

# Performance Indicators Review

## City of London UDP 2002: Performance Indicators & Targets

Department of Planning & Transportation

July 2004



*A sustainable future*

### Introduction

A set of fifteen key indicators and targets have been devised to assist the Corporation in assessing the performance of the main policy areas of the City of London Unitary Development Plan 2002 (UDP). Full details of these indicators and targets are published in a Supplementary Planning Guidance document 'City of London Unitary Development Plan 2002, Performance Indicators and Targets' available from the Department of Planning and Transportation (for contact details see page 8). This Review is the second update on the progress being made towards achieving the fifteen targets.



*A strong economy*

### Why Use Indicators?

Performance Indicators can give a useful assessment of how situations are changing and whether policies are contributing to the aims and vision of the Plan. Some indicators will be influenced by factors other than land use planning, such as market forces, or social and economic policies, but nevertheless may highlight important issues which need to be monitored and addressed.

### Deriving the Indicators

The indicators are intended to give an overall picture of whether the UDP's 'Vision for the City' is being realised. The Vision has four strands:

- *A strong economy*
- *A good quality of life*
- *A sustainable future*
- *Opportunities for all*

The indicators have been chosen to measure a balanced cross-section of aims and policies that contribute to achieving the Vision.

Fitzroy Robinson/Peter Cook



*Opportunities for all*

### Notes on the figures

Some figures quoted in the initial Performance Indicators Review have been revised or updated. Where changes have been made, this has been noted in the text.



*A good quality of life*



CORPORATION  
OF LONDON

## Potential Supply of Office Floorspace

### Indicator 1

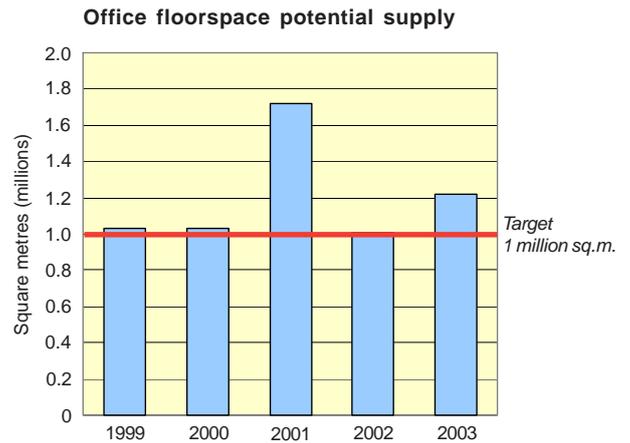
**Target:** To maintain the potential supply of office floorspace that is permitted but not yet commenced above 1 million square metres gross.

**Measured Performance:** Office floorspace potential supply by year.

1999	1,034,000 sq. m.
2000	1,028,500 sq. m.
2001	1,719,000 sq. m.
2002	1,005,000 sq.m.
2003	1,217,000 sq.m.

*Note: Figures for 2000 and 2001 have been revised since the publication of the initial Performance Indicators Review.*

**Comment:** The potential supply of City office floorspace has been consistently maintained above 1 million square metres gross during the five year period 1999 to 2003 in line with the target.



## Growth in Stock of Office Floorspace

### Indicator 2

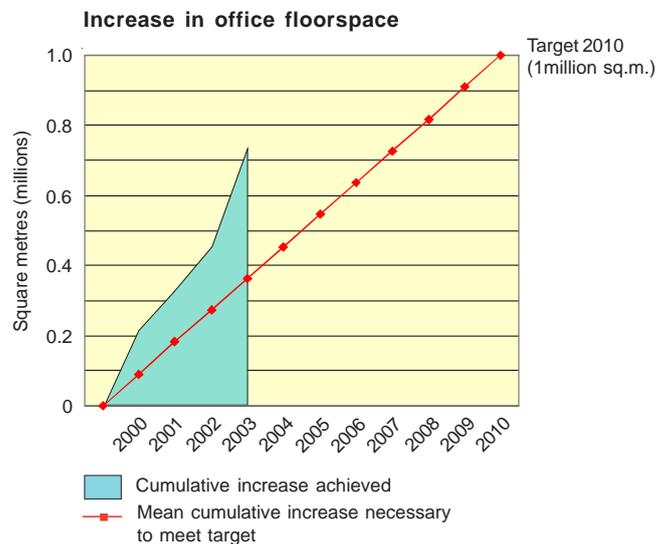
**Target:** To increase the total stock of City office floorspace by at least 1 million square metres gross during the period 2000-2010.

**Measured Performance:** Increase in office floorspace (in gross square metres) by year.

Year	Year Total	Cumulative
2000	+228,559	+228,559
2001	+105,207	+333,766
2002	+120,427	+454,193
2003	+272,983	+727,176

*Note: Figures for 2001 have been revised since the publication of the initial Performance Indicators Review.*

**Comment:** The stock of City office floorspace has continued to increase over the period 2000-2003. If the trend recorded over this four year period is maintained, the 2010 target will be met.



## Retail Floorspace in the Principal Shopping Centres

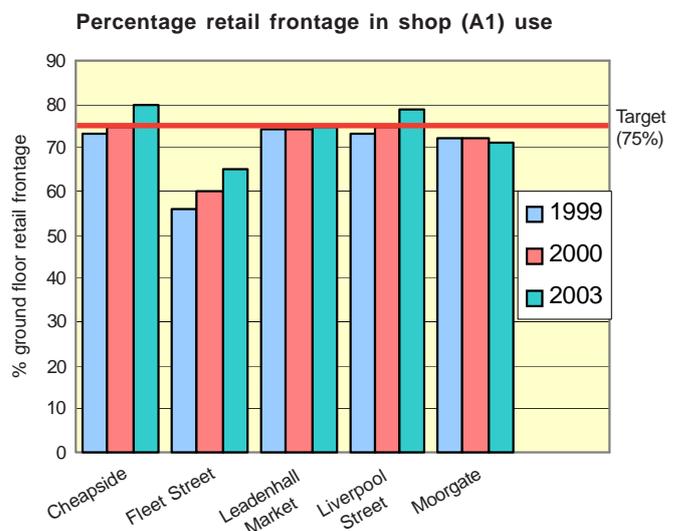
### Indicator 3

**Target:** To achieve a minimum of 75% ground floor retail frontage as shop (A1) use in each of the Principal Shopping Centres (PSCs).

**Measured Performance:** % ground floor A1 retail frontage.

PSC	1999	2000	2003
Cheapside	73%	75%	80%
Fleet Street	56%	60%	65%
Leadenhall Market	74%	74%	75%
Liverpool Street	73%	75%	79%
Moorgate	72%	72%	71%

**Comment:** Progress continues towards meeting targets for all Principal Shopping Centres (PSCs). Frontages in Cheapside, Leadenhall Market and Liverpool Street PSCs meet or exceed the 75% target. Fleet Street PSC has moved significantly closer to the target percentage. The slight fall in A1 frontage recorded in Moorgate PSC in 2003 is attributable to redevelopment on the Moor House site. Figures for Moorgate PSC are expected to rise again when the new Moor House building is completed in 2004.



## Retail Floorspace in the City

## Indicator 4

**Target:** To increase the total amount of retail floorspace in the City.

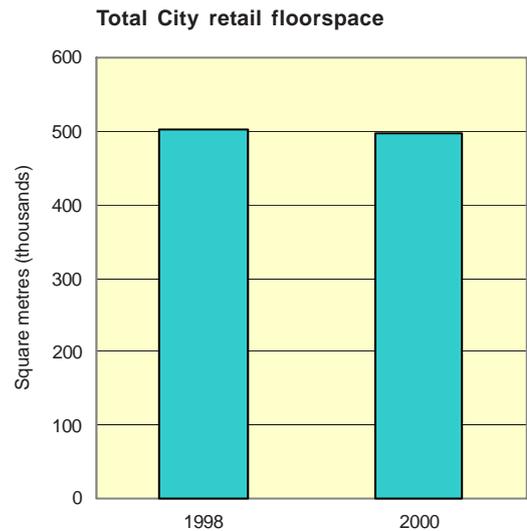
**Measured Performance:**

Total City retail floorspace (*gross square metres*)

1998 ..... 502,021 sq.m.

2000 ..... 497,300 sq.m.

**Comment:** The most recent figures indicating the total amount of retail floorspace in the City date from 2000 when a slight fall compared to the 1998 figure was recorded. The decrease of 4,721 sq.m. was small (less than 1%) when considered in the context of the 1998 total floorspace figure of 502,021 sq.m. The reduction in floorspace recorded in 2000 is attributed to the amount of retail floorspace undergoing redevelopment, temporarily lowering the total below the 1998 figure. It is proposed to undertake a full survey of City retail units in 2004.



## Mixed Use Development

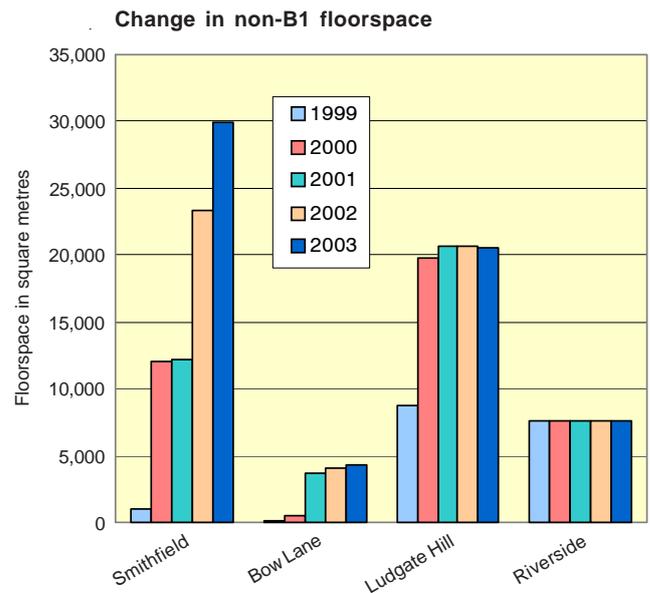
## Indicator 5

**Target:** To increase the length of street frontage in non-B1 use and the amount of non-B1 floorspace in Smithfield, in the Bow Lane & Ludgate Hill Conservation Areas and along the River Thames frontage.

**Measured Performance:** Non-B1 floorspace increase by year, cumulative figures shown in brackets.

	Smithfield	Bow Lane	Ludgate Hill	Riverside
1999	961(961)	166(166)	8710(8710)	7667(7667)
2000	11041(12002)	338(504)	11069(19779)	0(7667)
2001	230(12232)	3184(3688)	904(20683)	0(7667)
2002	11159(23391)	407(4095)	0(20683)	0(7667)
2003	6552(29943)	178(4273)	-83(20600)	0(7667)

**Comment:** Substantial increases in non-B1 floorspace have continued to be recorded in Smithfield over the period 1999-2003. Cumulative increases in non-B1 floorspace have been achieved in the other three locations monitored since 1999 though opportunities for achieving additional non-B1 uses are more limited in these areas.



**Housing**

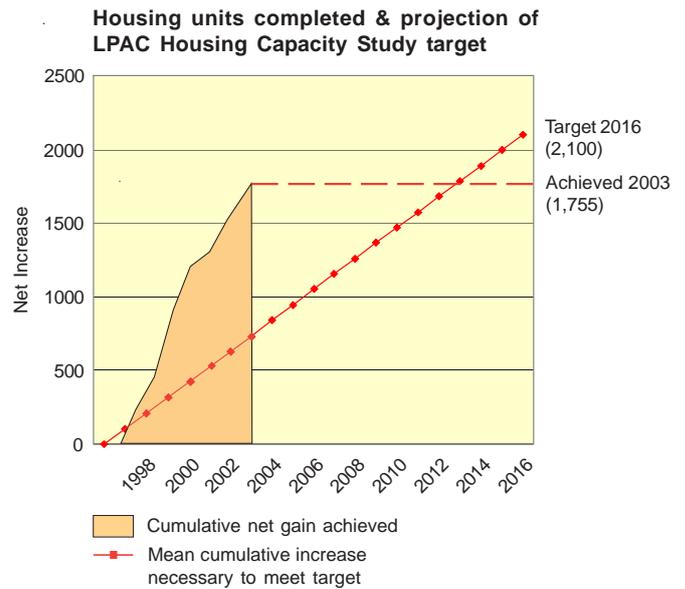
**Indicator 6**

**Target:** To achieve 2100 additional residential units between 1997 and 2016 in accordance with the LPAC Housing Capacity Study.

**Measured Performance:** Numbers of residential units completed by year. (Cumulative figures shown in brackets).

1997 .....	229	(229)
1998 .....	222	(451)
1999 .....	458	(909)
2000 .....	298	(1207)
2001 .....	91	(1298)
2002 .....	272	(1570)
2003 .....	185	(1755)

**Comment:** The number of residential units completed between 1997 and 2003 has continued to increase at a considerably higher rate than the mean increase required to achieve the LPAC target for the period. It is uncertain whether the same rate of increase already recorded will be sustained in future years though it is expected that the LPAC target will be met. The Greater London Authority has commenced work on producing an updated Housing Capacity Study for London. Indicator 6 may therefore be revised when new housing targets have been agreed.



**Culture & Leisure Floorspace**

**Indicator 7**

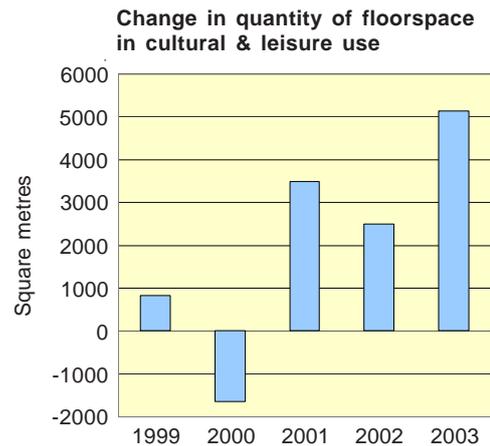
**Target:** To maintain the overall stock of culture and leisure floorspace in the City.

**Measured Performance:** Change in gross floorspace by year

1999 .....	+833 sq.m.
2000 .....	-1635 sq.m.
2001 .....	+3488 sq.m.
2002 .....	+2492 sq.m.
2003 .....	+5131 sq.m.

*Note: Figures for 2001 have been revised since the publication of the initial Performance Indicators Review.*

**Comment:** The amount of floorspace in cultural and leisure use has risen cumulatively by 10,269 sq.m. since 1999. The total amount of cultural and leisure floorspace in the City in 2003 amounted to 116,472 sq. m.



**Community Facilities**

**Indicator 8**

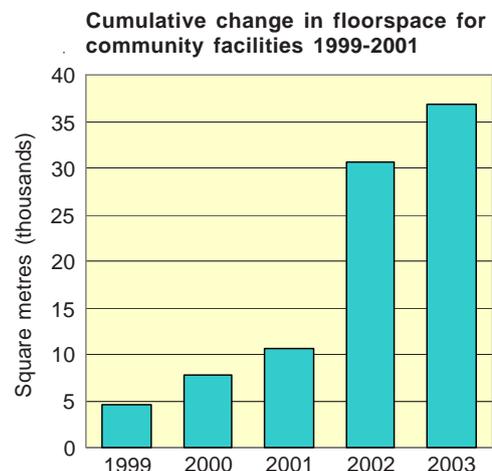
**Target:** To ensure there is no overall loss of community facilities in the City.

**Measured Performance:** Change in gross floorspace (sq.m.) by year

1999 .....	+ 4675	2002 .....	+19996
2000 .....	+ 3172	2003 .....	+6207
2001 .....	+ 2799		

*Note: Figures for 2001 have been revised since the publication of the initial Performance Indicators Review*

**Comment:** Over the period 1999 to 2001, the amount of floorspace in use for community facilities increased by 10,646 sq. m. This steady increase was boosted during 2002 by 19,996 sq.m. due to the change of use of the former Public Records Office in Chancery Lane to a library facility and information technology centre for King's College, London. In 2003 the total amount of floorspace in community facilities use in the City stood at 300,265 sq.m.



**Open Space**

**Indicator 9**

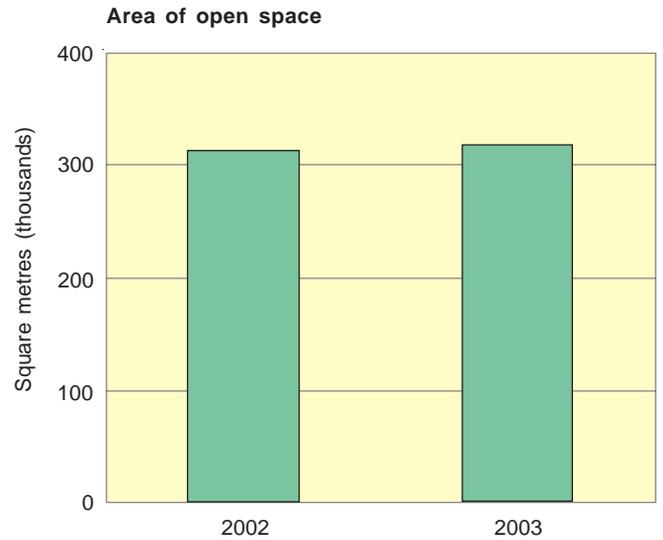
**Target:** To increase the amount and quality of open space within the City.

**Measured Performance:** Area of open space.

2002 ..... 312,400 sq.m.

2003 (June) ..... 317,400 sq.m.

**Comment:** Over the period 2002 to June 2003, the amount of open space in the City increased by 5000 sq.m. New open spaces, including completion of Paternoster Square, and changes to existing spaces accounted for this increase. The 317,400 sq.m. total area of open space in the City comprises 309 individual spaces. 24 of these spaces are designated as sites of importance for nature conservation and 22 are suitable for sports and/or children’s play facilities. The Department of Planning & Transportation has adopted Supplementary Planning Guidance (SPG) on Open Spaces in the City of London. This document sets out the planning policy context for open spaces in the City, recognising considerations such as the importance of historic open spaces, street scene enhancement, trees, biodiversity, sports and play facilities etc. The document provides a schedule and location map of City open spaces and is available on request from the Department of Planning & Transportation.



**Listed Buildings**

**Indicator 10**

**Target:** To remove at least one listed building from the ‘At Risk’ Register each year.

**Measured Performance:** Number of listed buildings in the City on the English Heritage ‘At Risk’ register by year.

1999 Total of 11 buildings on register.

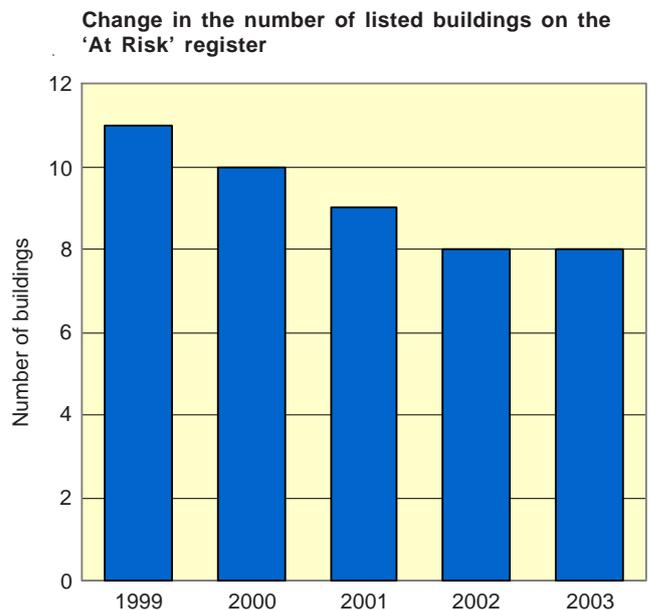
2000 2 buildings removed, 1 building added.  
Total of 10 buildings on register.

2001 3 buildings removed, 2 buildings added.  
Total of 9 buildings on register.

2002 1 building removed, 0 buildings added.  
Total of 8 buildings on register.

2003 1 building removed, 1 building added.  
Total of 8 buildings on register.

**Comment:** The trend over the period monitored has been steadily downward as buildings continue to be removed from English Heritage’s ‘At Risk’ register. Although no reduction was recorded in 2003, restoration work is progressing on four City buildings recorded in the 2003 ‘At Risk’ Register and it is hoped that these will soon be removed from future lists.



## Enhancement Projects

## Indicator 11

**Target:** To improve the City's built environment through Street Scene Enhancement schemes.

**Comment:** Work by the Department of Planning & Transportation's Street Scene Section has continued on a large number of projects of a variety of scale and complexity with a significant number continuing to progress through to the design stage. Since the publication of the last Performance Indicators Review, projects have been completed at the following locations; Guildhall Yard Section of the Queen Street Project, London Wall (west) Phase 1 and Basinghall Street. In addition, Street Scene improvement projects were under construction in December 2003 at the following locations; Devonshire Square, London Wall, Gresham Street, Paternoster Row, Henage Lane and College Street.



London Wall



London Wall



College Street



Devonshire Square



College Street

**Air Quality**

**Indicator 12**

**Target:** To improve air quality in the City.

**Measured Performance:** The United Kingdom National Air Quality Strategy outlines national policy for controlling air pollution. The strategy aims to improve local air quality by setting objectives that need to be met throughout the U.K. The whole of the City was declared an Air Quality Management Area for nitrogen dioxide and fine particles in January 2001. An Air Quality Management Action Plan has been produced to improve the air quality in the City. Progress towards meeting the National Air Quality Strategy objectives is summarised as follows.

*Benzene, 1,3 Butadiene & Carbon Monoxide.* The target data for compliance with the 1,3 butadiene, carbon monoxide and the first benzene objective was December 2003. The air quality in the City meets all three objectives.

*Lead.* The air quality objectives for lead has been met since 1989.

*Nitrogen Dioxide.* In 2003 roadside and background concentrations exceeded the annual average air quality objective and all roadside sites exceeded the hourly average air quality objective.

*Sulphur Dioxide.* Three separate objectives have been set for sulphur dioxide, the compliance dates for which are December 2004. The air quality in the City will meet these objectives and has been doing so for a number of years.

*Fine Particulates (PM<sub>10</sub>)* Roadside and background concentrations exceeded the 24 hour air quality objective in 2003. The average annual air quality objective was exceeded at roadside sites.

**Comment:** The main source of background and local pollution in the City is road traffic. The UDP's transport policies are fundamental to the Corporation's approach to improving air quality in the City and will contribute to meeting the objectives of the Corporation's Air Quality Management Plan.

**Access to Shops & Services**

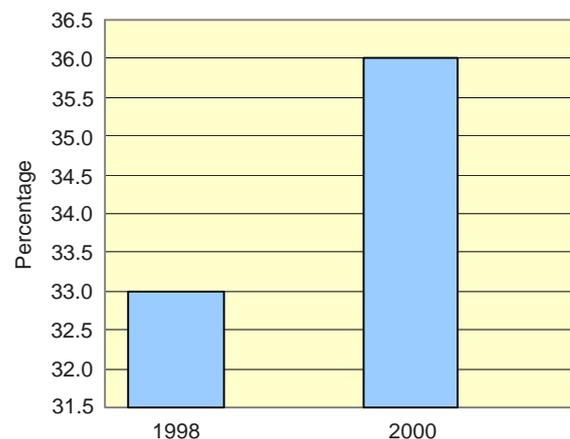
**Indicator 13**

**Target:** To increase the percentage of retail units which are accessible to disabled people.

**Measured Performance:** Between 1998-2000 a 3% increase in the number of retail units accessible to disabled people, from 33% to 36%, was identified.

**Comment:** Further data are not available at this time to verify whether the increase recorded in 2000 has been maintained. Through the operation of the UDP's policies and the forthcoming requirements of the Disability Discrimination Act it is envisaged that the percentage of shops which are accessible to disabled people will have increased since 2000. A full survey of City retail units during 2004 will provide an opportunity to confirm this. It should be noted that this indicator is based on measurement of entrance door width and step height and does not take account of the internal layout of retail units.

**Change in percentage increase of shops which are accessible to disabled people**



**Parking Provision**

**Indicator 14**

**Target:** To achieve a net reduction in private non-residential car parking.

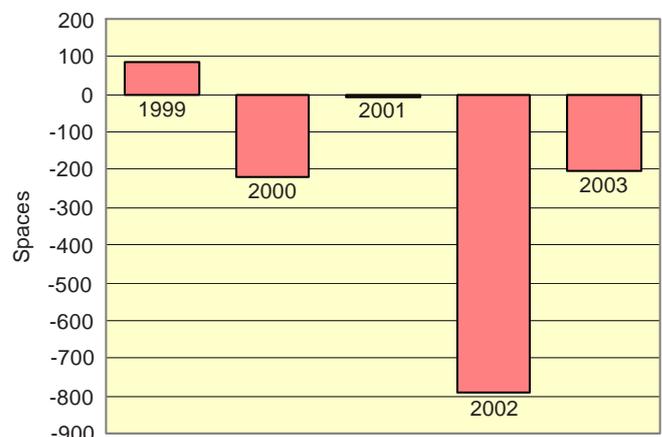
**Measured Performance:**

Net change in numbers of spaces by year

1999 .....	+ 86 spaces
2000 .....	- 217 spaces
2001 .....	- 7 spaces
2002 .....	- 790 spaces
2003 .....	-203 spaces

**Comment:** The data upon which this indicator is based is derived from the monitoring of implemented planning decisions augmented by the results of a survey of the use of private non-residential spaces undertaken in 2002. It is estimated that by the end of 2003 there were approximately 7,000 private non-residential car parking spaces in the City.

**Change in private non-residential parking spaces by year**



**Safety of Road Users**

**Indicator 15**

**Target:**

- a) To reduce by 40% the number of pedestrians killed or seriously injured by 2010 compared with the average for 1994-1998.
- b) To reduce by 40% the number of motorcyclists killed or seriously injured by 2010 compared with the average for 1994-1998.
- c) To reduce by 40% the number of cyclists killed or seriously injured by 2010 compared with the average for 1994-1998.

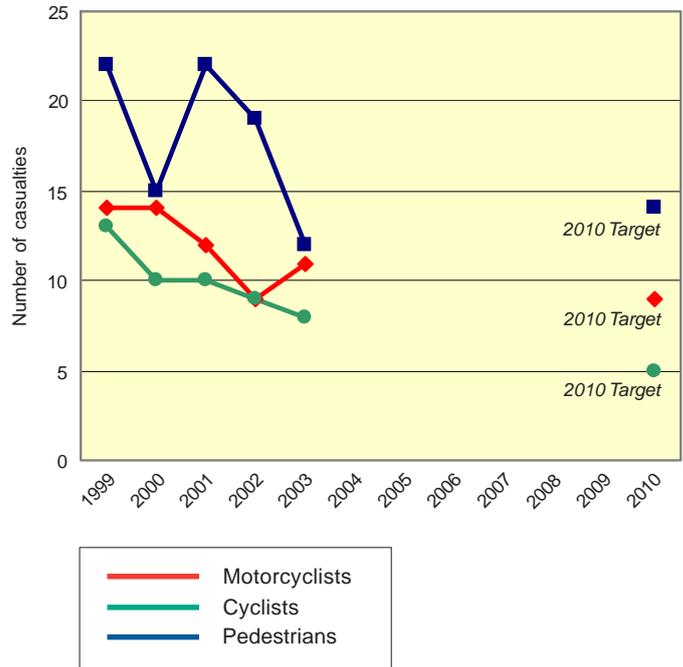
**Measured Performance:**

Numbers killed or seriously injured:

	1999	2000	2001	2002	2003	2010 Target
Pedestrians	22	15	22	19	12	14
Motorcyclists	14	14	12	9	11	9
Cyclists	13	10	10	9	8	5

**Comment:** In 2002 the Corporation's targets were revised to reflect the Mayor's new London-wide targets aimed at reducing the number of pedestrian and road casualties. The Performance Indicators Review target has therefore been revised in line with this change. A disproportionately high number of pedestrians, cyclists and motorcyclists are involved in accidents in the City compared to other inner London boroughs due mainly to the very high concentration of people working within a geographically small area. The Corporation has an ongoing programme of road safety education and training and is committed to develop a strategy that improves safety through partnership working with particular emphasis on vulnerable groups such as children, pedestrians, cyclists and motorcyclists. By improving safety for all road users through education, training, publicity campaigns and engineering measures, a significant reduction in the number of casualties is sought.

**Casualty Reduction Targets**



**Conclusion**

All policy indicators will continue to be closely monitored and this review will be updated and republished on a regular basis. Comments and suggestions regarding the Performance

Indicators Review are welcomed and can be passed on to the Department of Planning and Transportation via the contact details below.

This document can be made available in other languages, large print, braille and on tape. Contact the planning enquiries desk for more details.

**General planning enquiries:** 020 7332 1710

**Facsimile:** 020 7332 1806

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**Website:** www.cityoflondon.gov.uk/plans

The Corporation of London is the local authority for the financial and commercial heart of Britain, the City of London.

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