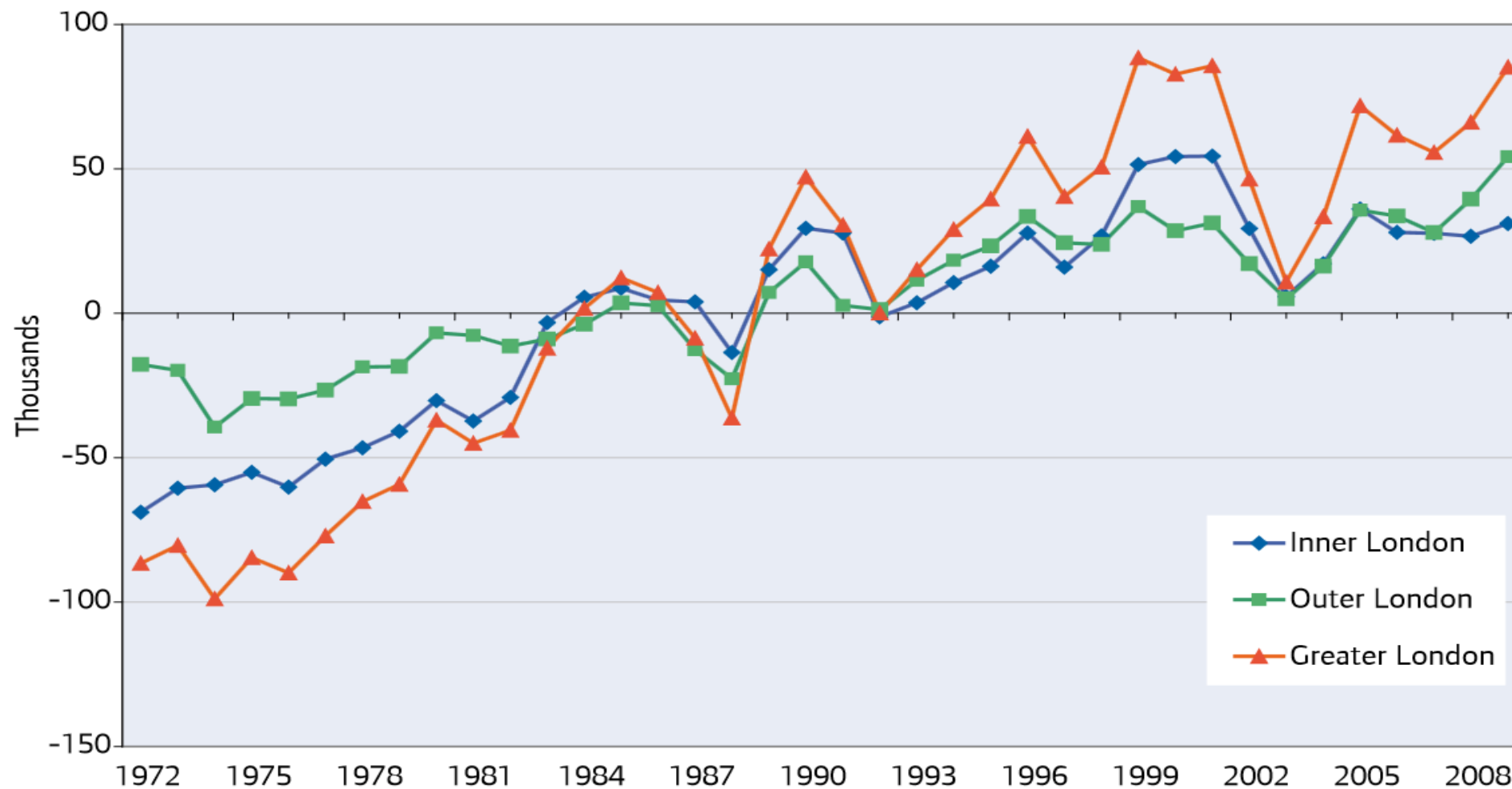


ICN Summit 2014, Copenhagen

Infrastructure and Social Equity: The London Case

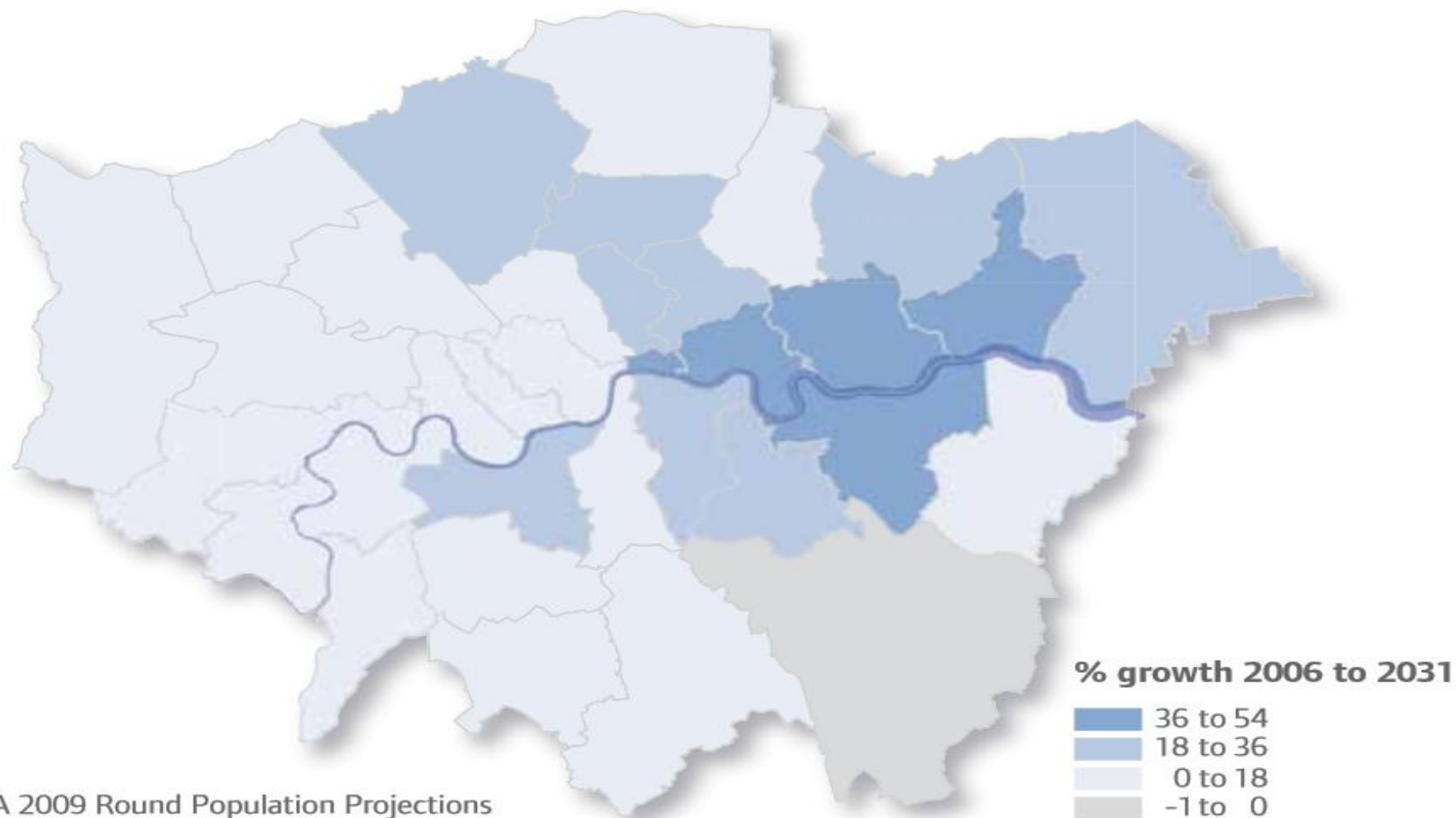
Dr Savvas Verdis, Infrastructure Economist, Centre of Competence Cities, London

London is Growing



Source: GLA

This growth is in the east...



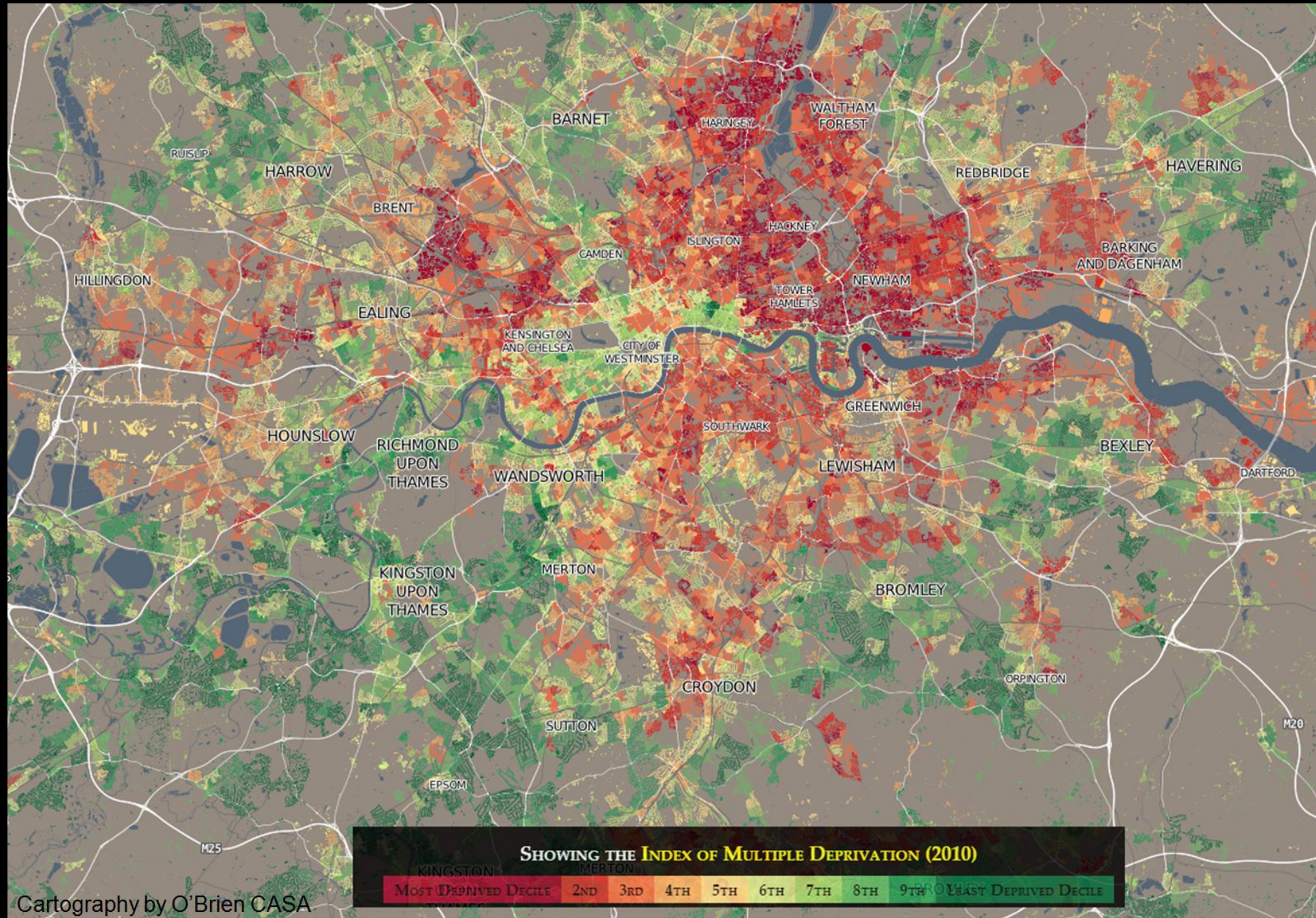
© GLA 2009 Round Population Projections

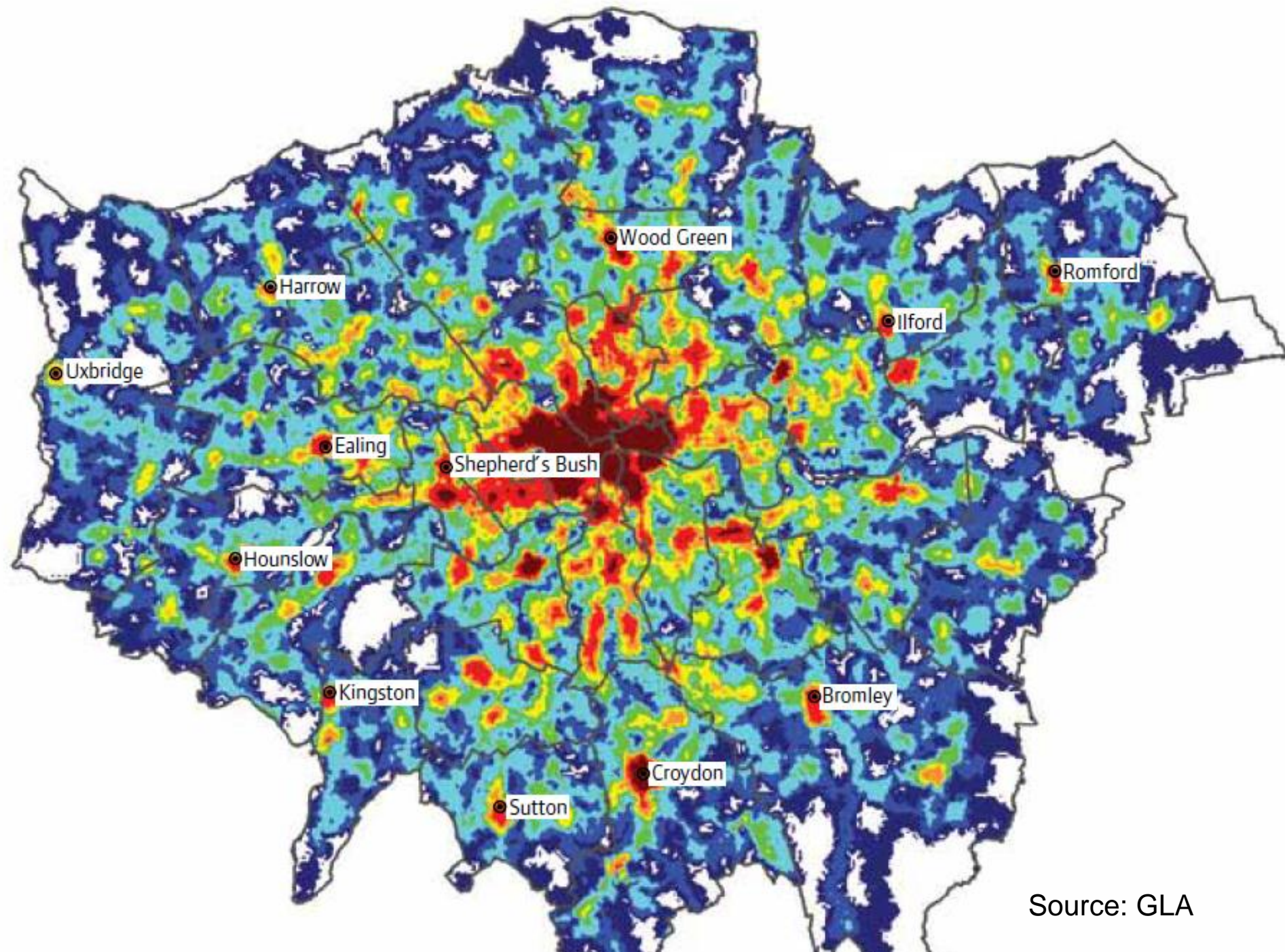
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Source: GLA

but so is deprivation





PTALs

- Level 6b (high accessibility)
- Level 6a
- Level 5
- Level 4
- Level 3
- Level 2
- Level 1b
- Level 1a (low accessibility)

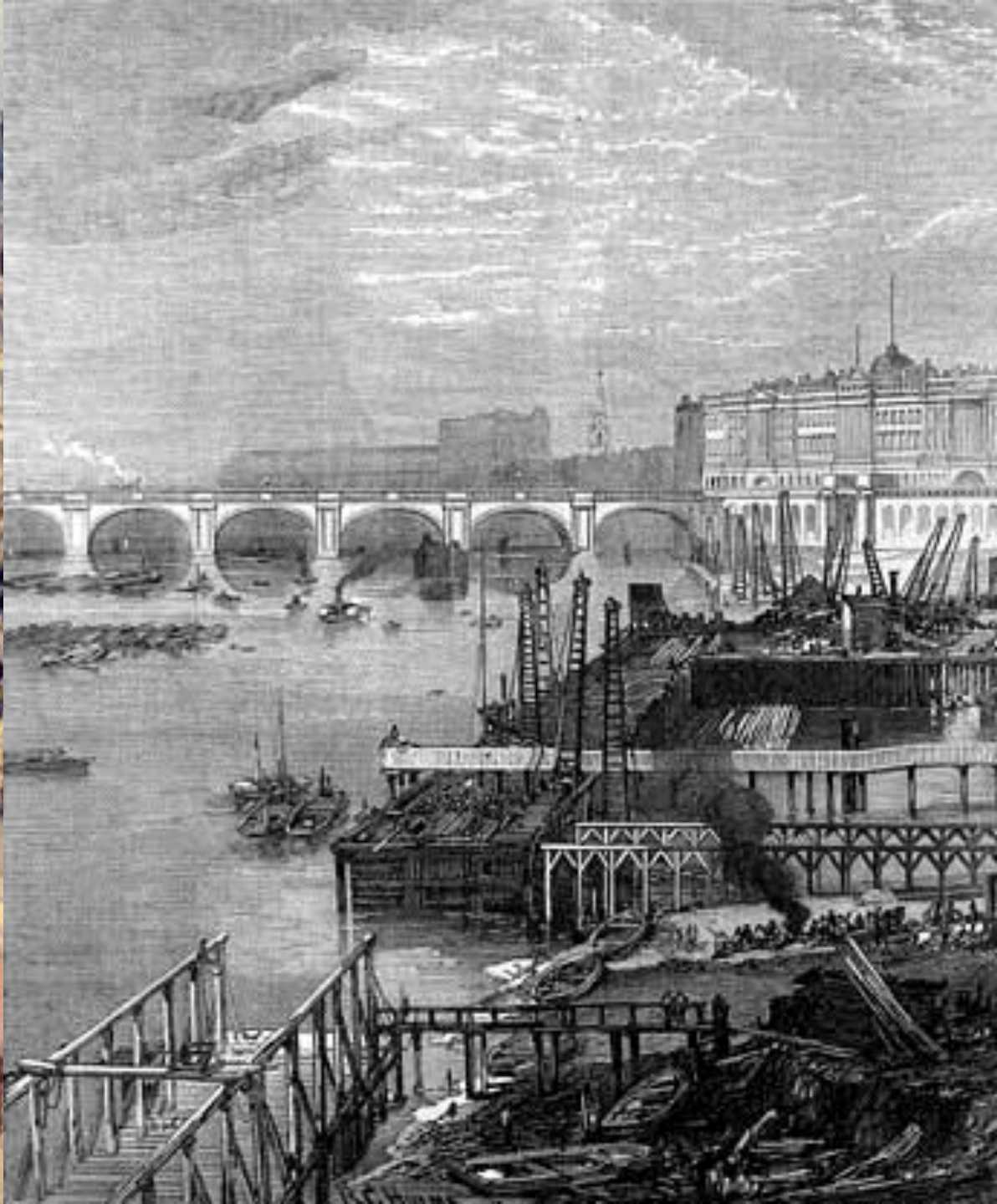
Source: GLA

Dealing with Inequalities: The 3 I's

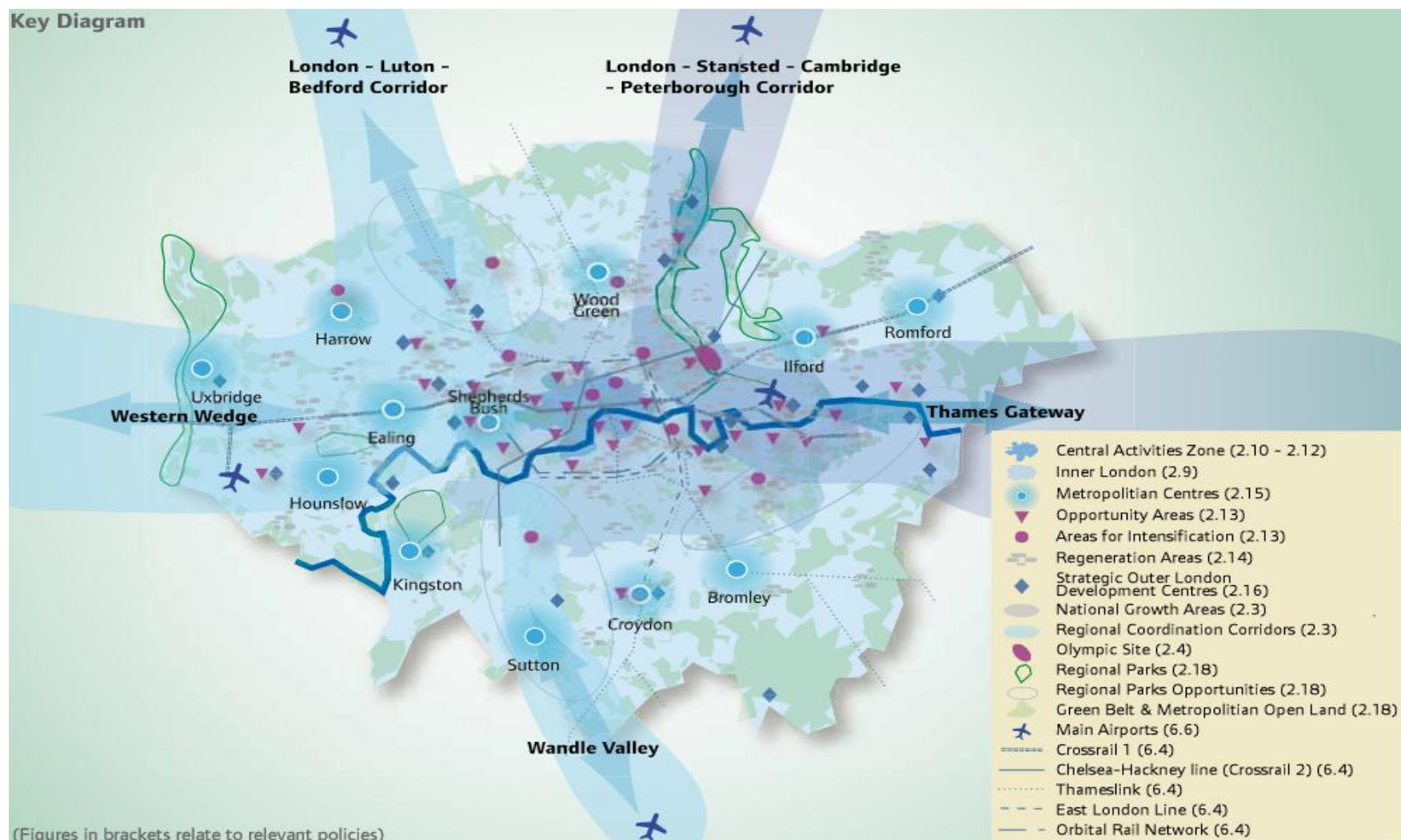
Institutions	(Spatially Blind Policies)	Income tax system, as well as education, health care, basic water and sanitation
Infrastructure	(Spatially Connective Policies)	All investments that connect places and provide basic business services, such as public transportation, ICT networks and utilities
Incentives	(Spatially Targeted Policies)	Spatially targeted measures to stimulate economic growth in lagging areas such as investment subsidies, tax rebates, local infrastructure development

(World Bank, 2009)

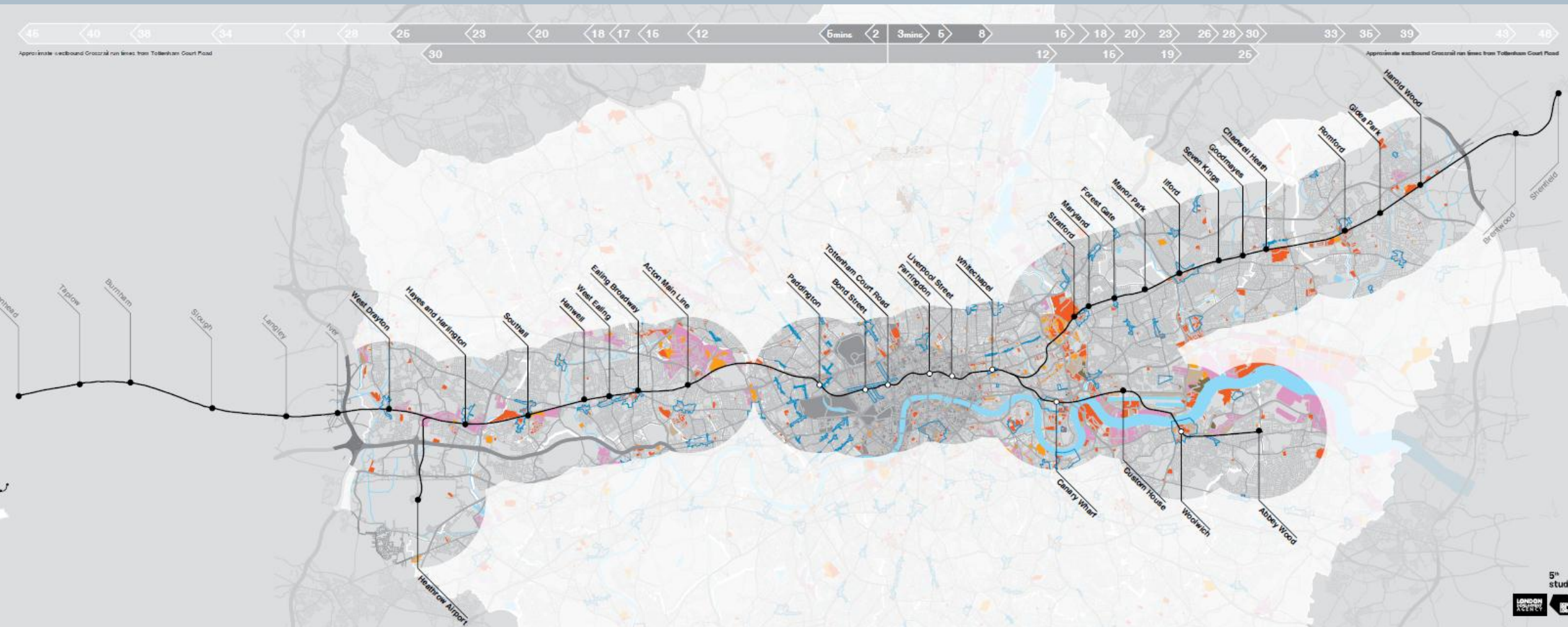




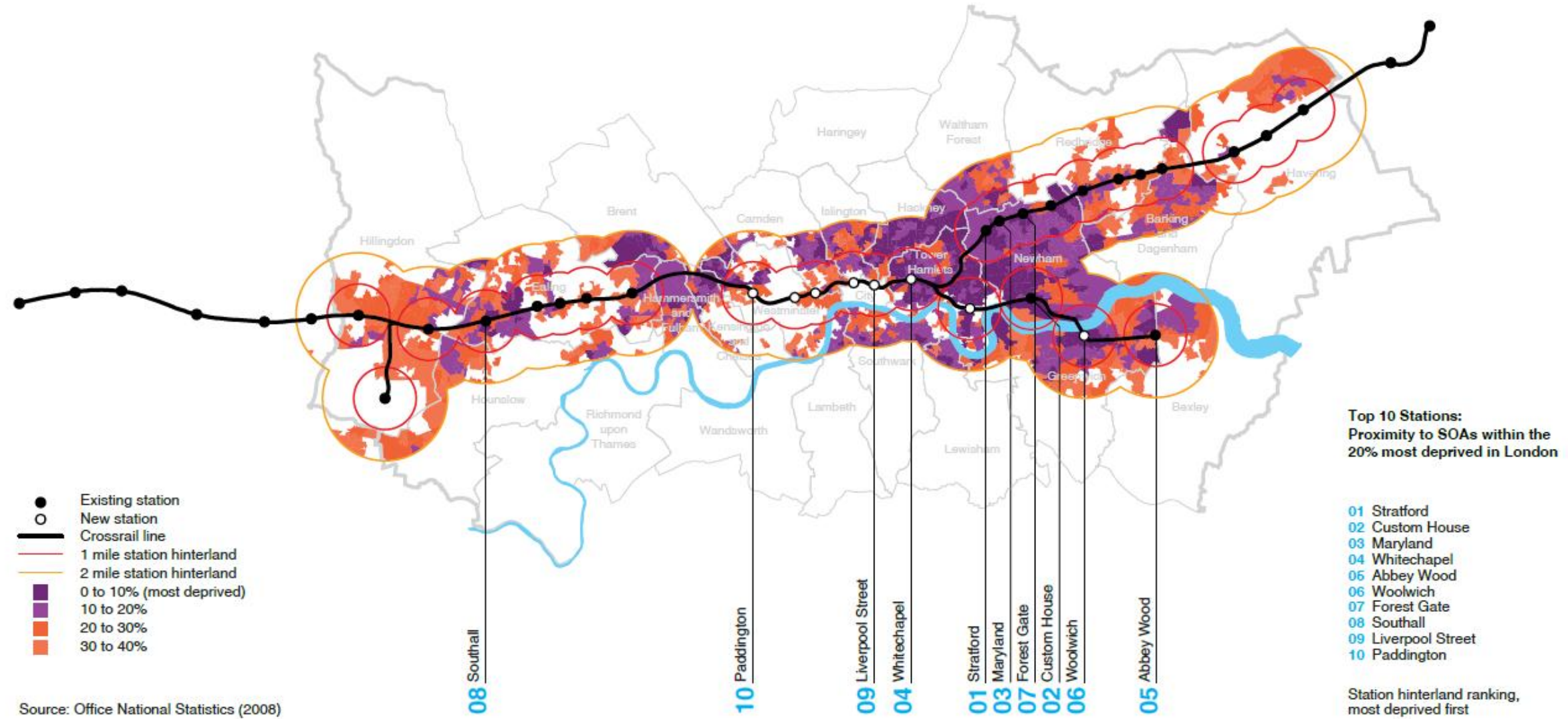
London's Spatial Strategy



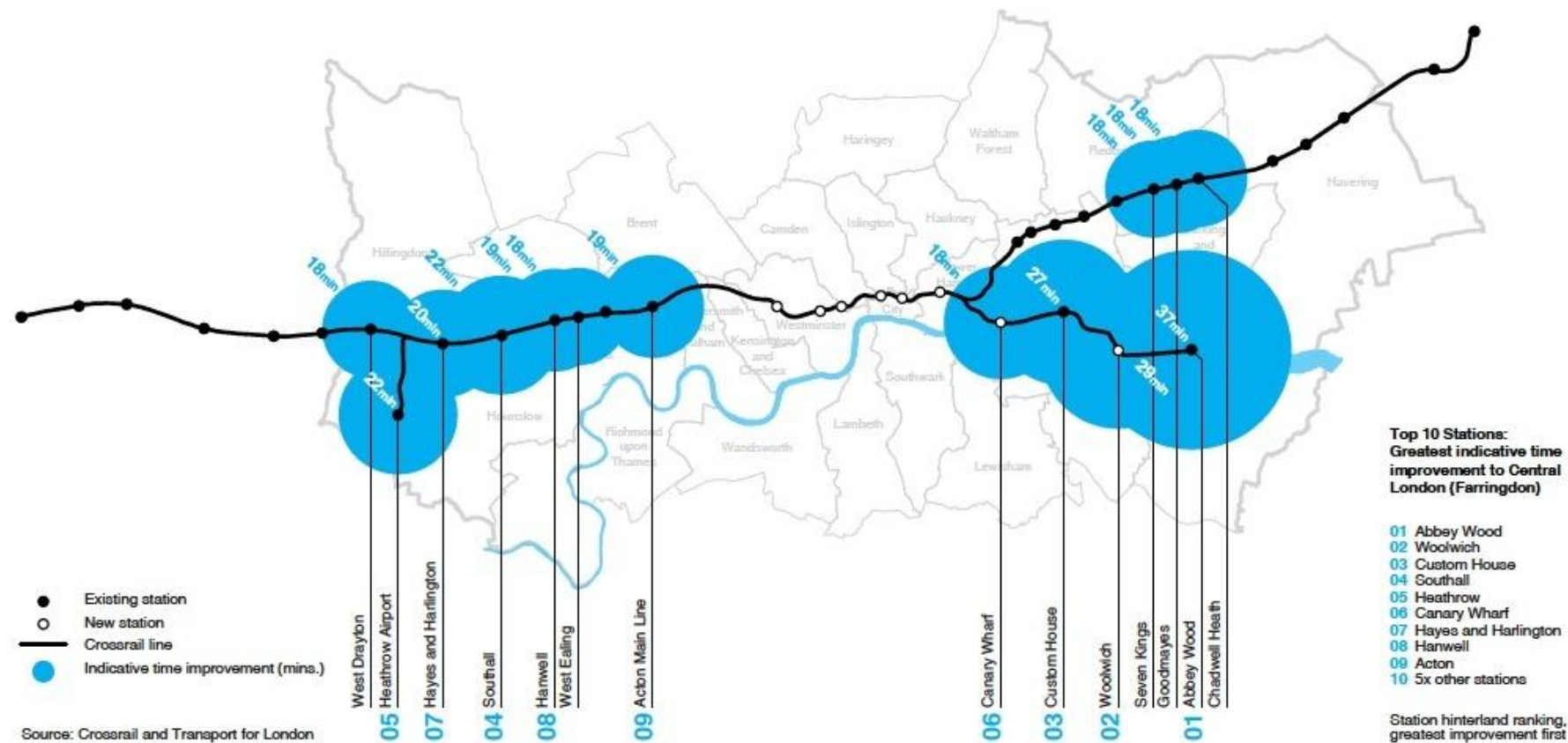
Crossrail



**SHORT-LISTING BY PROXIMITY TO SOAs WITHIN
THE 20% MOST DEPRIVED IN LONDON**



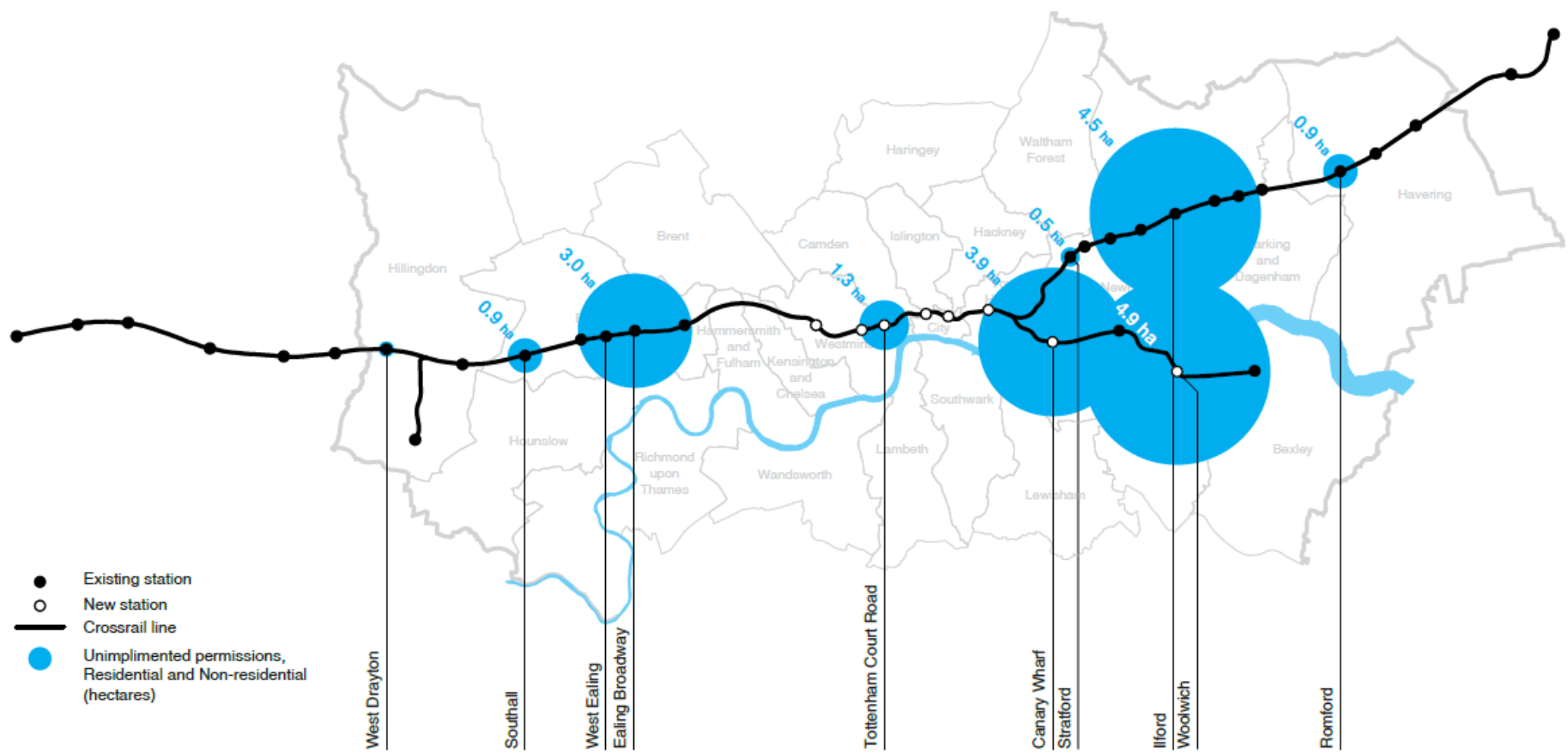
TRAVEL TIME IMPROVEMENTS TO CENTRAL LONDON



TRAVEL TIME

**BUT THIS DOES NOT
NECESSARILY MAKE IT
AFFORDABLE**

SHORT-LISTING BY DEVELOPMENT PIPELINE

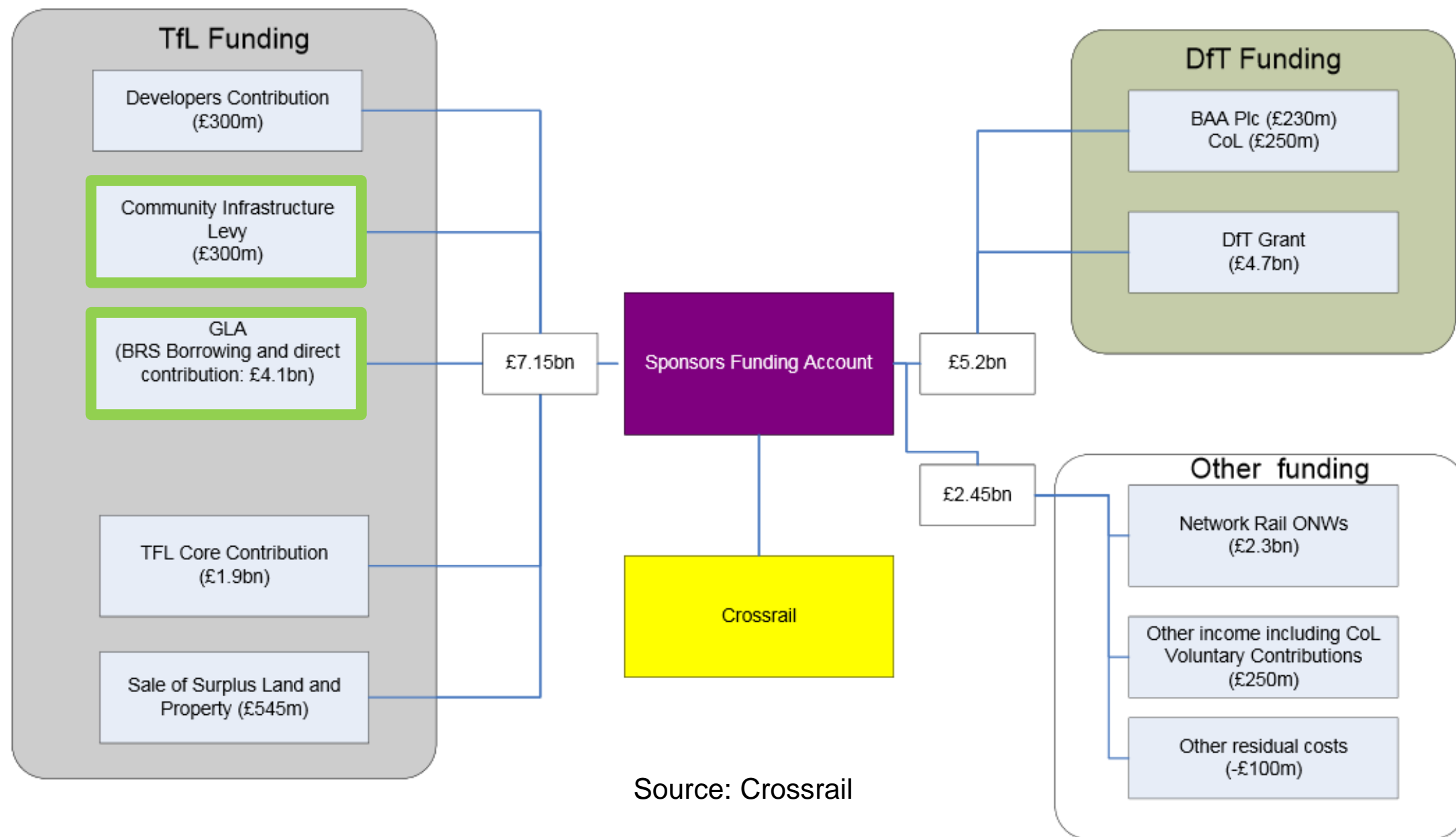


Source: Mayor of London Town Centre Health Check 2009.

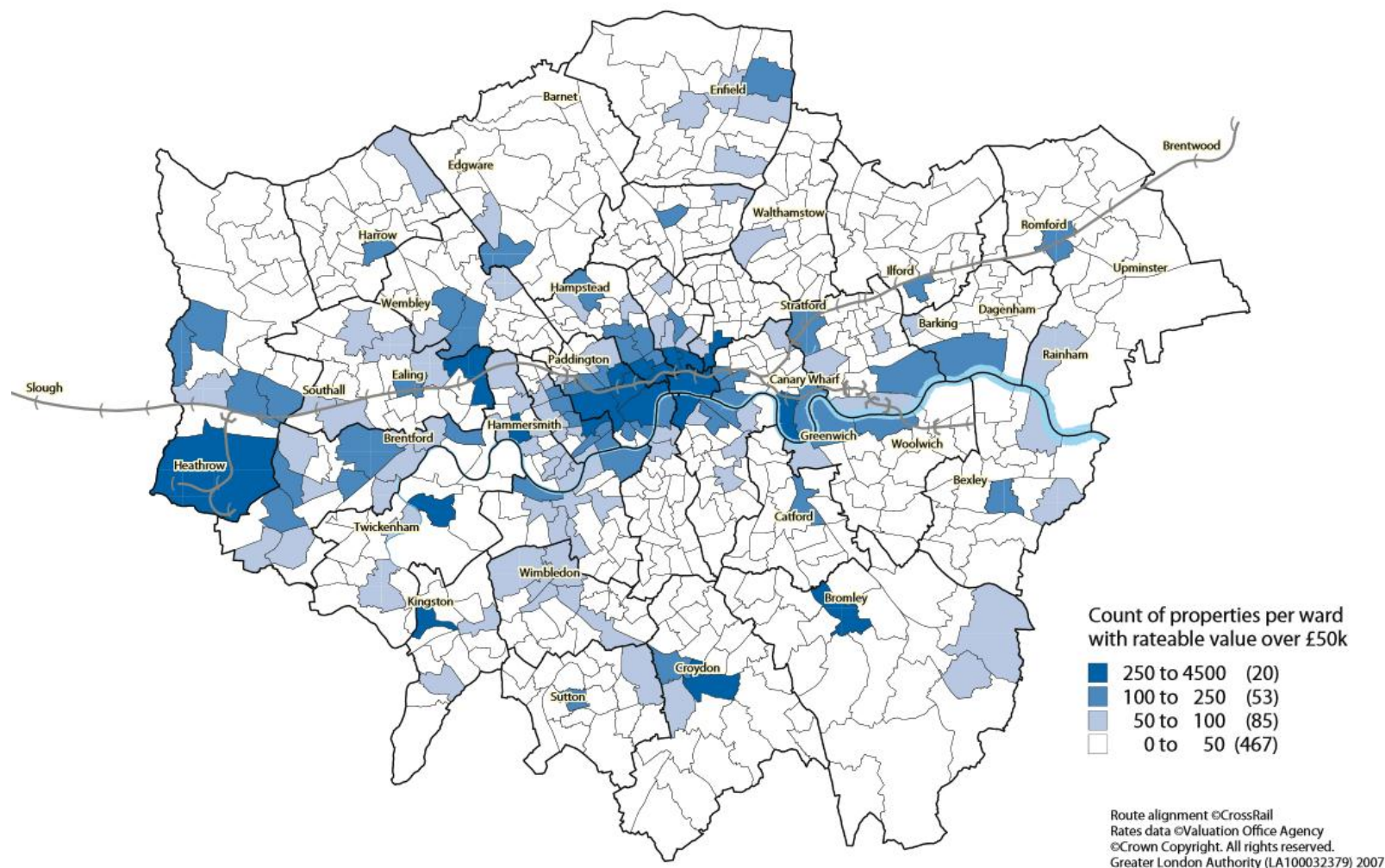
UNIMPLEMENTED PLANNING PERMISSIONS

Unimplemented Planning Permissions (Residential and Non-residential) by Station Town Centre

Crossrail Funding - £14.8bn



Commercial properties that will contribute to the Business Levy



Source: Crossrail

Community Infrastructure Levy for new development

London CIL Charges Adopted Charging Schedules February 2014

Preliminary Draft Charging Schedule Published

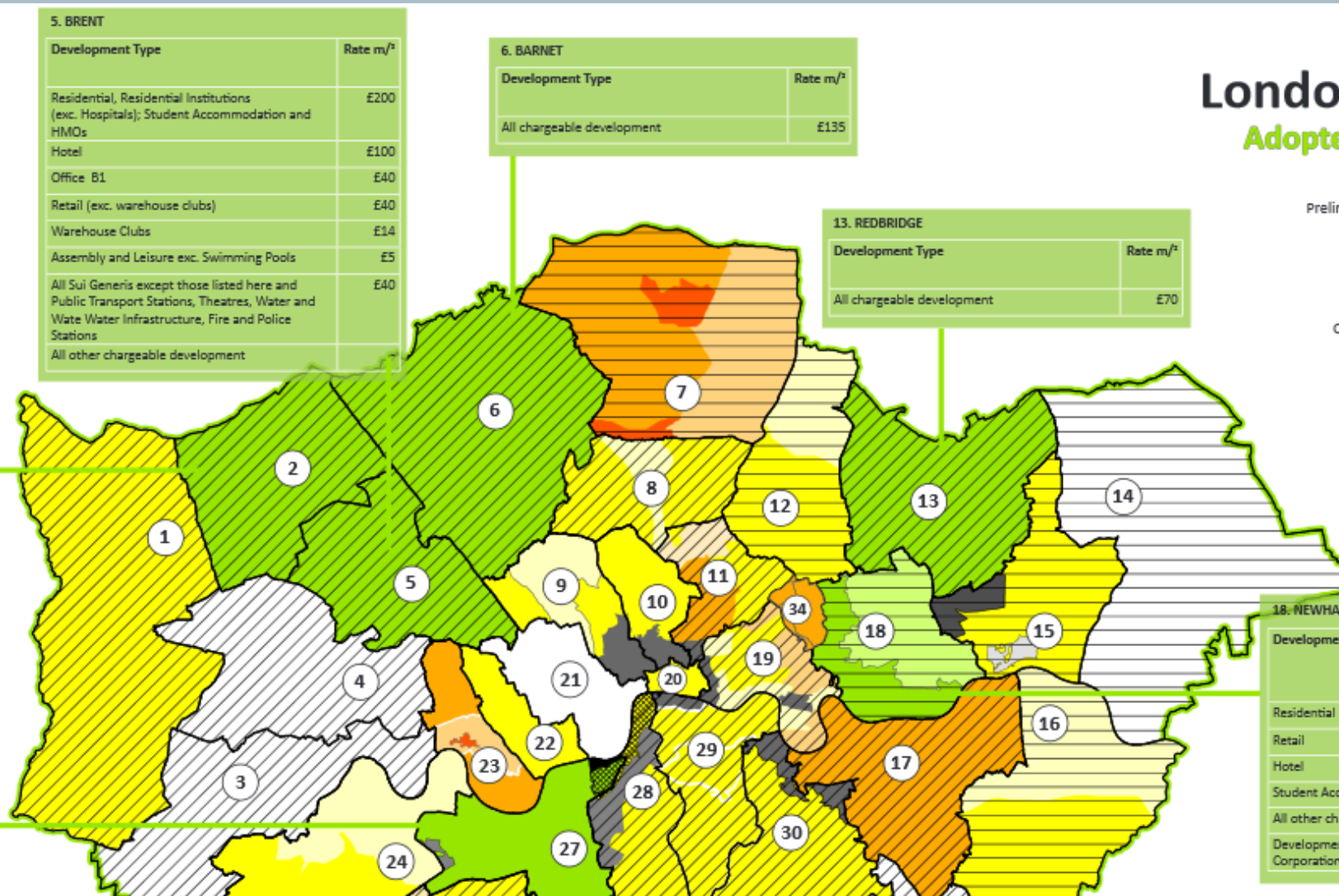
Draft Charging Schedule Published

Charging Schedule Approved and Adopted

Zone 1

Zone 2

Zone 3



5. BRENT

Development Type	Rate m ²
Residential, Residential Institutions (exc. Hospitals); Student Accommodation and HMOs	£200
Hotel	£100
Office B1	£40
Retail (exc. warehouse clubs)	£40
Warehouse Clubs	£14
Assembly and Leisure exc. Swimming Pools	£5
All Sui Generis except those listed here and Public Transport Stations, Theatres, Water and Waste Water Infrastructure, Fire and Police Stations	£40
All other chargeable development	-

6. BARNET

Development Type	Rate m ²
All chargeable development	£135

13. REDBRIDGE

Development Type	Rate m ²
All chargeable development	£70

18. NEWHAM

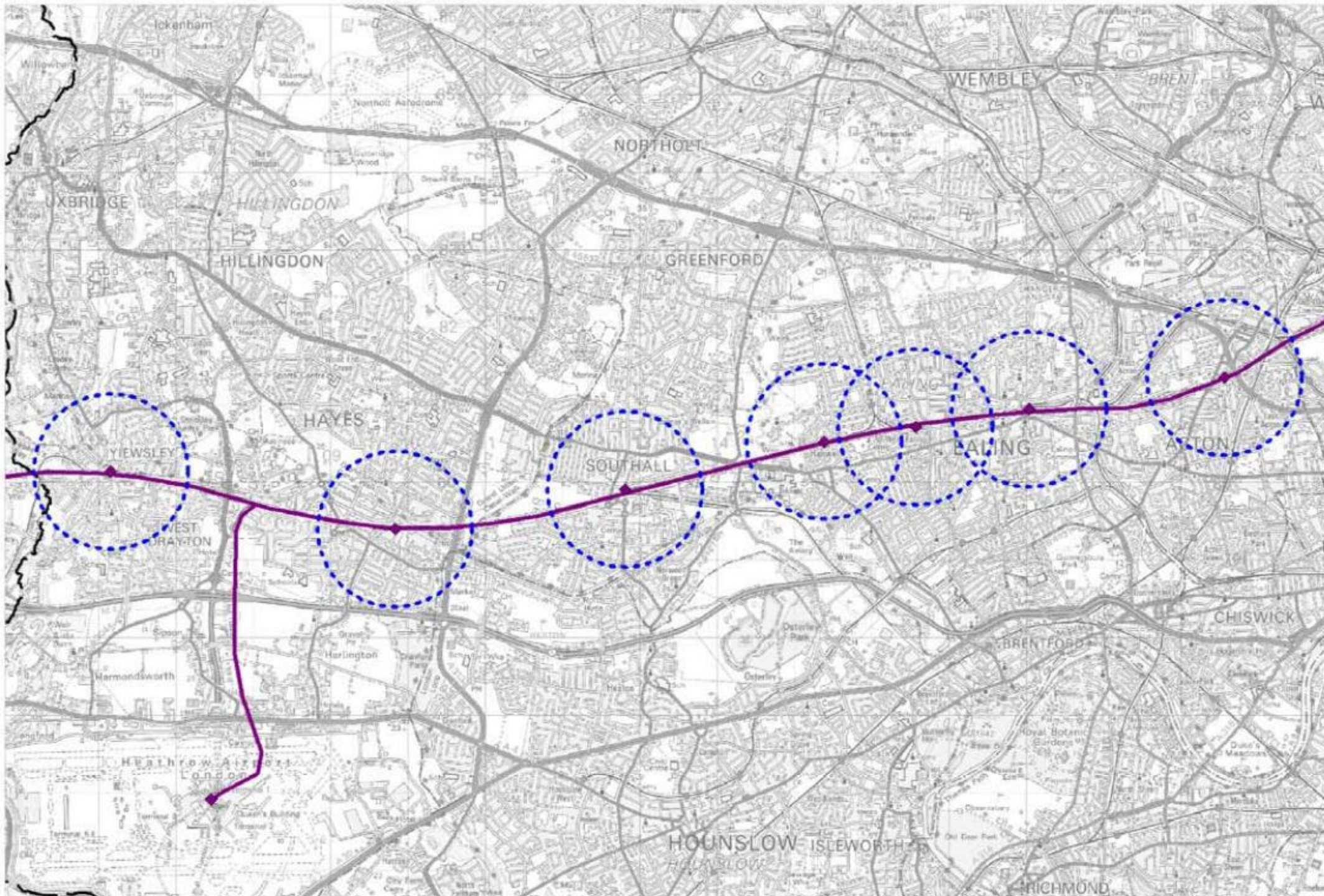
Development Type	Rate m ² Zone 1	Rate m ² Zone 2 Part of the Borough within M25 Zone
Residential	£80	£40
Retail	£30	£30
Hotel	£120	£120
Student Accommodation	£130	£130
All other chargeable development	-	-
Development in the Mayor's Development Corporation Zone	-	see zone 34

2. HARROW

Development Type	Rate m ²
Residential	£110
Residential Institutions (C2), Student Accommodation, Hostels, HMOs (sui generis)	£55
Retail	£100
All other chargeable development	-

27. WANDSWORTH

Development Type	Rate m ²
Residential in Nine Elms A (based on 15% affordable)	£575
Residential in Nine Elms B (based on 15% affordable)	£265
Residential outside key zones (based on 33% affordable)	£250
Office/Retail in Nine Elms A or B	£100
All other chargeable development	-
All development in Roehampton	-



MAYOR OF LONDON

Rest of London

West London Crossrail
Contribution Areas

July 2010

Background:
Ordnance Survey

— Crossrail Route

◆ Crossrail Stations

○ Indicative 1 km radii
around stations

□ GLA Boundary

Source: GLA

Paddington

Policy Designations (London)

1:5,000 at A1
1:10,000 at A3

- ★ station location
- proposed alignment
- 500m radius from station
- Town Centre - District
- Town Centre - Major
- buildings
- roads
- waterways
- Greenfield Type B - Vacant buildings in use with allocation
- Greenfield Type D - Land and buildings in use with allocation
- Greenfield Type E - Land and buildings in use with potential
- Strategic Housing Land Availability (SHLAA)
- SHLAA and Greenfield Type D

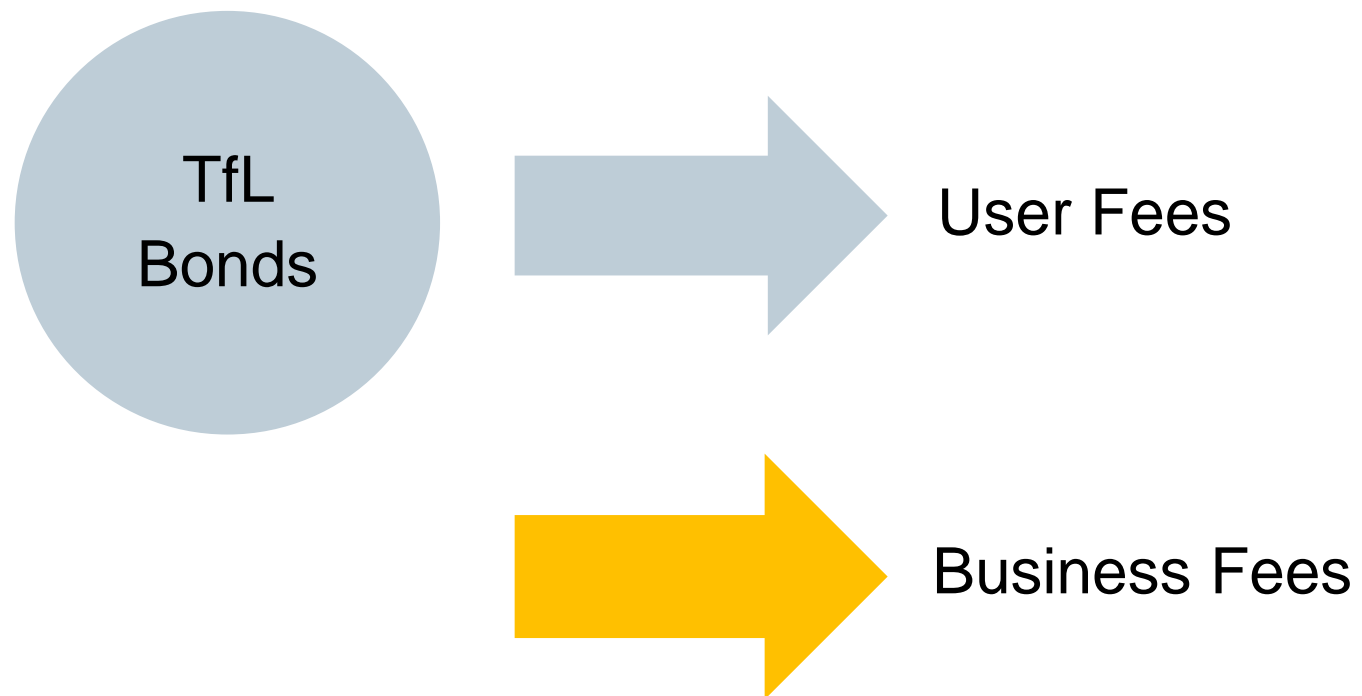
Greenfield Type classification:
 A - Vacant land
 B - Vacant buildings
 C - Land and buildings in use with allocation
 D - Land and buildings in use with potential
 E - Land and buildings in use with potential

London Plan policy designations legend:
 SHLAA - July 2011
 Town Centres - April 2011
 RL - July 2011
 Revised July 2011



CULTURE SHIFT

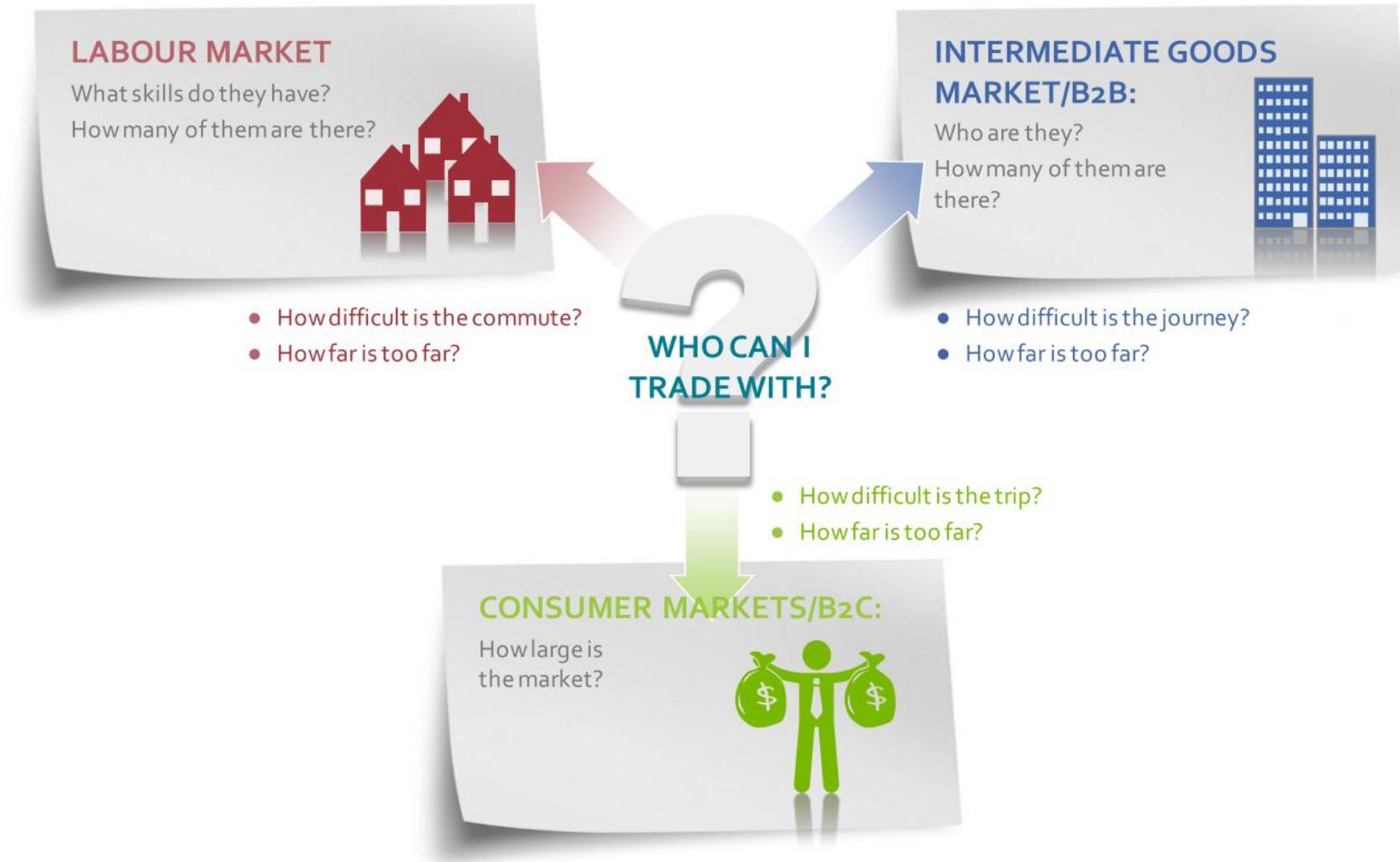
An additional way to pay for bond issues



FROM PASSENGER BENEFITS



TO PASSENGER AND FIRM BENEFITS



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