fresh concerns about the "lights out London" trend were raised today when it emerged that seven out of 10 properties on one Kensington street are second homes.

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London
The Observer

'It's like a ghost town': lights go out as foreign owners desert London homes

Absentee owners and the 'buy to leave' market are hurting businesses as housing rises up the political agenda in the capital

Ed Cumming

Sunday 20 January 2015 00:05 GMT

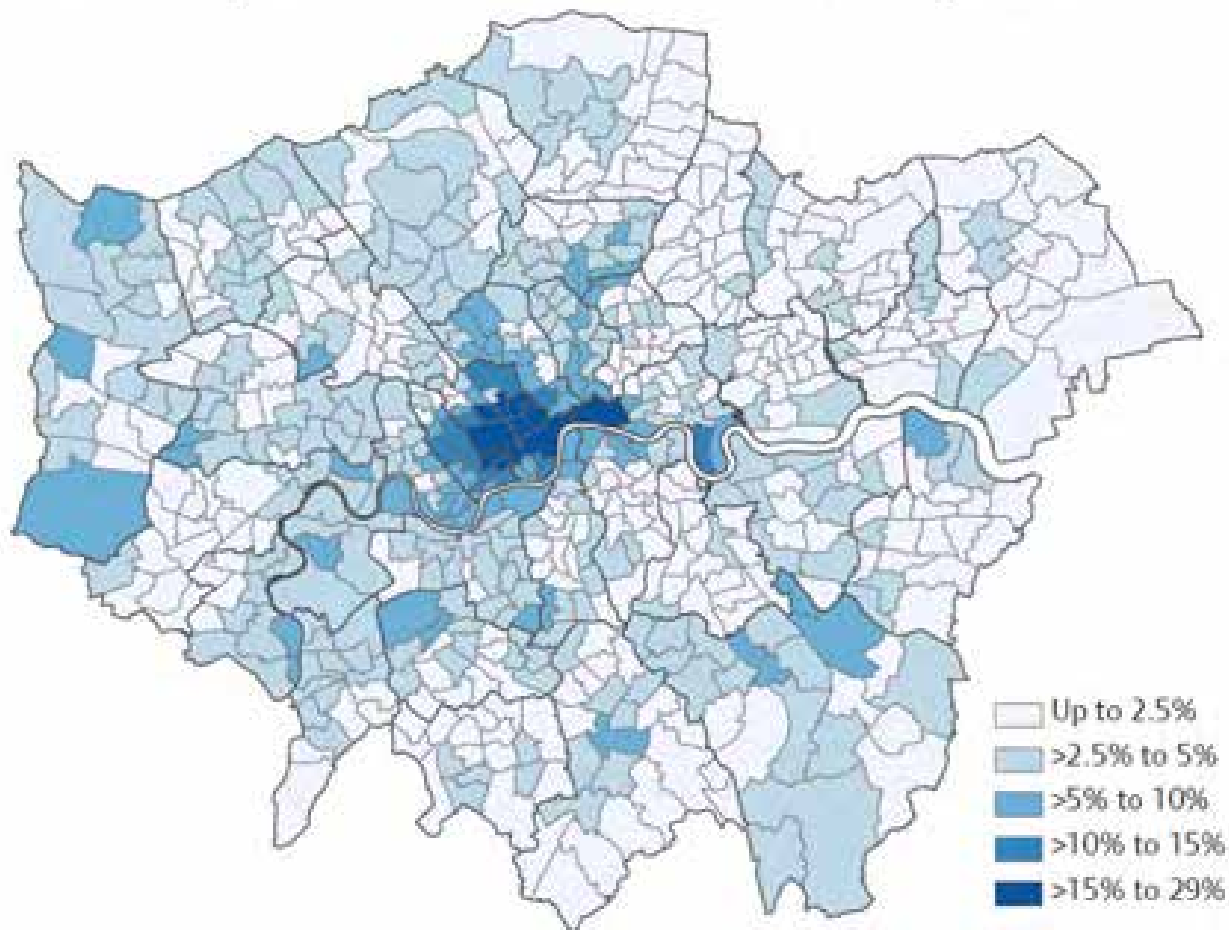
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Source:

<http://www.dailymail.co.uk/news/article-2550007/Billionaires-Row-mansions-worth-350MILLION-abandoned-left-rot-quarter-century.html>

Household spaces without usual residents as % of total by ward, 2011



Sur les 214
appartements de St
Georges Wharf:
184 sans inscription
sur les listes
électorales;
131 propriétaire
étranger

- Gentrification
- Super-gentrification
- Financification?

Chattering classes 'to be priced out of Islington housing market'

London borough will soon be preserve of ultra-rich and ultra-poor, says report

Patrick Butler, social policy editor
The Guardian, Thursday 3 October 2013



Prices for homes in Islington average £250,000 – with a £2m price tag for terraced family homes, Photograph: Graham Turner for the Guardian

It has a place in the popular imagination as the spiritual home of the leftwing intelligentsia, its name synonymous with fashionable, middle-class metropolitans and – often said disparagingly – with Guardian-reading voters. But perhaps not for too much longer: Islington is changing as a wave of "supergentrification" feels its colonisation by London's financial elite.

Dr. Brian May @DrBrianMay · 26 Nov 2015

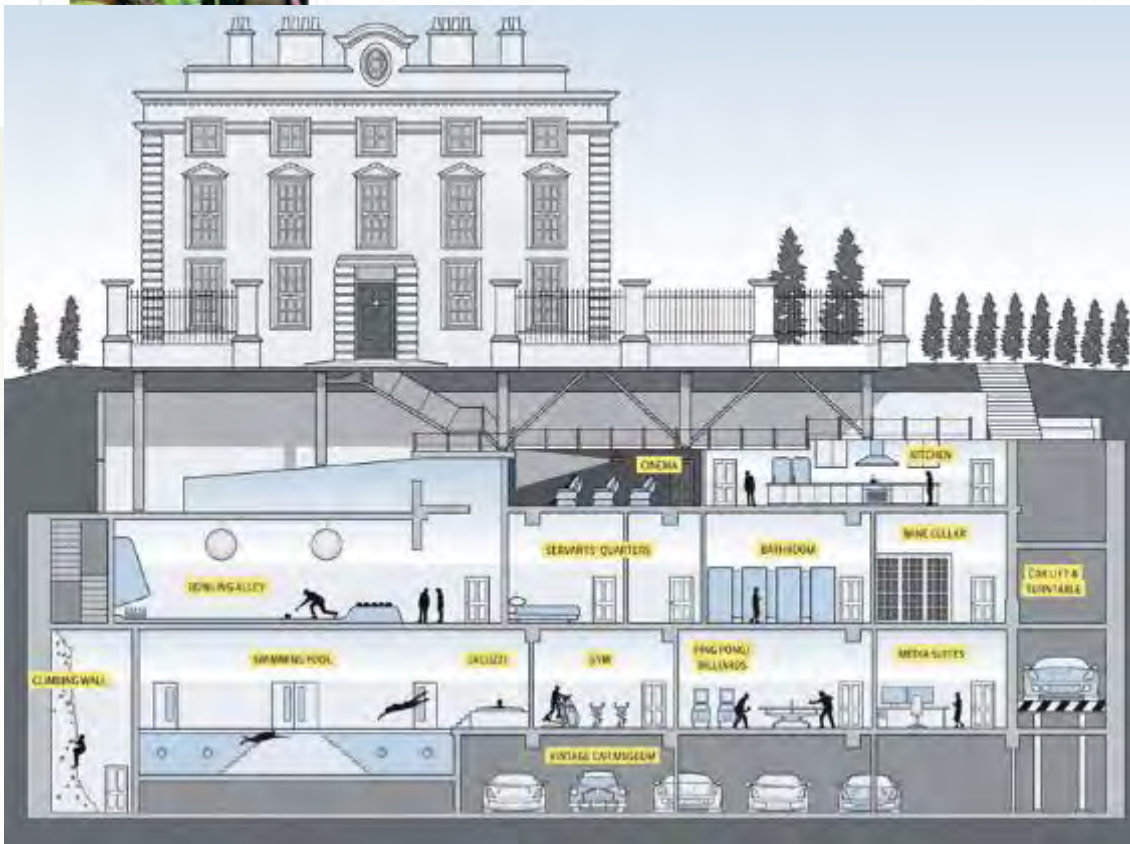
Borough Councils everywhere - WHAT MESSAGE DOES THIS GIVE YOU ? !

#BasementBuildingBastards Bri Insanity.



Howard Goodall @Howard_Goodall

In past hr an ENTIRE Georgian House has collapsed on Barnes Terrace where they are excavating a basement @DrBrianMay

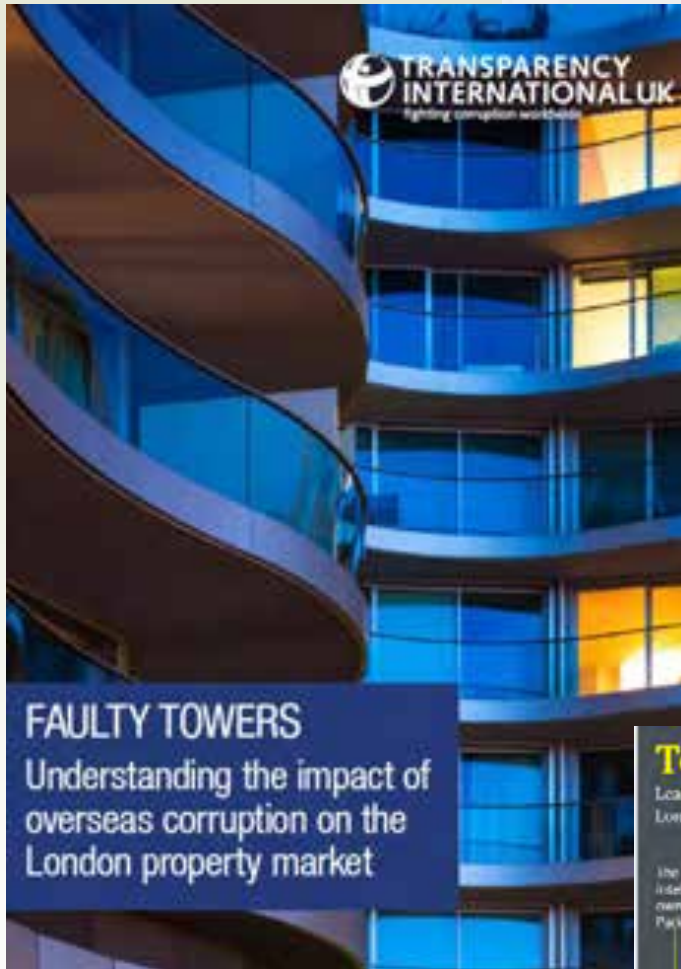


London's empty towers mark a very British form of corruption

Simon Jenkins



These monoliths that dominate the skyline expose the tainted wealth that has the capital's glibble politicians in thrall



TRANSPARENCY INTERNATIONAL UK
fighting corruption worldwide

FAULTY TOWERS

Understanding the impact of overseas corruption on the London property market

- Corruption
- Blanchiment d'argent



Panama Papers

Revealed: the tycoons and world leaders who built secret UK property empires

The Panama Papers show how billions of pounds of offshore cash flooded the British property market

Top politicians

Leaders, former leaders and their families invested in London property via offshore companies

The family of deposed Syrian intelligence boss Ghazi Khatun own this £1.7m home in Battersea Park

Nigerian senate president Bukola Saraki's wife and former adviser own the two offshore companies that jointly hold this £5.7m house in Belgrave

A BVI company owned by former Nigerian Ports Authority director Mallam Bello Cwinda holds a Maida Vale flat

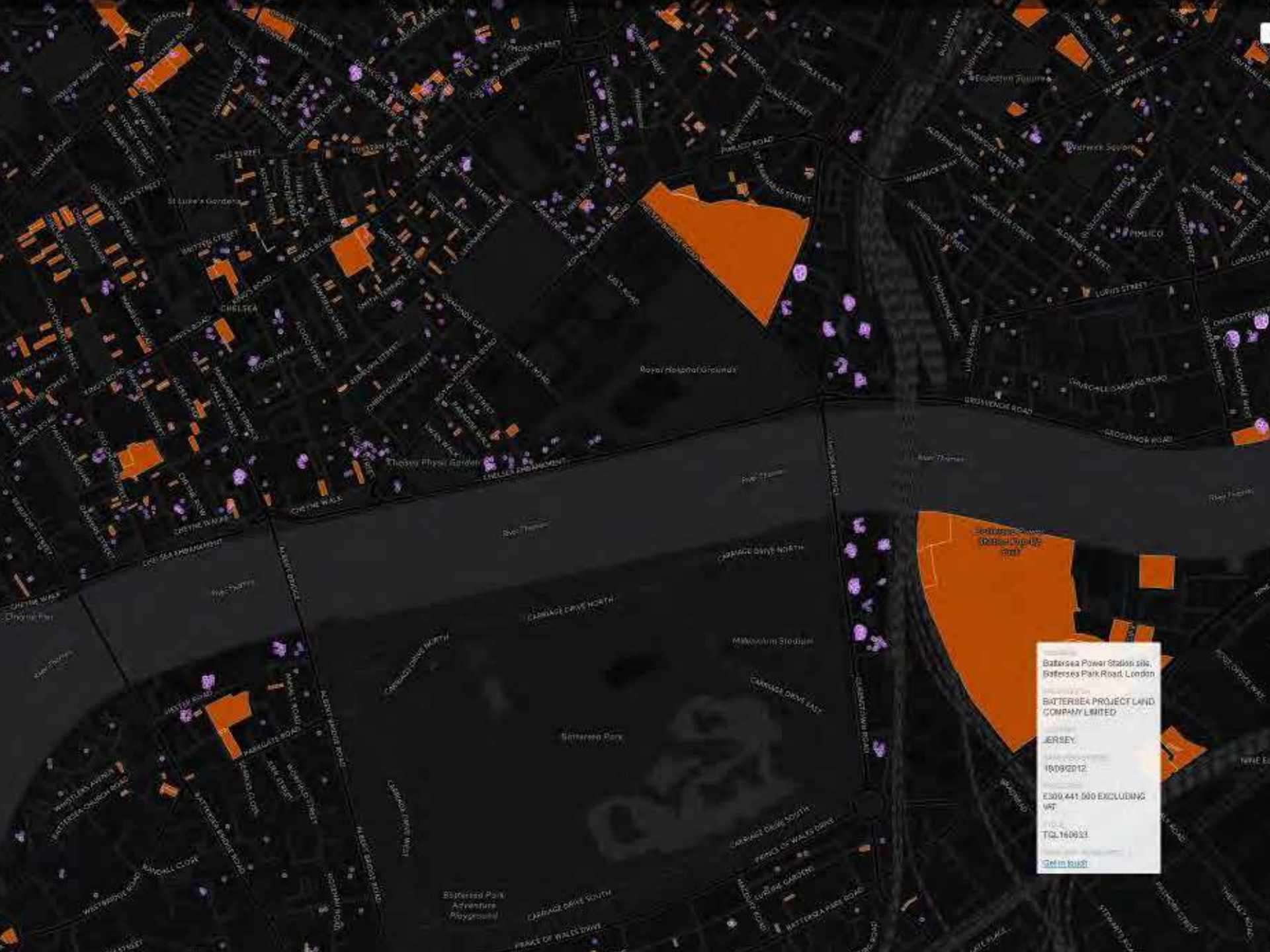
... and bought a flat in St George Wharf for £450,000 more than 10 years ago

This £1.65m Fulham property belongs to Tokunboh Cole, former head of the Nigerian Petroleum Production Authority in Lagos

The former governor of Nigeria's Bayelsa state owned this London property until it was seized by law enforcement



Notes: There is no suggestion of wrongdoing or unethical behaviour by any individual owning property through offshore companies



Battersea Power Station site,
Battersea Park Road, London

Developed by
**BATTERSEA PROJECT LAND
COMPANY LIMITED**

JERSEY

SALE AND LEASE
18/09/2012

£309,441,500 EXCLUDING
VAT

PLC
TGL160031

[View info](#)



Source: *The Guardian*, 23.7.14

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Tax havens

Super-rich may quit London homes under new anti-corruption rules

Estate agent predicts some billionaire clients will sell property if no longer able to keep identity secret via offshore firms

Robert Booth

Thursday 12 May 2016 19:46 BST

1,421 Shares

Save for later

- Impacts sur le marché du logement visibles et problématisés dans les médias et débats publics
- Mais aussi des impact sur:
 - les espaces publics, le tissu commercial
 - l’engagement politique (vote), les contributions fiscales
 - la sociabilité / la propension à s’impliquer dans le quartier (“distance et proximité”, « sortie partielle », cf. Andreotti et al. 2015, « *selective belonging* » M. Savage)

Projet européen DIVERCITIES (gouvernance de la diversité dans les villes européennes) - entretiens à Haringey, quartiers multi-ethniques du nord de Londres

- Mundane and ‘matter of fact’ relationship to ethnic and cultural diversity: ‘commonplace diversity’ (S. Wessendorf)
- ... but strong tensions arising from the perceptions of *transience* and *permanence* in urban space
- Worries/complaints about neighbours rarely phrased in “racial” or ethnic terms, rather: emphasis on the *transient nature* of incriminated individuals/groups: students, migrants from Central and Eastern Europe, super-rich foreigners generating problems for good ‘neighbouring’ / ‘neighbourliness’
- Those who “cared” about the place (long-term tenants, owners) and those who didn’t, care being expressed in terms of respect for the order and cleanliness of public spaces, good ‘neighbourliness’, participation in local political life (tax and voting), participation in local forms of place making and associations

About poor Poles in Tottenham:

“The people in the flats had no commitment to the community at all. In most cases, they were only on a short term lease, so they weren’t expecting to live here, when the houses were built, so they didn't really care”.

About rich Russians in Highgate:

“... they won't live there, they can't even vote, they're not engaged politically, it doesn't matter to them - they don't care about Council taxes or anything”.

“Sometimes, they come to bring their children to school, but basically, they don't take part in the community, even if they're living here, they don't take part in the community, you never see them, they don't come to any events, they wouldn't be supporting us in this [neighbourhood planning], they don't contribute to anything”.

- Enjeux de régulation: comme réguler/gérer à l'échelle de la ville les conséquences de la mobilité internationale et des pratiques d'usage "temporaire" ou à temps partiel de l'espace urbain?
 - Réguler les flux de personnes?
 - Réguler les pratiques de consommation de/dans la ville? (restrictions à l'achat de logements par des non-résidents, cf. Toronto)
 - Réguler les agents économiques qui servent les demandes de ces populations « mobiles » ou « temporaires »?
 - Difficile et complexe! (cf. Airbnb... / cf. pratiques illégales de marchands de sommeil/peu traçables)
 - Réguler (par) la transformation du bâti qui découle de ces pratiques (règles d'urbanisme ou d'affectation; interventions dans le marché du logement)

Les besoins en logement

2013 Strategic Housing Market Assessment:

entre 49.000 (2015-2036) et 62.000 (2015-2026) nouveaux logements/an sont nécessaires

25.000 logements/an construits en 2015 (et avant la crise de 2008)

London City Region housing deficit



Source: AECOM 2016

Les causes de la crise du logement: un sujet très politique! A qui la faute?

La faute...

- aux règlements d'urbanisme et au système de planification
- aux NIMBYs
- à l'existence de la Green Belt
- à la marchandisation du logement comme produit d'épargne pour les ménages et sources de revenus pour les propriétaires (spéculation)
- aux flux d'investissements étrangers
- à la privatisation du logement social
- au secteur privé de la construction et de la promotion immobilière (« land banking », attentes énormes en terme de marges de profit)

Le logement comme enjeu-clef pour Sadiq Khan

Élément central de sa campagne électorale, élu en mai 2016

- Augmenter la construction
- 50% de logements « abordables » sur les terrains publics (TfL)
- Nov. 2016: propositions pour *‘90,000 affordable homes... a mix of low-cost rent, shared ownership and London Living Rent, which is based on a third of average household incomes in each borough’*

<https://www.london.gov.uk/press-releases/mayoral/mayor-sets-out-plans-to-deliver-90000-homes>

Sadiq Khan warns 'greedy' developers as he outlines housing plan

London's mayor criticises Boris Johnson and says he wants more than half of homes on some new developments to be affordable



☞ Khan is considering making it a condition of planning permission that new homes are marketed locally before they can go on sale to foreign investors. Photograph: Stefan Reissmann/PA

The London mayor, Sadiq Khan, has outlined plans to quadruple the proportion of “affordable” housing being built in the capital, warning he will target “greedy developers wishing to get maximum bang for their buck”.

Khan criticised his predecessor Boris Johnson for leaving “the cupboard bare”

<https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners>

Le système de planification urbaine à Londres

- **National Planning Policy Framework (NPPF)**
- **London Plan** (housing targets and growth areas)
- **33 Local Development Frameworks** in each of the 33 Boroughs:
 - **Local Plans** (Core Strategy; Development Management Local Plan; Site Allocations Local Plan; Area Action Plans; Waste Plans)
 - Supplementary Planning Documents (for particular topics or areas)
- **Neighbourhood Plans** (*le cas échéant*)



Les réponses à la demande: combien et où?



42.000 logements/an

Table A4.1 Disaggregated housing targets for monitoring purposes 2015/16 – 2024/25

Borough	Conventional supply and non-self-contained accommodation	Vacants returning back into use	Minimum annual target
Barking and Dagenham	1,236	0	1,236
Barnet	2,314	35	2,349
Bexley	439	7	446
Brent	1,525	0	1,525
Bromley	641	0	641
Camden	858	32	899
City of London	140	0	141
Croydon	1,416	19	1,435
Ealing	1,297	0	1,297
Enfield	781	17	798
Greenwich	2,604	81	2,685
Hackney	1,471	128	1,599
Hammersmith and Fulham	1,017	14	1,031
Haringey	1,501	0	1,502
Harrow	593	0	593
Havering	1,145	26	1,170
Hillingdon	559	0	559
Hounslow	822	0	822
Islington	1,242	22	1,264
Kensington and Chelsea	687	46	733
Kingston upon Thames	613	31	643
Lambeth	1,490	70	1,559
Lewisham	1,377	8	1,385
Merton	411	0	411
Newham	1,947	48	1,994
Redbridge	1,124	0	1,123
Richmond upon Thames	315	0	315
Southwark	2,710	26	2,736
Sutton	342	21	363
Tower Hamlets	3,913	19	3,931
Waltham Forest	862	0	862
Wandsworth	1,812	0	1,812
Westminster	963	105	1,068
LLDC	1,471	0	1,471
London	41,634	735	42,369



CARVING UP THE SACRED COW?



Map 2.8 London's strategic open space network

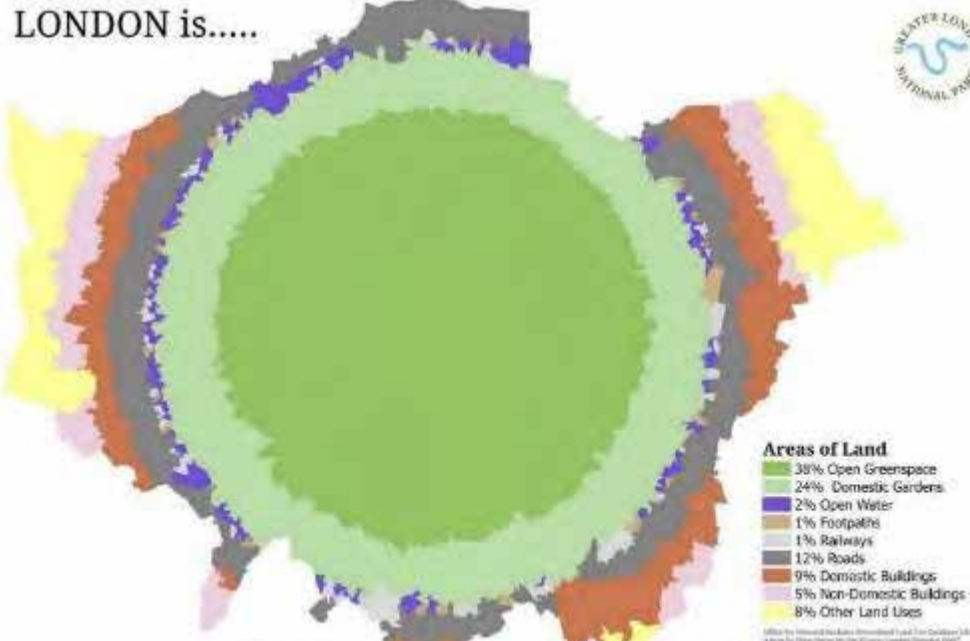


London's Royal, Regional and Metropolitan Parks

- | | | | |
|------------------------|---------------------------------------|-----------------------------------|----------------------|
| Metropolitan Open Land | Regional Park Opportunities | Metropolitan Parks | Other Royal Parks |
| Green Belt | 7. London Riverside Conservation Park | 10. Blackheath | 20. Green Park* |
| Regional Parks | 8. Northern Area | 11. Bushy Park* | 21. St James's Park* |
| 1. Colne Valley | 9. South East Green Chain | 12. Greenwich Park* | |
| 2. Epping Forest | | 13. Hampstead Heath | |
| 3. Lee Valley | | 14. Hampton Court Home Park | |
| 4. Osterley Park | | 15. Hyde Park* | |
| 5. Richmond Park* | | 16. Kensington Gardens* | |
| 6. Wandale Valley | | 17. Regents Park* | |
| | | 18. Thames Chase Community Forest | |
| | | 19. Wimbledon Common | |
- * Indicates a Royal Park

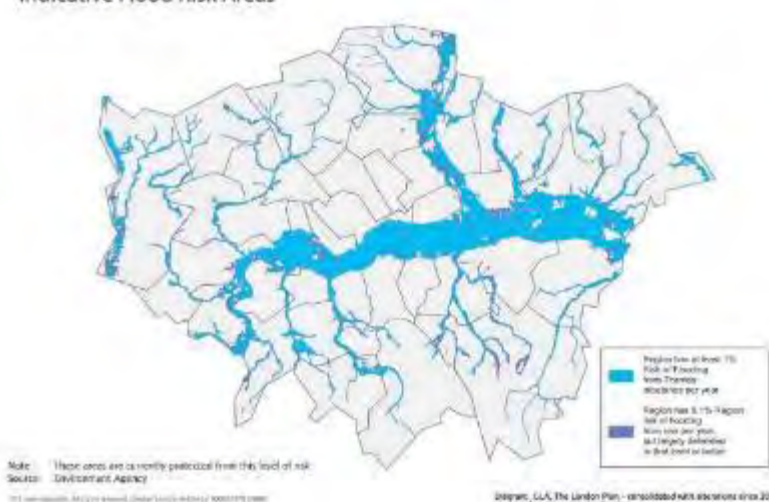
Source: The GLA
© Crown copyright. All rights reserved. Greater London Authority 100032216 (2011)

LONDON is.....

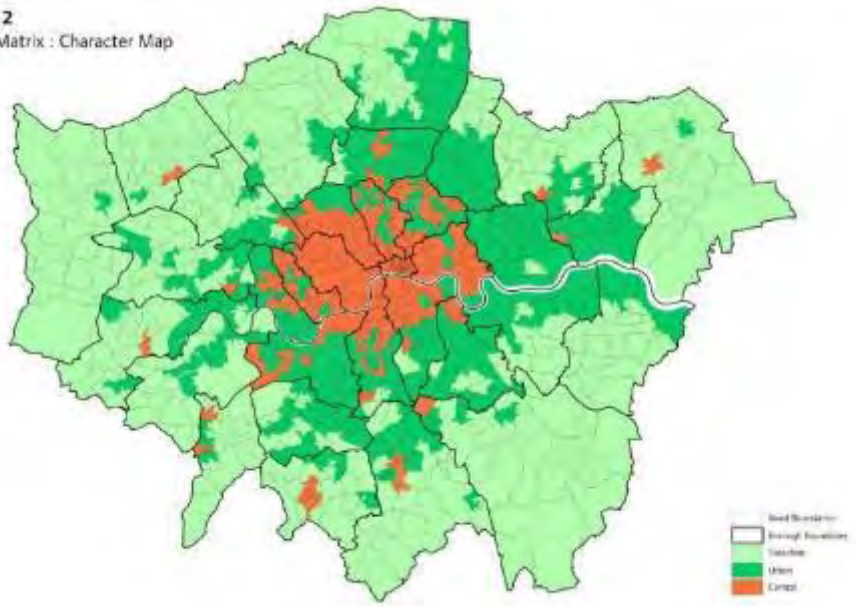


Source: London Plan 2016

Indicative Flood Risk Areas



MAP 2
SRQ Matrix : Character Map

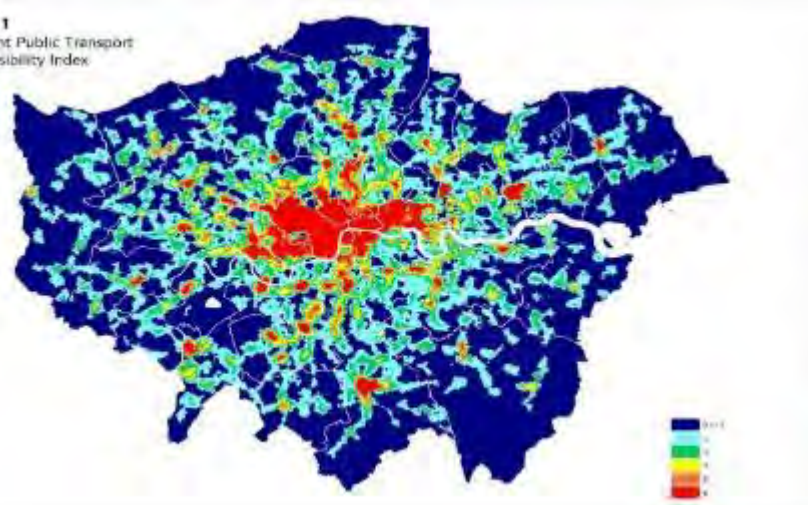


Existing Neighbourhood Character



Appropriate Density based on Sustainable Residential Quality Principles

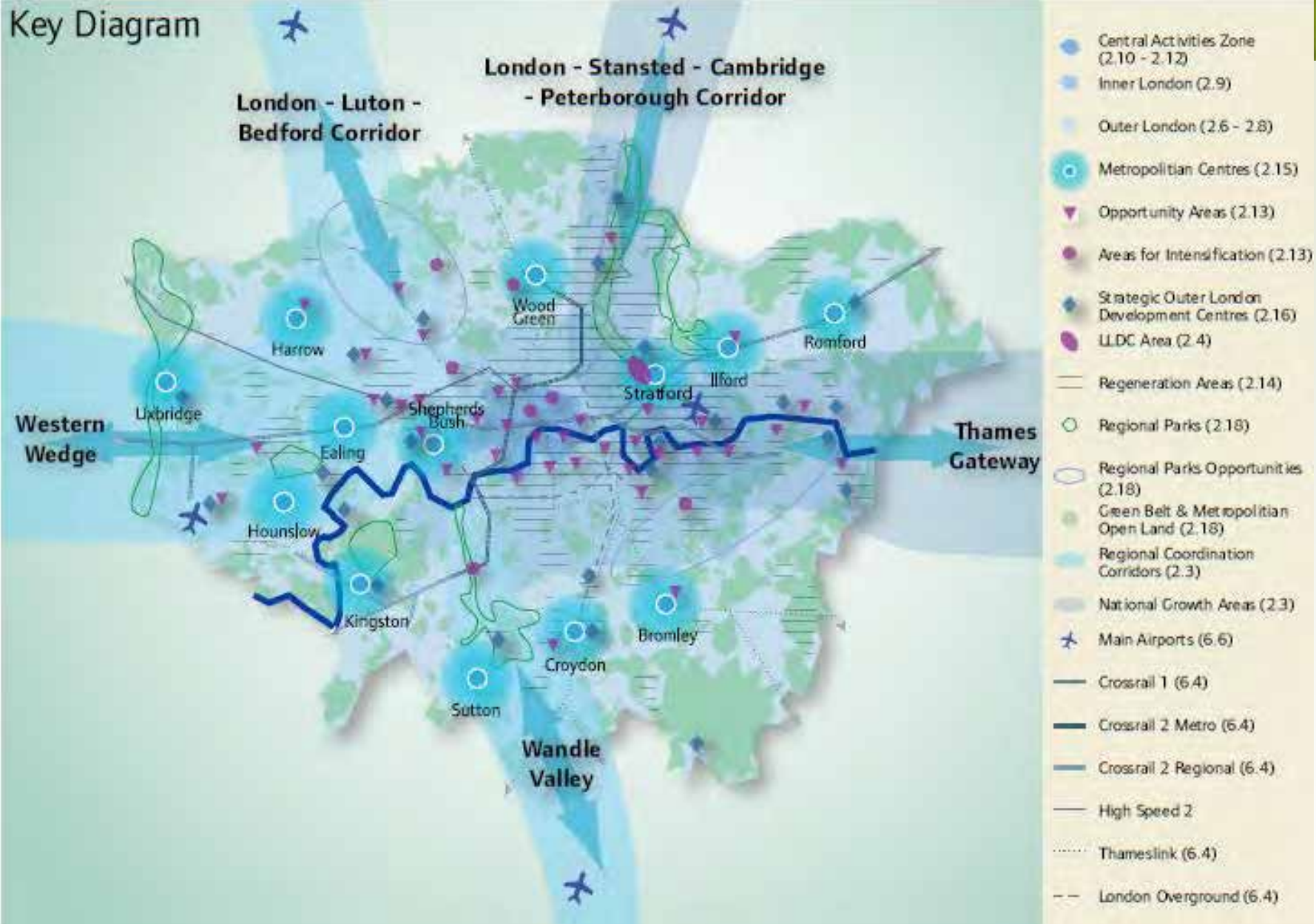
MAP 1
Current Public Transport Accessibility Index



Housing Density



Key Diagram



Map 2.4 Opportunity and Intensification Areas

<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-annexes/annex-one-opportunity-and#Stub-221458>

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/opportunity-areas>

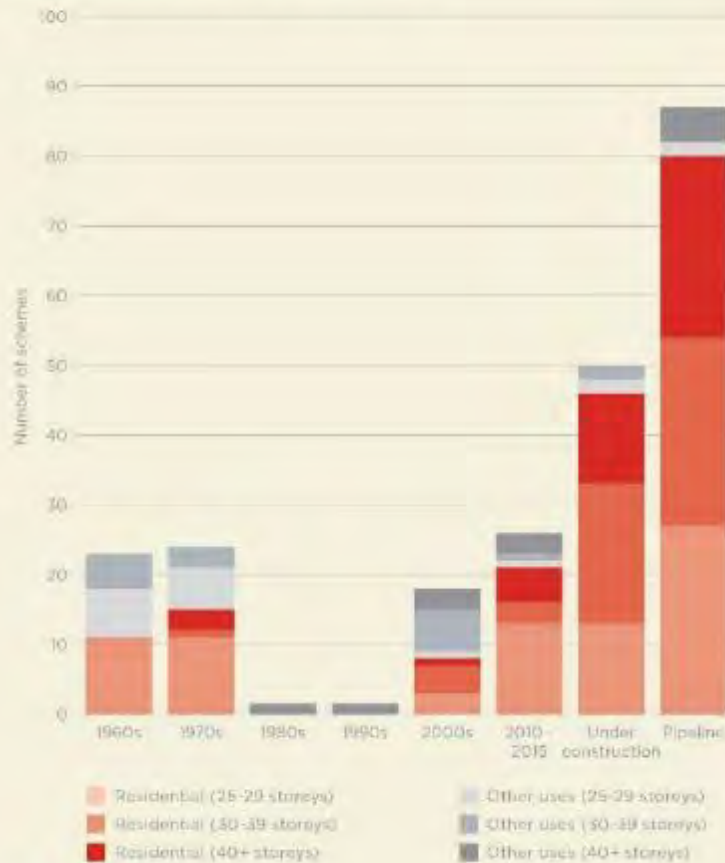


Les réponses à la demande: quoi?

London

LONDON'S HIGH RISE TIMELINE

Number of schemes completed during the period, except where construction is ongoing



Source: Jones Lang LaSalle, 2015

London is being transformed with 230 towers. Why the lack of consultation?

An explosion of high-rise buildings will change London forever. Now 80 public figures, shocked at the scale of the plans, are demanding a say in the way the city is reshaped

Interactive: what will London's skyline look like?



the guardian

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How the

News > Cities > The London skyline debate

The London skyline debate



How is London's skyline going to change? An interactive guide

London's skyline is set to get a lot more crowded over the coming years as recent additions such as the



Campaigners fight to save London skyline from 230 more skyscrapers

Statement to Observer signed by public figures including sculptor Anthony Gormley and artist



London is being transformed with 230 towers. Why the lack of consultation?

An explosion of high-rise buildings will change London forever. Now 80 public figures, shocked by

Tottenham





Barcelone: max. 36.000 hab./km²
 Paris: max. 36.000 hab./km²

<https://www.theguardian.com/lifeandstyle/2014/apr/16/cities-need-goldilocks-housing-density-not-too-high-low-just-right>



Les réponses à la demande: comment? Logement social et « abordable »

- L'Etat ne finance plus les collectivités locales pour la production de logement social depuis les années 1980
- Seuils fixés par le London Plan jamais respectés... (50% sous Ken Livingstone, 30% sous Boris Johnson. Réalité: 13%)
- Production quasi-entièrement dépendante d'accords avec les promoteurs privés: système des « obligations/conditions d'urbanisme » (*Section 106 agreements*) pour exiger des investisseurs privés des contributions en espèce ou en nature (quotas de logement social, écoles, parcs, etc.)
- En 2012/13 en Angleterre: de 2 à 87% <https://www.jrf.org.uk/report/rethinking-planning-obligations-balancing-housing-numbers-and-affordability>
- L'argument de la « viabilité » financière par les promoteurs (calculs non rendus publics, négociations « secrètes »)

- Le système britannique de planification urbaine: pas de code de l'urbanisme, pas de règlements détaillés de PLU / de zoning
- Plans à valeur indicative
- Marge de discrétion importante dans l'exercice du contrôle du développement du sol: indications du plan, orientations fixés par le gouvernement national, et « toute autre considération matérielle » (accumulation de jurisprudence)
- Moins de précision, de rigidité, plus de souplesse, de discrétion, de flexibilité mais aussi plus d'arbitraire?
- L'argument de la « viabilité » financière par les promoteurs (calculs non rendus publics, négociations « secrètes »)



- Un système critiqué: complexe, arbitraire, opaque, morcelé, peu stratégique, discrétionnaire, ou manipulé par les promoteurs privés



- Affaiblissement de la capacité (ou de la volonté politique) des municipalités pour négocier avec les promoteurs (coupes budgétaires, réduction du personnel)
- Capacité de lobby et expertise des promoteurs
- Manque de transparence

Les réponses à la demande: comment? La mixité sociale comme objectif

'Communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods'

(The London Plan: Policy 3.9)

... continued from New Labour



THE LONDON PLAN

SPATIAL DEVELOPMENT STRATEGY FOR GREATER LONDON
JULY 2011

Les réponses à la demande: comment?

Transformation des grands ensembles

- Requalification / renouvellement des grands ensembles de logement social: opérations controversées
- Changement ou continuité entre les programmes de « Renaissance Urbaine » du New Labour (1997-2010) et les pratiques actuelles?



Aylesbury estate, London

Heygate Estate (Southwark),
3000 logements sociaux démolis



HEYGATE ESTATE
HOMES DESTROYED: 1,034
HOMES BUILT: 2,704
AT SOCIAL RENT: 82
'REGENERATION'

BROUGHT TO YOU BY  Southwark Council

Woodberry Down, Hackney, London







- <http://www.hackneyhomes.org.uk/Woodberry%20Down%20.htm>
- <http://www.mhdt.org.uk/about-us/woodberry-down-regeneration/>
- <http://www.berkeleygroup.co.uk/new-homes/london/finsbury-park/woodberry-down>
- <http://www.theguardian.com/society/2014/may/18/-sp-truth-about-gentrification-how-woodberry-down-became-woodberry-park>

Unsocial housing? Gates within gates divide the 'haves' and 'have-nots'

Critics and residents claim High Point Village in west London is a low point for communities in mixed-tenure housing schemes



Tony and Audrey Verma at High Point Village gated community in Hayes. Photograph: Christian Sinibaldi for the Guardian Christian Sinibaldi/Guardian

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Social exclusion

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[law](#) [scotland](#) [wales](#) [northern ireland](#) [education](#) [media](#)

Poor doors: the segregation of London's inner-city flat dwellers

Poorer residents in capital's developments forced to use different entrances and facilities

[Share your pictures and experiences of the 'poor door'](#)



Left, the luxury lobby of One Commercial Street, marketed to wealthy City workers. Right, the side-alley entrance reserved for affordable housing tenants. Photographs: Sarah Lee for the Guardian

Multimillion pound housing developments in London are segregating less well-off tenants from wealthy homebuyers by forcing them to use separate entrances.

Residents say Conservative authority's actions mean wealthy people will replace working class and alter makeup of electorate

Published: 10 January 2015 15:18 GMT



549 130



INTRODUCTION

INTRODUCTION

On 10th July 2016, the House of Commons announced legislation plans for the proposed 'Immigration, Refugees and Citizenship Bill'. The bill aims to reform the current immigration system, including the asylum process, the right of appeal, and the right to work. The bill also aims to reform the current asylum process, including the right of appeal, and the right to work. The bill also aims to reform the current asylum process, including the right of appeal, and the right to work.

70
COMPLINT
CONTROL

An Anti-Gentrification Handbook for Council Estates in London

Towards a Community-Led Plan for London



Lives torn apart and assets lost: this is what a Labour privatisation would mean

Aditya Chakraborty



The battle under way in the capital should trouble us all. Proponents call it innovation, but I say it's an assault on the poor



4,493 258

Thursday 19 January 2017 19:02 GMT



Tottenham, one year after the 2011 riots. Photograph: Peter Dench/Getty Images

A battle broke out on Tuesday in one of the scruffier parts of north London. It didn't look much: a few dozen placard wavers outside [Haringey](#) civic centre, and a restive public heckling councillors as they debated big plans for their future. But this is a battle that concerns all of us. At its heart is a programme that is among the most audacious I've ever seen. Haringey wants to privatise huge swaths of public property: family homes, school buildings, its biggest library. All of it will be stuck in a private fund worth £2bn.

It comes with huge risks. It will demolish precious social housing, turf out families and rip apart communities. It will hand democratic control to a massive private entity. The 20-year plan is "unprecedented", agreed backbench councillors. They voted to slam on the brakes. But if they're ignored and the plan goes through, it will form a blueprint for an altered capital. [London](#) will lurch closer towards becoming a playground for speculators, a dormitory for professionals, and off-limits both to the working class and to public dissent.

This may be the first you've heard of it - the Haringey development vehicle has

Techniques et expériences de privatisation / partenariats publics-privés de plus en plus risquées et controversées

cf. ventes de terrains publics au MIPIM; Haringey Housing Development Vehicle (HDV)



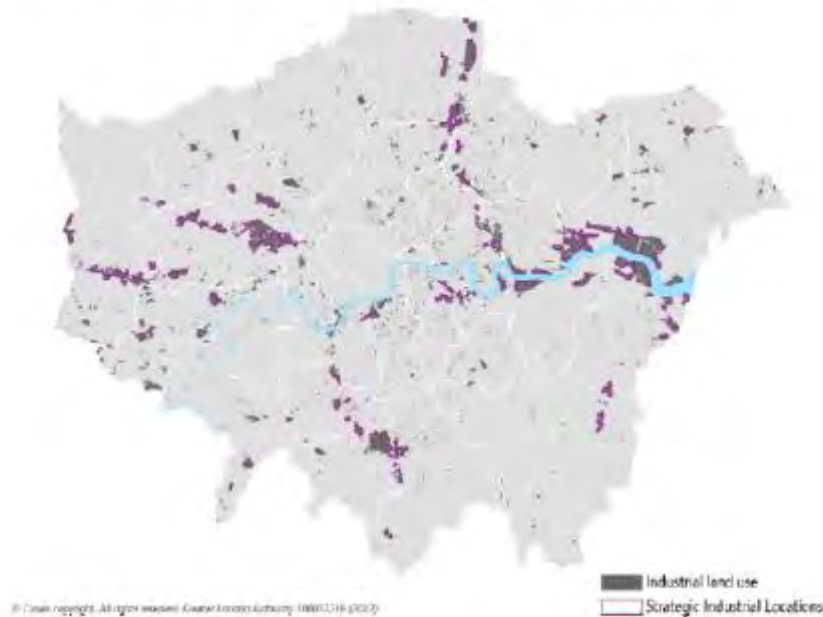
- D'autres Boroughs essayent de résister/de trouver des solutions innovantes (avec une marge de manoeuvre très réduite)
<https://www.theguardian.com/cities/2014/sep/01/enfield-experiment-housing-problem-radical-solution>
- Community Development Trusts: initiatives de citoyens



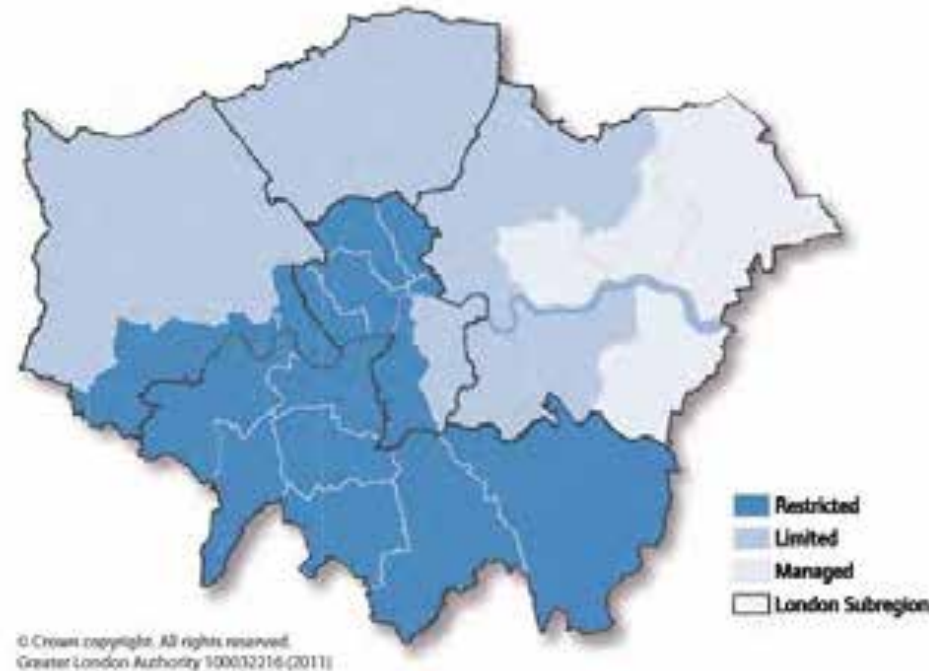
<http://www.startharingey.co.uk/>

Les réponses à la demande: comment? Conversion du sol industriel/d'activité

Figure 2.1 London's Industrial Land Baseline 2010 (source: URS/DTZ)



Map 4.1 Borough level groupings for transfer of industrial land to other uses





Les enjeux:

- La place des activités de production dans la ville?
- Espaces pour les industries créatives? (live-work units)

Conversion d'immeubles de bureau en immeubles de logement

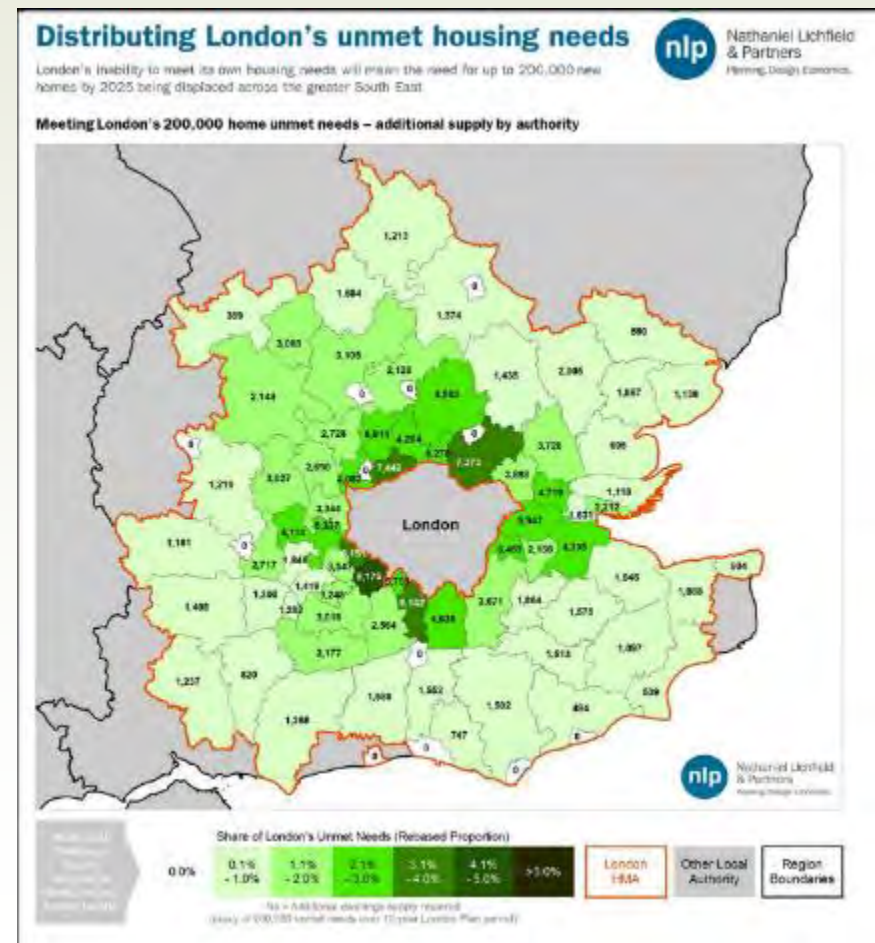


Amendment Order) to the Town and Country Planning (General Permitted Development) (England) Order 2015 (April 2016)

http://www.legislation.gov.uk/ukxi/2016/332/pdfs/ukxi_20160332_en.pdf

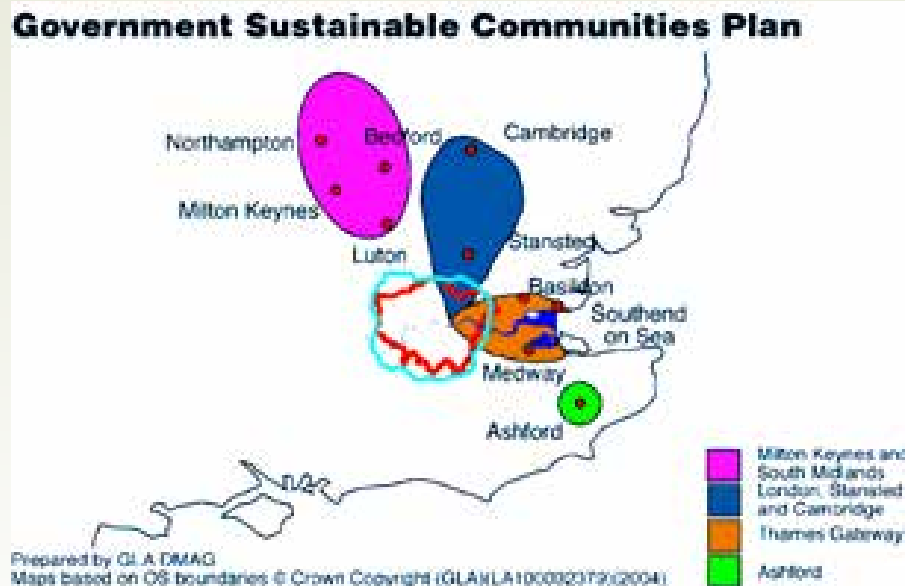
Les réponses à la demande: comment? Construire dans le grand Sud-Est

- La demande de logement ne peut pas être absorbée par le territoire de Londres
- La Green Belt reste un tabou!



Les « zones de croissance » proposées
par le New Labour (1997-2010)
(abandonnées)

Réinventer les « Garden Cities of
Tomorrow »?



theguardian

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News Cities

Prize-winning designer says double size of 40 English towns

David Rudlin wins £250,000 Wolfson economics prize for his plan to expand a number of towns with 'garden city' extensions

Robert Booth

The Guardian, Thursday 4 September 2014

[Jump to comments \(128\)](#)

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Urban extension plan scoops Wolfson garden city award

4 September 2014 by Jonathan Tilley and Richard Gerrard · Be the first to Comment

Wolfson Economics Prize founder Lord Wolfson has said the concept of a green belt is 'right', but should not be 'fixed for all time' as he unveiled the winning proposal in a competition aimed at building a new city.

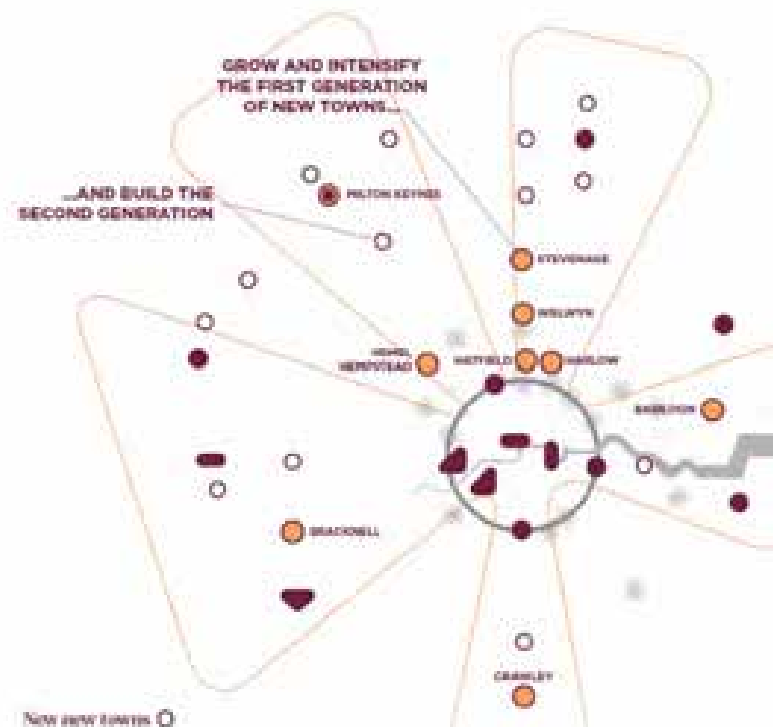
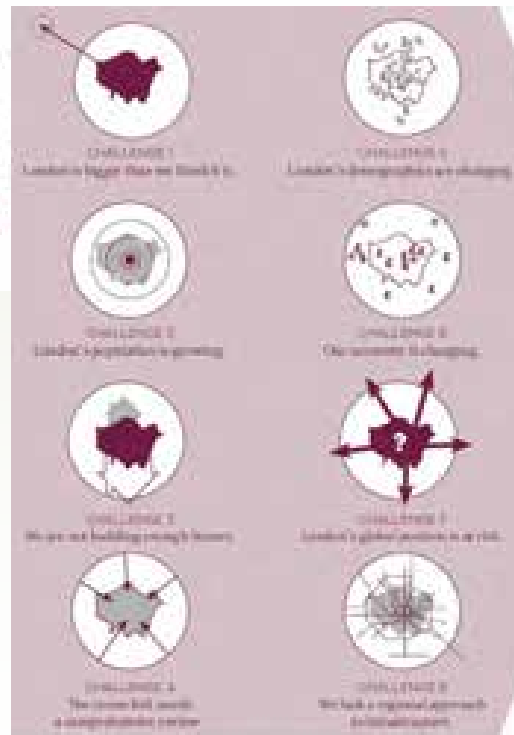


BIG BOLD GLOBAL CONNECTED LONDON 2065

A MANIFESTO FOR LONG TERM GROWTH
OF THE LONDON CITY REGION

**TODAY THE LONDON
CITY REGION LACKS
ANY FORM OF SPATIAL
FRAMEWORK TO GUIDE
SUCCESSFUL GROWTH
OR INFRASTRUCTURE
INVESTMENT.**

We are calling for a strategic framework within
a context of unparalleled change, for a city region
which looks well beyond the boundaries of London.





La tension entre le programme du Maire de Londres et les réformes imposées par le gouvernement central

- « Small state » and « Big Society », « new localism »
- Vision de la planification:
 - Urbanistes « ennemis de l'entreprise privée » (D. Cameron)
 - Régulations (i.e. *Green Belt*), lenteurs, exigences et pouvoir discrétionnaire des autorités locales perçues comme causes de la pénurie de logement
 - Vers une « présomption en faveur du développement (durable) »: pro-développement urbain
 - Donner plus de pouvoir aux citoyens en matière d'urbanisme local: Localism Act de 2011 (Neighbourhood Planning)
 - Contradictions et tensions : 'pro-growth'... mais électorat conservateur/NIMBY... pro-participation... mais interventionnisme autoritaire du gouvernement
 - *Housing and Planning Act* de 2016

Housing and Planning Act 2016

Housing and Planning Act 2016

<http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted>

- Main stated aim: promote home ownership and boost levels of housebuilding
 - Loosening planning obligations (s.106) for developers to allow to build 'starter homes' for under 40s that sell for 20% less than market, with no planning obligations or CIL
 - Secretary of State has power to direct Local Planning Authorities to amend adopted plan policies which do not include Starter Homes provision + to override any planning agreement between developer and local planning authority
 - Extending "Right to Buy" to Housing Associations
 - Forced disposal of 'higher value' council homes
 - Maximum 5 year tenancy for new council tenants
 - "Pay to stay": impose market rents for council tenants with household incomes over £40,000 a year
- Criticisms by those opposed to the loss of social housing and possible work disincentives under "Pay to Stay", and to the obsession with home ownership.

Le “neighbourhood planning?”

- Donner aux citoyens d'un quartier la possibilité de se constituer en ‘forum de quartier’ pour produire un ‘*Neighbourhood Development Plan*’ qui, soumis à certaines conditions, peut acquérir force de loi (= opposable) une fois approuvé par référendum local
- Le plan doit tenir compte des orientations nationales en matière de planification et d'urbanisme; être en conformité avec les plans d'urbanisme de la municipalité et le droit européen (« examen indépendant » par un Inspecteur d'Urbanisme)
- 2 000 groupes se sont lancés à l'aventure (oct. 2016)
- 238 plans approuvés par référendum local (90% dans les zones rurales)
- Une portée limitée par les contraintes de l'exercice, l'orientation des politiques nationales, le caractère ‘discrétionnaire’ du système anglais de contrôle du droit des sols

Les enjeux du “neighbourhood planning” (i)

- Instrument conçu initialement dans/pour les paroisses de l'Angleterre rurale – (comment) fonctionnera-t-il dans des villes à la population hétérogène?
- Qui participe (ou pas) ? Qui en bénéficie (ou pas)? (légitimité)
- Vers des formes plus « progressistes », socialement équitables, de la planification
- ... ou vers plus de NIMBY et/ou de conflits et de divisions entre individus et groupes sociaux d'un « quartier »?
- Qui apporte l'expertise nécessaire? (capacité)



Les enjeux du “neighbourhood planning” (ii)

- Impact sur le développement urbain et la production de logements ?
- Des mécanisme d'incitation pour encourager les habitants à « accepter » la croissance :
 - Neighbourhood Development Orders; Community Infrastructure Levy (25%); New Homes Bonus scheme
 - Community Right to Bid for Assets of Community Value; Community Right to Build; Community Right to Challenge <http://mycommunityrights.org.uk/>
- Articulation entre plans de quartiers et plans municipaux/locaux (« devoir de coopérer »)?
- Trop tôt pour savoir si les mécanisme d'incitation pour « accepter » la croissance vont marcher



- Un outil ambigu en terme de mobilisation sociale et citoyenne:
 - ... qui rassemble... et qui divise aussi, dans une ville hétérogène avec une tradition sociale / une culture politique plus 'communautariste'
 - De nouveaux acteurs et de nouvelles alliances (?)... mais prédominance des classes moyennes et supérieures (les mêmes limites et contraintes que les outils classiques de participation – importance du capital social et culturel)
 - D'une participation « d'opposition » à une participation constructive?
 - Impact des coupes budgétaires sur la capacité de mobilisation de la société civile dans les quartiers défavorisés...

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Hackney refuses neighbourhood plan bids over community tension fears

25 July 2013 by John Geoghegan, 1 comment

The London Borough of Hackney has rejected bids by two groups to take on neighbourhood planning powers because of fears about 'community tensions' over development issues.

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Hackney planning row exposes faultlines in orthodox Jewish area

Haredi Jews face off against other residents of Stamford Hill in London in a battle for control of planning rights

Robert Booth
The Guardian, Friday 3 March 2012 21:28 GMT



Hackney (London), home to about 10,000 Jews, who says local people need larger houses to accommodate their families. Photograph: Graham Robertson

An incendiary row involving the UK's largest community of ultra-orthodox Jews has been sparked by a government drive to devolve planning laws. Haredi Jews are siding off against other residents of Stamford Hill in London to...

Alternatives? (proposed by Duncan Bowie*)

- Repeal the Housing and Planning Act (except for the rogue landlord clauses)
- Councils should allocate sites for social rent and compulsorily acquire at existing use value
- Only give planning consent for development which meets housing needs
- Conditions on sale prices+effective occupation of private development
- Council/Mayoral equity stakes in all private development, to reuse receipts for transport and social infrastructure and affordable housing
- Need for agreement on spatial planning across metropolitan city region including criteria for selection of locations for major new developments and a Green Belt review
- Bring back public investment programme for social rented housing
- Replace stamp duty by capital gains tax on all private residential property (and also amend inheritance tax)
- Rent caps

*Talk given at UCL on 15/06/2016 on *"Housing and Planning in London under the Conservative Government"*

5 February 2011 Last updated at 18:55

State multiculturalism has failed, says David Cameron

David Cameron has criticised "state multiculturalism" in his first speech as prime minister on radicalisation and the causes of terrorism.

At a security conference in Munich, he argued the UK needed a stronger national identity to prevent people turning to all kinds of extremism.

He also signalled a tougher stance on groups promoting Islamist extremism.

The speech angered some Muslim groups, while others queried its timing amid an English Defence League rally in the UK.



David Cameron said Britain had encouraged different cultures to live separate lives

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Brexit: London Mayor Sadiq Khan reassures immigrants that they have a place in Britain

Updated by Zara Golshani | Jun 24, 2016, 11:40pm EDT

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About London First

We are a non profit organisation with the mission to make London the best city in the world in which to do business. We aim to influence national and local government policies and investment decisions to support London's global competitiveness.

London First

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THE GREATEST CITY ON EARTH

AWARDING THE TROPHY

BY ANDREW JOHNSON

MAYOR OF LONDON

"The difference is that the national [agenda] is driven by values, the London [agenda] is driven by pragmatism ... and values as well" (interview with senior civil servant)

'London has always, and will always, welcome migrants. It is migrants that have made this city great over many decades, and successive generations bring new energy, skills, enterprise, opportunities, prosperity, and a rich and varied culture' (GLA, 2012: 3)

London would benefit from an 'immigration policy to attract the brightest and the best to London but keep out those who have no intention of making a contribution' (Johnson, 2012: 51)



- Les villes mondiales et les métropoles « contre » l'Etat?
- Des alternatives politiques « progressistes »?
- La déconnexion avec le reste du territoire?

London and Paris are leading the charge to shape the 21st century

Sir, London and Paris. There is so much that unites our two great cities. Shared history, shared culture, shared challenges and the shared experience of being one of just a handful of truly global cities. And despite the outcome of the EU referendum, our two cities must now work more closely together than ever before in order to deliver on our shared agendas.

If the 19th century was defined by empires and the 20th century by nation-states, the 21st century belongs to cities. Cities are innovating and leading global action in area after area. From supporting economic growth and enterprise to tackling air pollution, moving to clean energy or dealing with the pressures of rapid population growth — it is cities that are leading the charge. In cities we celebrate our diversity and see our differences as a great source of strength. Our cities are places where everyone, whatever their background, can feel at home.

As the mayors of London and Paris, we are today committing to work ever more closely together in order to build far stronger alliances between cities across Europe and around the world. Together, we can act as a powerful counterweight to the lethargy of nation states and to the influence of industrial lobbies. Together, we can and will shape the century ahead.

Sadiq Khan

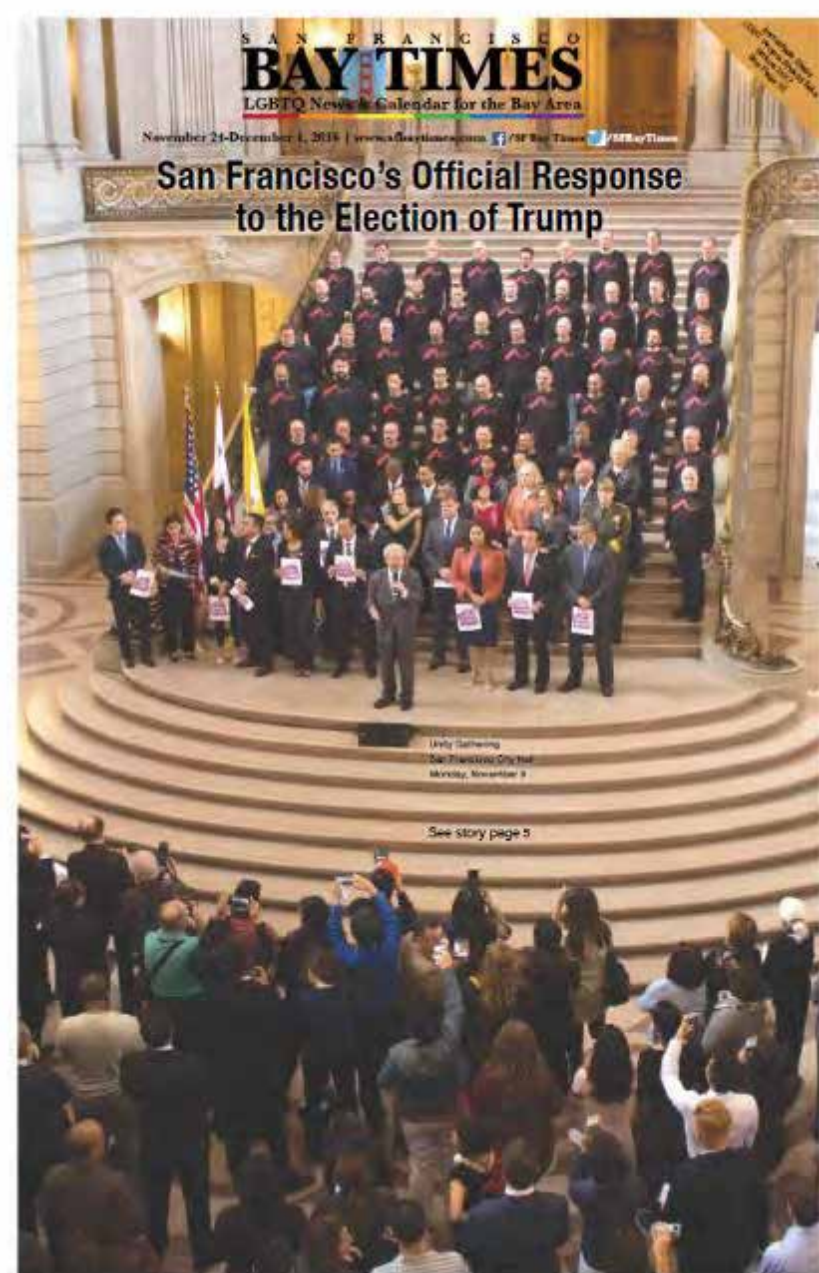
Mayor of London

Anne Hidalgo

Mayor of Paris



“That no matter the threats made by President-elect Trump, San Francisco will remain a Sanctuary City. We will not turn our back on the men and women from other countries who help make this city great, and who represent over one third of our population. This is the Golden Gate—we build bridges, not walls.”



<http://sfbaytimes.com/san-franciscos-official-response-to-the-election-of-trump/>

London The Observer

London: the city that ate itself

London is a city ruled by money. The things that make it special – the markets, pubs, high streets and communities – are becoming unrecognisable. The city is suffering a form of entropy whereby anything distinctive is converted into property value. Can the capital save itself?

