EXPLANATORY MEMORANDUM TO

THE OXFORD STREET DEVELOPMENT CORPORATION (ESTABLISHMENT) ORDER 2025

2025 No. 1151

1. Introduction

1.1 This Explanatory Memorandum has been prepared by the Ministry of Housing, Communities and Local Government (MHCLG) and is laid before Parliament by Command of His Majesty.

2. Declaration

2.1 Miatta Fahnbulleh MP, Parliamentary Under-Secretary of State at Ministry of Housing, Communities and Local Government, confirms that this Explanatory Memorandum meets the required standard.

2.2 John McManus, Deputy Director for Local Growth Delivery Unit, at the Ministry of Housing, Communities and Local Government, confirms that this Explanatory Memorandum meets the required standard.

3. Contact

3.1 Kerry Williams at the Ministry of Housing, Communities and Local Government. Email: Kerry.Williams@communities.gov.uk can be contacted with any queries regarding the instrument.

Part One: Explanation, and Context, of the Instrument

4. Overview of the Instrument

What does the legislation do?

4.1 Under section 197(1) of the Localism Act 2011 ("the Act") the Mayor of London is given the power to designate any area of land in Greater London as a Mayoral development area, provided:

- he considers that this is expedient for furthering one or more of the Greater London Authority's principal purposes (197(3)(a));
- he has consulted specified elected and other bodies and individuals and had regard to any comments made by these consultees (197(3)(b) and (c));
- he has published any comments made by the consultees specified in section 197(4) which he does not accept along with his reasons for this non-acceptance; and
- he has laid a document stating that he is proposing to designate an area before the London Assembly, and a consideration period of 21 days has elapsed without the Assembly rejecting the proposal (sections 197(3)(e) and (f)).
- The Mayor has satisfied the requirements of s.197(6), by publicising the designation, notifying the Secretary of State of the designation and confirming the name of the Mayoral development corporation for the area as the Oxford Street Development Corporation.

4.2 Section 198 of the Act requires the Secretary of State, if notified by the Mayor that he has designated a Mayoral development area, to make an Order establishing a Mayoral Development Corporation for this area. The Secretary of State is required to give the Mayoral Development Corporation the name notified by the Mayor.

This Order establishes the Oxford Street Development Corporation following notification by the Mayor of London, Sadiq Khan, for a Mayoral Development Corporation. This will lead and coordinate regeneration within the designated Oxford Street Mayoral development area. The area extends from Tottenham Court Road to Marble Arch and includes land within the City of Westminster and the London Borough of Camden.

Where does the legislation extend to, and apply?

4.3 The extent of this instrument (that is, the jurisdiction(s) which the instrument forms part of the law of) is England and Wales.

4.4 The territorial application of this instrument (that is, where the instrument produces a practical effect) is England.

5. Policy Context

What is being done and why?

5.1 Oxford Street makes a huge contribution to both the local and national economy, welcoming over 120 million visitors a year, however, it faces challenges: congestion, air quality, and competition from online shopping. In September 2024, the Mayor of London and the Deputy Prime Minister announced regeneration proposals, including the pedestrianisation of Oxford Street to be delivered by a Mayoral Development Corporation. This Order implements that by creating a statutory body responsible for regeneration in the area. The corporation's boundary is depicted on the map that accompanies this Order, and which is attached as an annex to this Explanatory Memorandum.

What was the previous policy, how is this different?

5.2 Currently regeneration is led by Westminster City Council and the London Borough of Camden.

6. Legislative and Legal Context

How has the law changed?

6.1 The Localism Act 2011 provides the statutory framework for Mayoral Development Corporations. Section 198(2) of that Act requires the Secretary of State to make an Order establishing a development corporation once the Mayor of London has designated a Mayoral development area and notified the Secretary of State of the designation and the name to be given to the corporation. This Order establishes the Oxford Street Development Corporation following notification by the Mayor of London.

Why was this approach taken to change the law?

6.2 This is the only possible approach to give effect to the designation made by the Mayor in order to enable changes.

7. Consultation

Summary of consultation outcome and methodology

7.1 In accordance with section 197 of the Localism Act 2011, the Mayor consulted with statutory consultees on proposals to designate the Mayoral Development Area and establish a new Mayoral Development Corporation. The required statutory consultees included the relevant local authorities and Members of Parliament. The Mayor also held a public consultation that ran from 28 February to 2 May 2025. The establishment of the Mayoral Development Corporation was supported by 69 percent of respondents. A report on the responses to the consultation was published on 17 June 2025 and is available on the Greater London Authority's website at: Oxford Street Transformation- Consultation Report (June 2025).

8. Applicable Guidance

8.1 No specific guidance is associated with this instrument.

Part Two: Impact and the Better Regulation Framework

9. Impact Assessment

9.1 A full Impact Assessment has not been prepared for this instrument because no direct additional costs to business, charities or voluntary bodies are foreseen.

Impact on businesses, charities and voluntary bodies

9.2 There is no, or no significant, impact on business, charities or voluntary bodies.

9.3 The legislation does not impact small or micro businesses.

9.4 There is no, or no significant, impact on the public sector.

10. Monitoring and review

What is the approach to monitoring and reviewing this legislation?

10.1 The functions of Mayoral development corporations are subject to periodic review by the Greater London Authority and the Secretary of State.

10.2 This Order does not include a statutory review clause.

Part Three: Statements and Matters of Particular Interest to Parliament

11. Matters of special interest to Parliament

11.1 None.

12. European Convention on Human Rights

12.1 As the instrument is subject to negative procedure and does not amend primary legislation, no statement is required.

13. The Relevant European Union Acts

13.1 This instrument is not made under the European Union (Withdrawal) Act 2018, the European Union (Future Relationship) Act 2020 or the Retained EU Law (Revocation and Reform) Act 2023 ("relevant European Union Acts") .

Oxford Street Mayoral Development Corporation Boundary Map

