

● CONCILIO

Local Elections May 2026

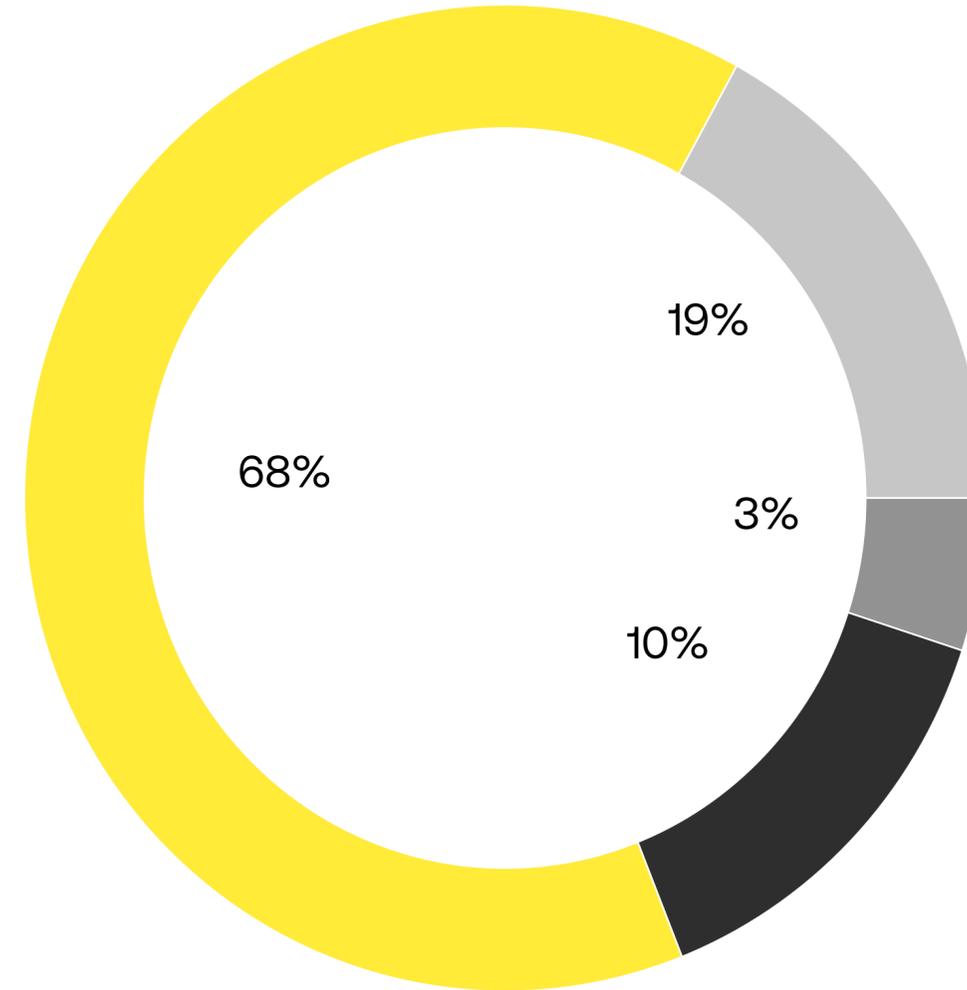
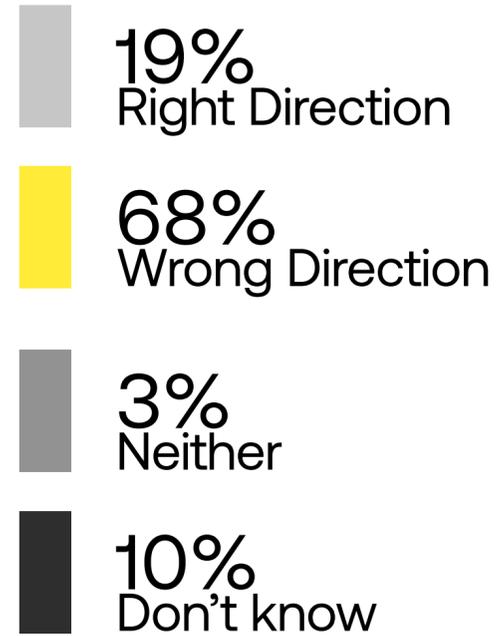
Politics, Planning, and the Road to 2026



What the country is currently thinking

Direction of the country

January 2026



Net right direction= -47

If there was a General Election tomorrow..

326 is the Magic Number

Party	2024 Seats	Current vote share	Projected seats	Net Change
Reform	5	31%	335	+330
Conservative	121	21%	92	-29
Lib Dem	72	11%	60	-12
Green	4	12%	52	+48
SNP	9	3%	44	+35
Lab	412	17%	41	-371

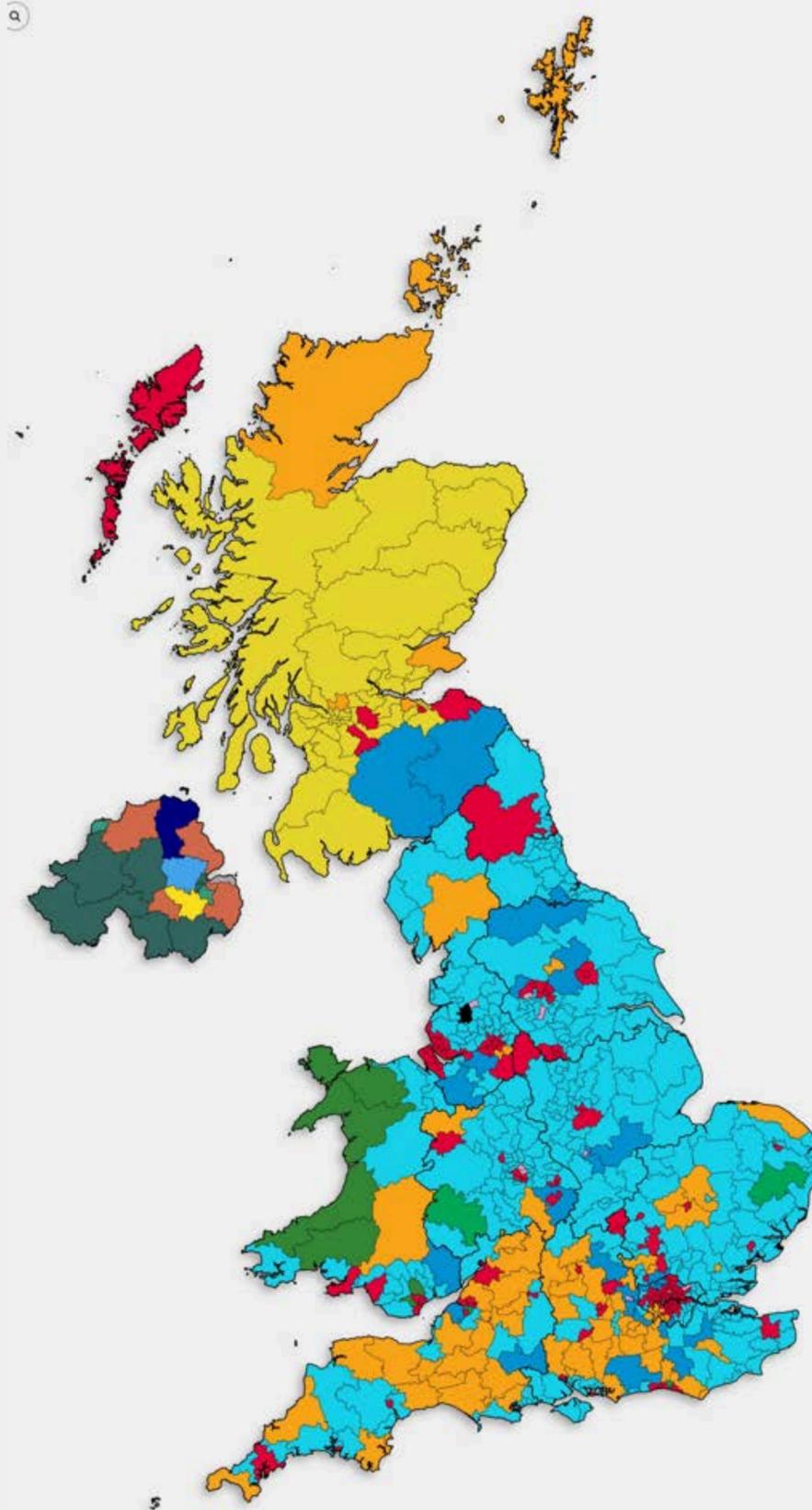
Source: Electoral Calculus MRP Poll, released 13th January 2025

What happens next...

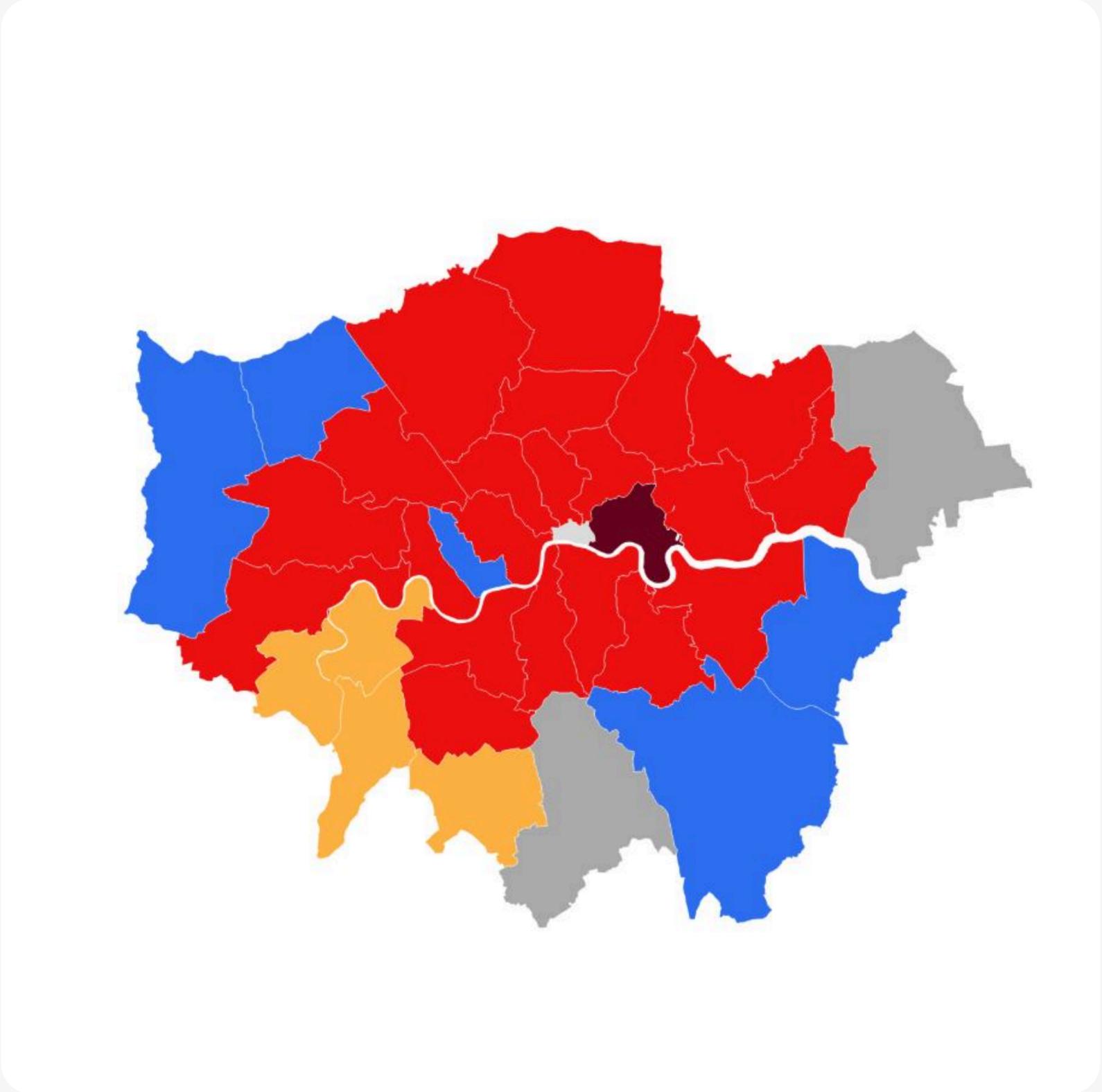
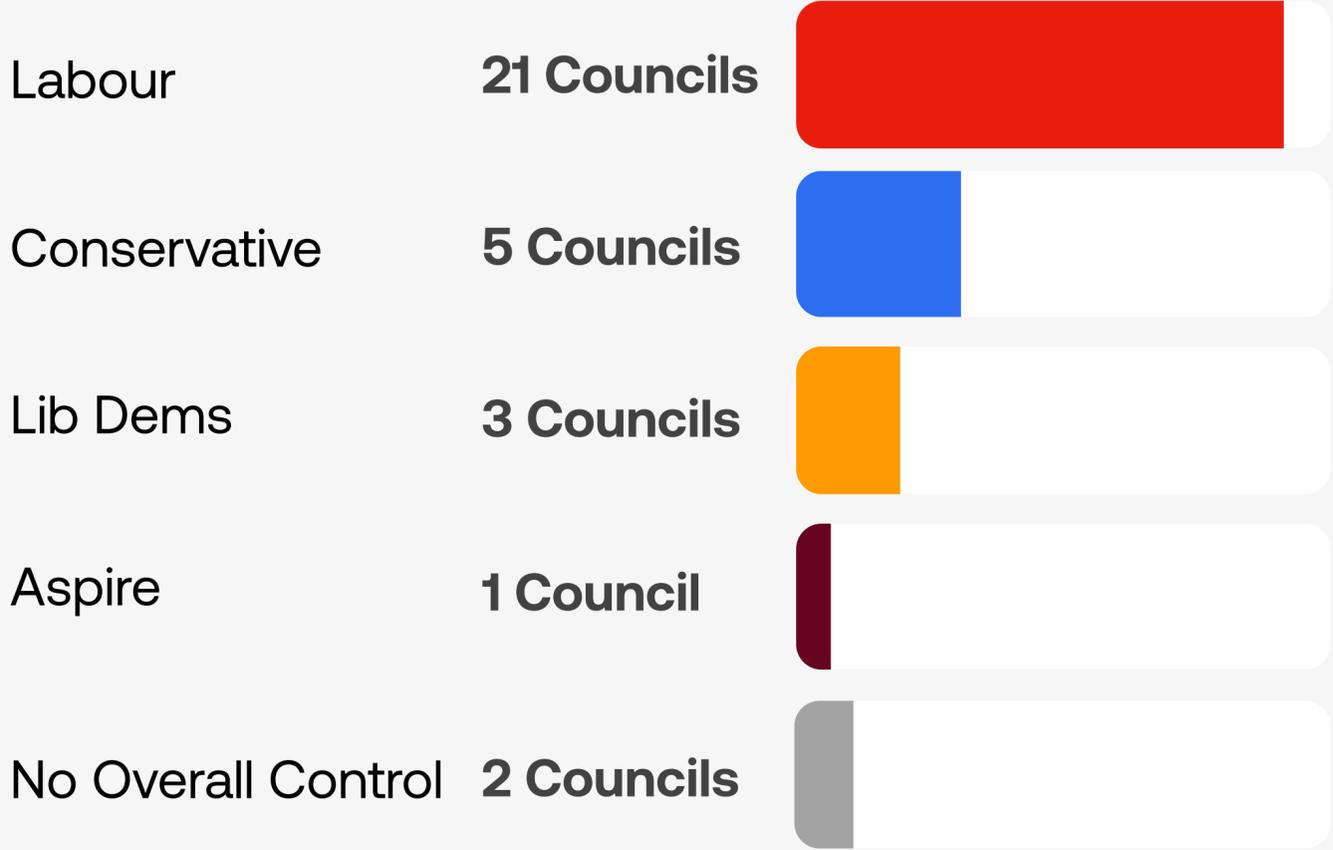
2019

2024

If an election was today



London following the 2022 Elections



The five forces shaping London's politics



1.
The rise of pro-Gaza independents



2.
The Green wave



3.
Lib Dem growth



4.
A possible Tory fightback?



5.
The Reform factor

Nationally, the Muslim vote is leaving Labour

There are **28 Parliamentary seats** where a quarter or more of the population is **Muslim**.

In these seats the **Labour vote** dropped from 63.7% in 2019 to 37.17% in 2024.

Pro-Gaza/Independent won five seats in Parliament, the same as **Reform**

Constituency	Labour 2019	Labour 2024	Drop
Blackburn	66%	26.7%	39.3%
Dewsbury & Batley	59.1%	22.9%	36.2%
Leicester South	68.2%	32.9%	35.3%
Birmingham Perry Barr	68%	34.1%	33.9%
Islington North	64.3%	34.3%	29.9%

Newham and Redbridge could go Independent

Newham



Redbridge



Is Kemi starting to cut through?



"All we have had is wallowing in self-pity and whining about misogyny and mansplaining, so let me explain to the Chancellor, woman to woman, that people out there are not complaining because she is female; they are complaining because she is utterly incompetent."

YouTube – 1.5 million views

TikTok/ Shorts – 5 million views

Meet the AVOCADO's



**Aggrieved Victims Of
Crushing Academic
Debt Obligations**

The £30k Penalty: Why Graduates Feel Poor

Income Tax:

20% NI: 8% | Student Loans: 15%

Total Marginal Rate:

43%

Comparison Group	Breakdown of Deductions	Total Marginal Tax Rate
Non-Graduate	20% Income Tax + 8% NI	28%
Standard Grad	20% Tax + 8% NI + 9% Loan	37%
Post-Grad (Masters)	20% Tax + 8% NI + 9% Loan + 6% Postgrad Loan	43%
Pensioner (Over 66)	20% Income Tax (Exempt from NI)	20%

The Ambition Cap: The "3x Salary" Anomaly

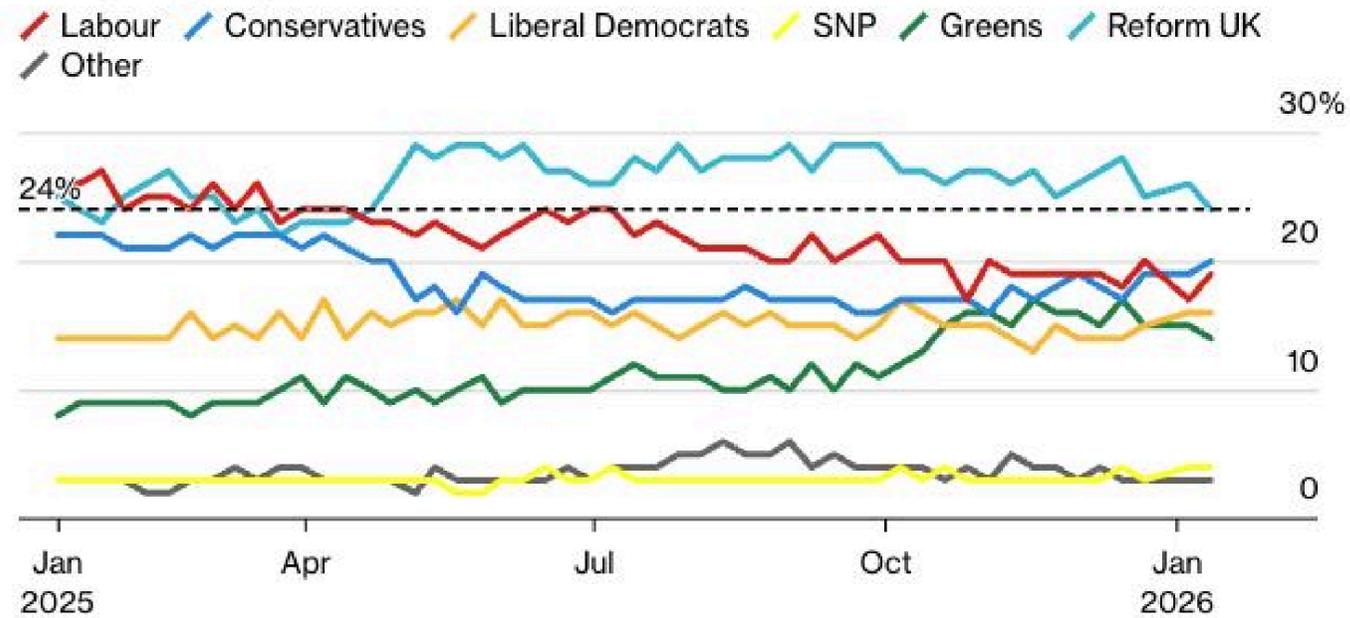
A non-graduate must earn £100,000 to face the tax pressure a graduate faces on day one.

Salary Band	Non-Graduate (Tax + NI)	Standard Grad	Master's Grad	The Reality
£30,000	28%	37%	43%	The Master's Grad is already paying a "senior" rate.
£50,270 - £100,000	42%	51%	57%	The Non-Grad pays significantly less on every extra pound.
£100,000 - £125,140	62%	71%	77%	This is the salary a Non-Grad must reach to finally pay a marginal rate (62%) that is worse than the rate a Junior Master's Grad pays at just £30k (43%).
£125,140+	47%	56%	62%	Rates drop again as the Personal Allowance taper ends.

The optimists case for Labour

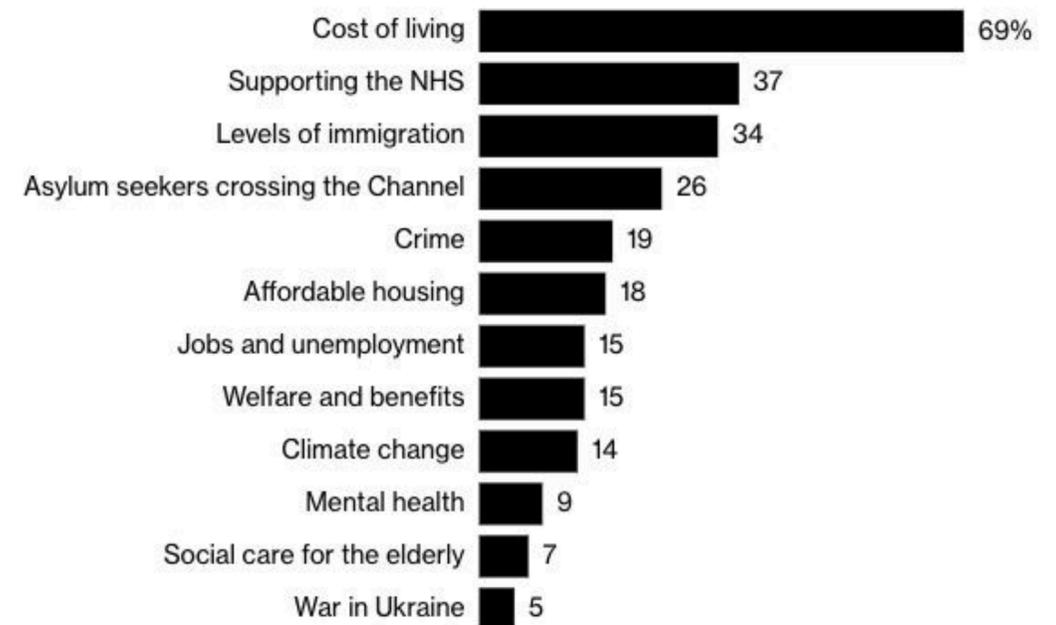
Reform Sinks to Lowest in YouGov Polling Since April

Farage's party still leads Tories, Labour



British Priorities

Asked to name up to three of the most important issues facing the country, people in the UK said...



By-Election analysis

There have been nine by-elections across London since 1st May

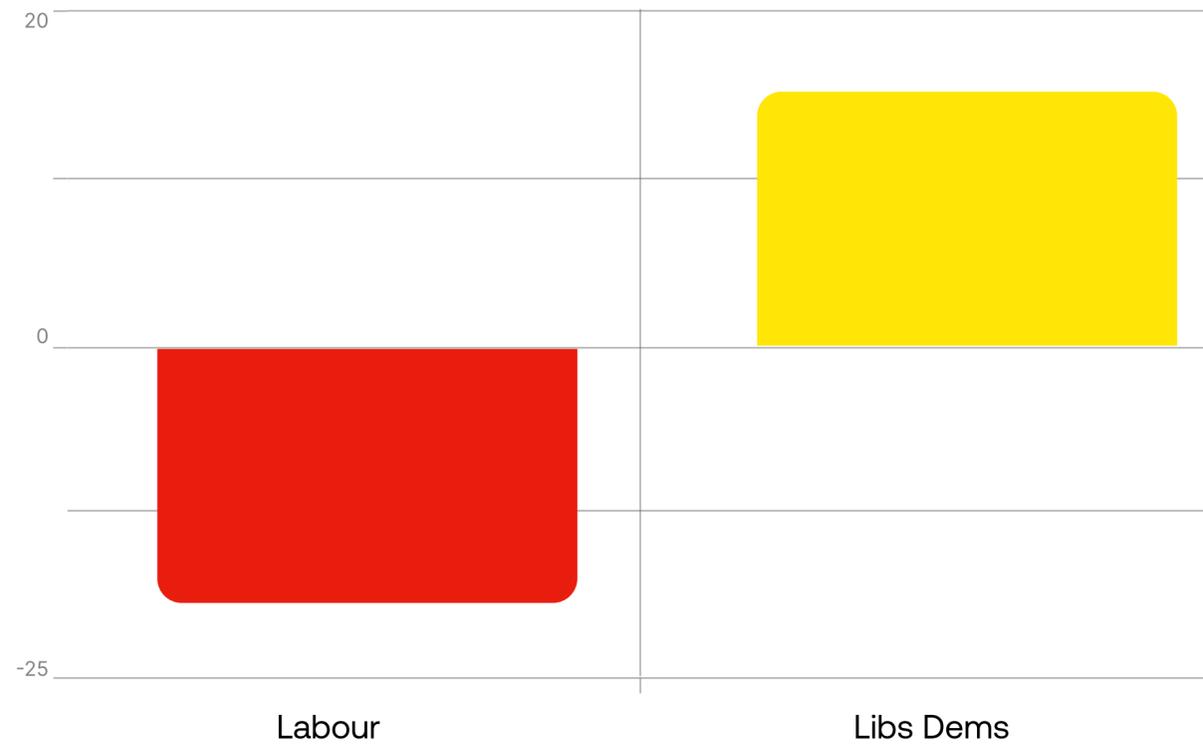
Party	Average vote %	+/- %
Labour	25.4	-17.8
Conservative	22.6	-5.8
Lib Dem	20.4	+4
Reform	18.6	+17.5
Green	11.2	+6
Independent	10.5	+10.5

Two significant by-elections

Borough Highlights

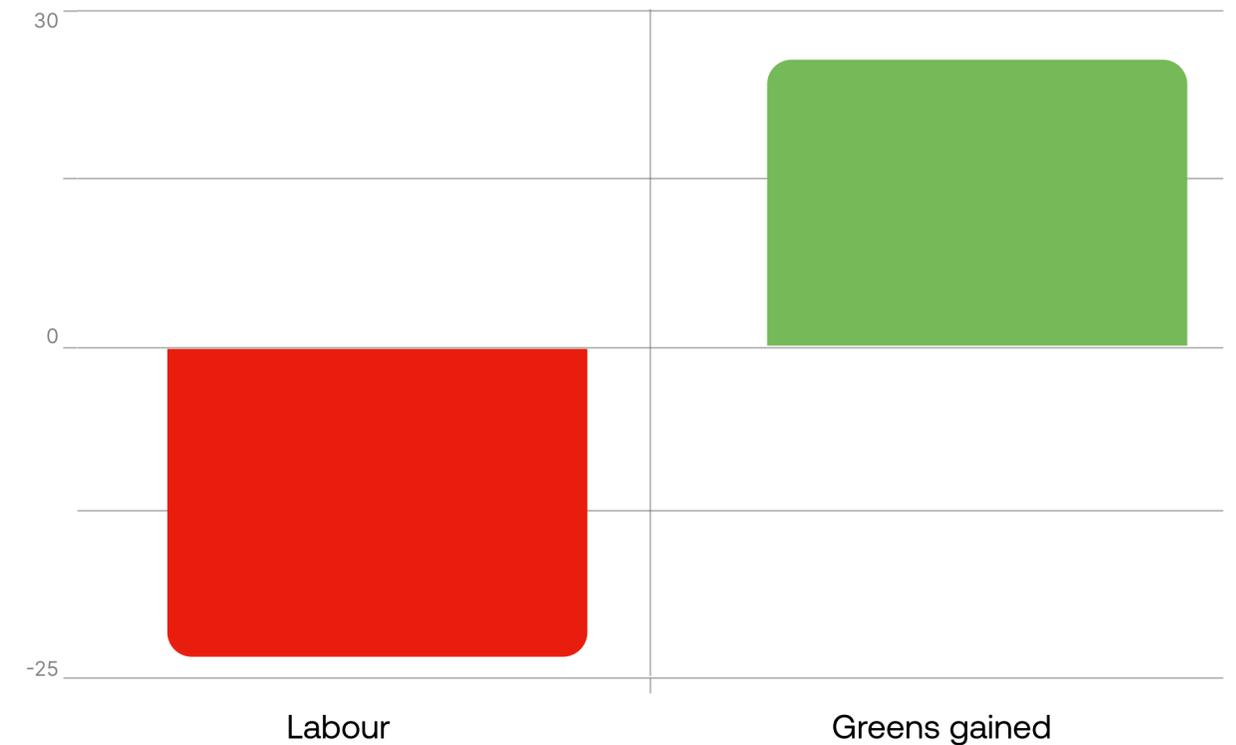
In Camden

● Labour dropped **23.4%** ● Libs Dems gained **15.4%**



In Greenwich

● Labour Dropped **27.7%** ● Greens gained **24.4%**



What this *could* mean...

Scenario	Expected Labour Losses	Likely Gainers
-17.8%	Westminster, Wandsworth, Barnet, Enfield, Merton	Conservatives (WCC, Wandsworth, Barnet, Enfield), Lib Dems (Merton)
-23.4%	+ Camden, Hammersmith & Fulham, Southwark, Waltham Forest	Conservatives (H&F), NOC (Waltham Forest, Lib Dems (Camden, Southwark)
-27.7%	+ Brent, Ealing, Hackney, Haringey, Islington, Lambeth, Lewisham, Redbridge	Conservatives in outer boroughs, Libs Dems in south/west inner boroughs, Green in Hackney/Lewisham and Independents in East London

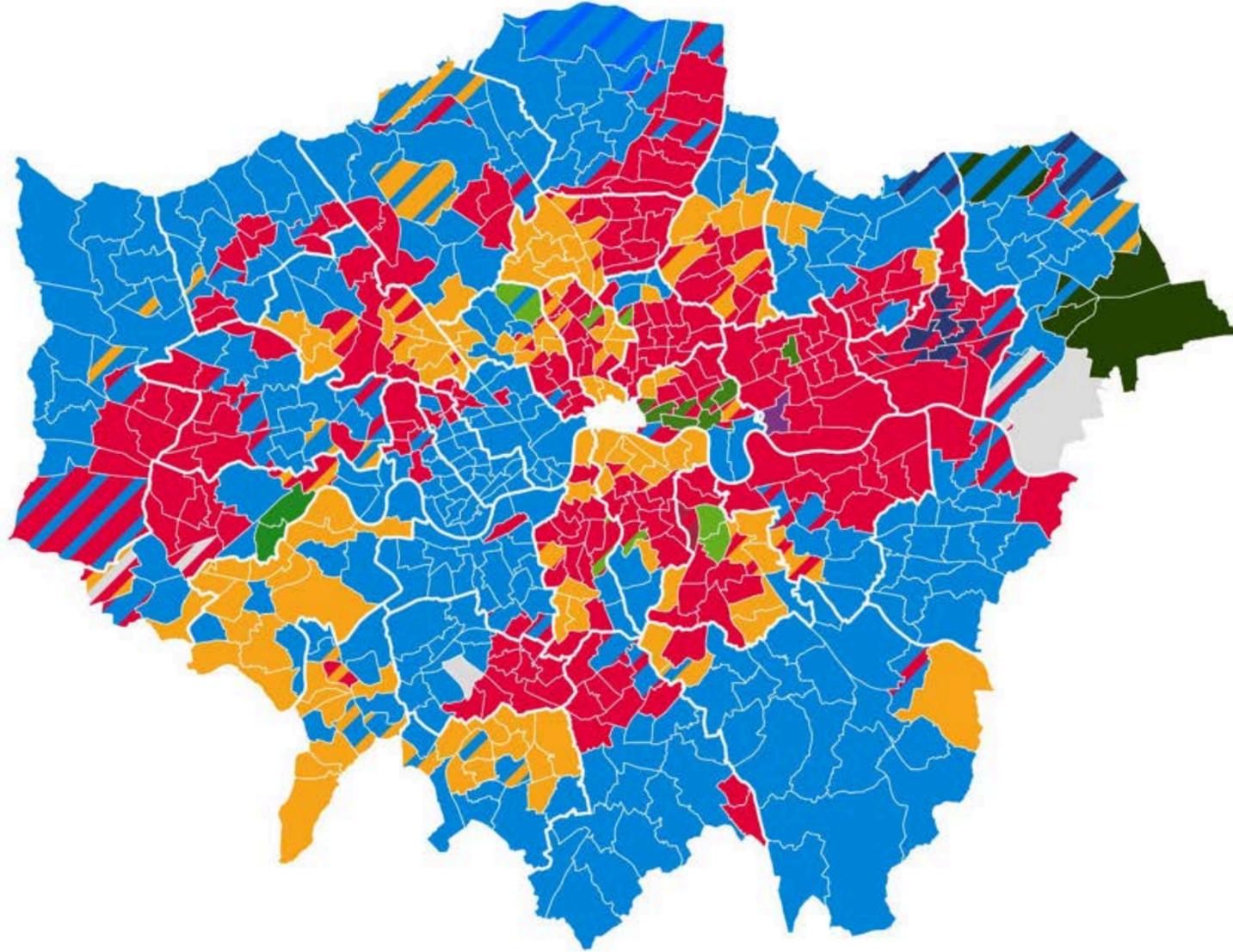
The last time a Labour Government was unpopular

Conservative: **14 Councils**

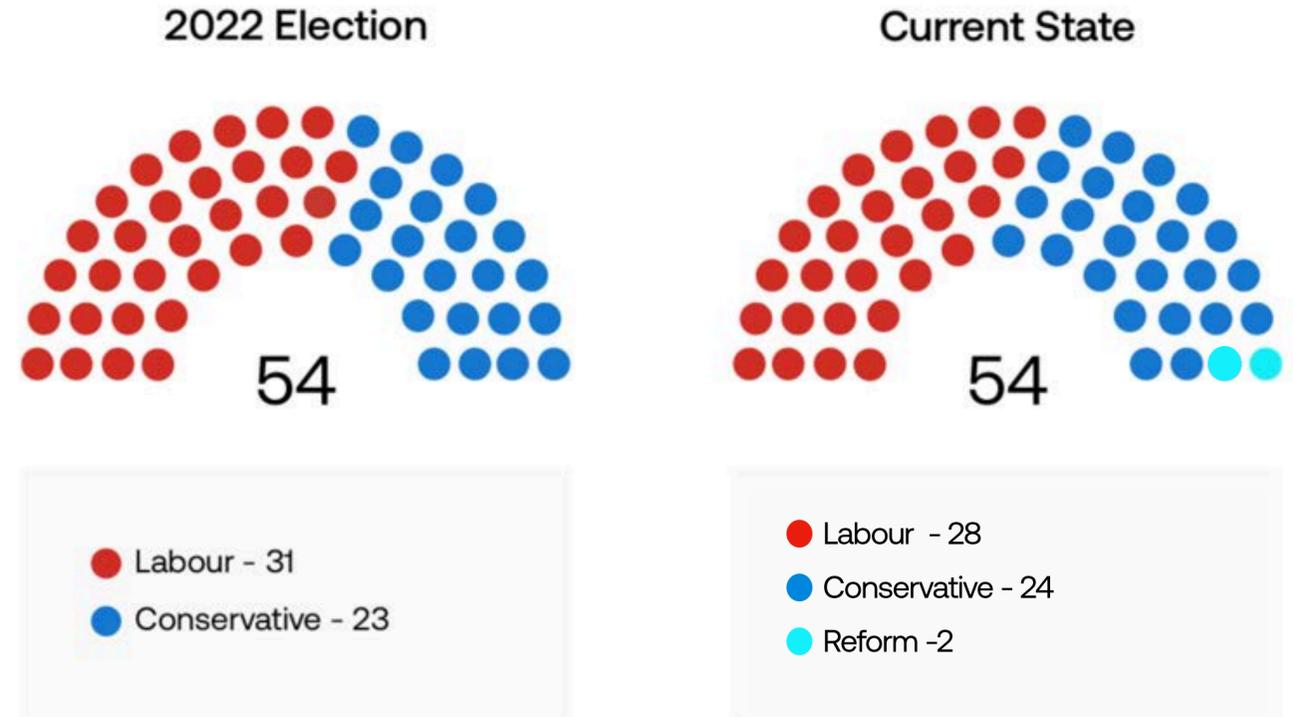
No Overall Control: **8 Councils**

Labour: **7 Councils**

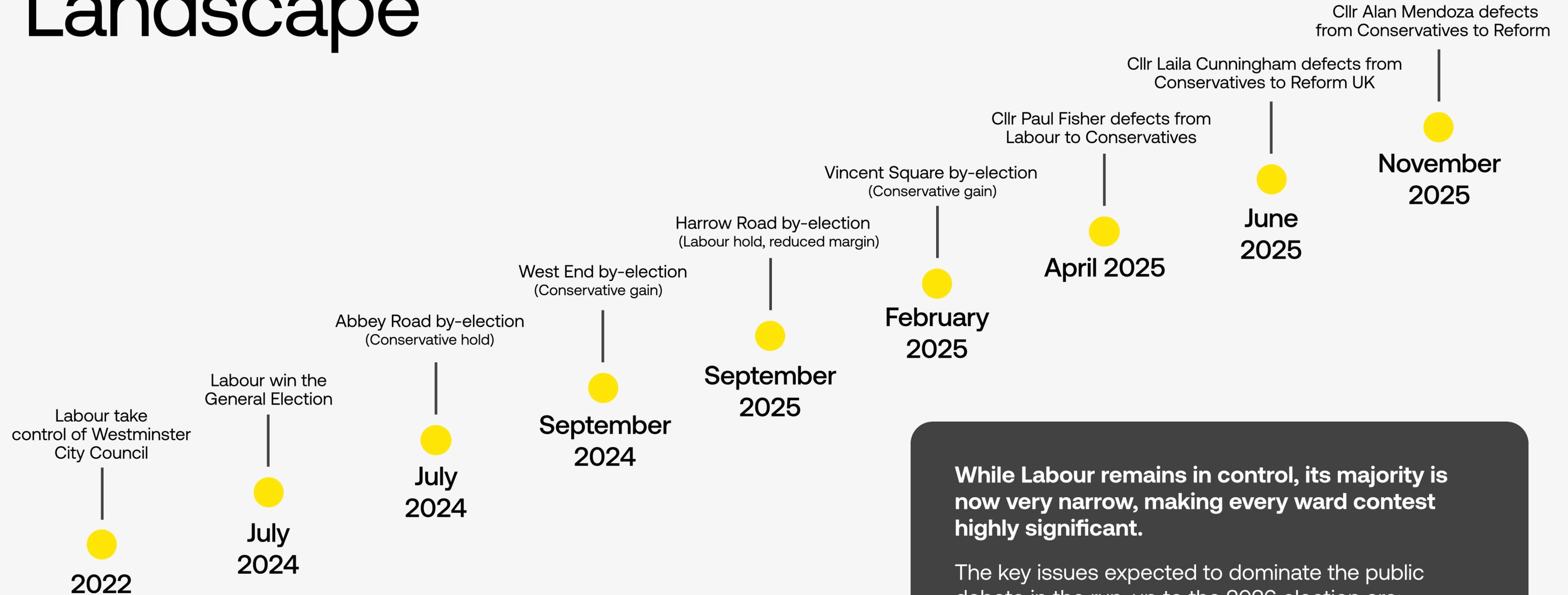
Lib Dem: **3 Councils**



Westminster Current Landscape



Current Landscape



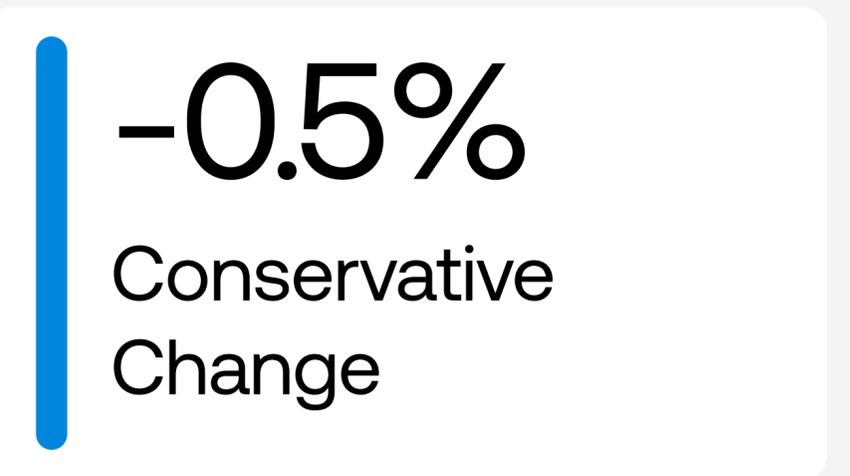
While Labour remains in control, its majority is now very narrow, making every ward contest highly significant.

The key issues expected to dominate the public debate in the run-up to the 2026 election are:

- The proposed Oxford Street Mayoral Development Corporation (MDC)
- Dissatisfaction with the national Labour Government
- Crime and anti-social behaviour
- Record of the current administration

By-Elections Analysis

Ward	Winner	Shift
Abbey Road Ward (July 2024)	Cllr Hannah Galley (Conservative)	Conservative Hold
Harrow Road Ward (September 2024)	Cllr Regan Hook (Labour)	Labour Hold
West End Ward (September 2024)	Cllr Tim Barnes (Conservative)	Conservative Gain
Vincent Square Ward (February 2025)	Cllr Martin Hayes (Conservative)	Conservative gain



Comparison to National & London Position

National by-election average decrease since 1st May 2025

Westminster by-election

National

London



-0.5%
Conservative
Change



-7.9%
Conservative
Change



-5.8%
Conservative
Change



-12.8%
Labour Change



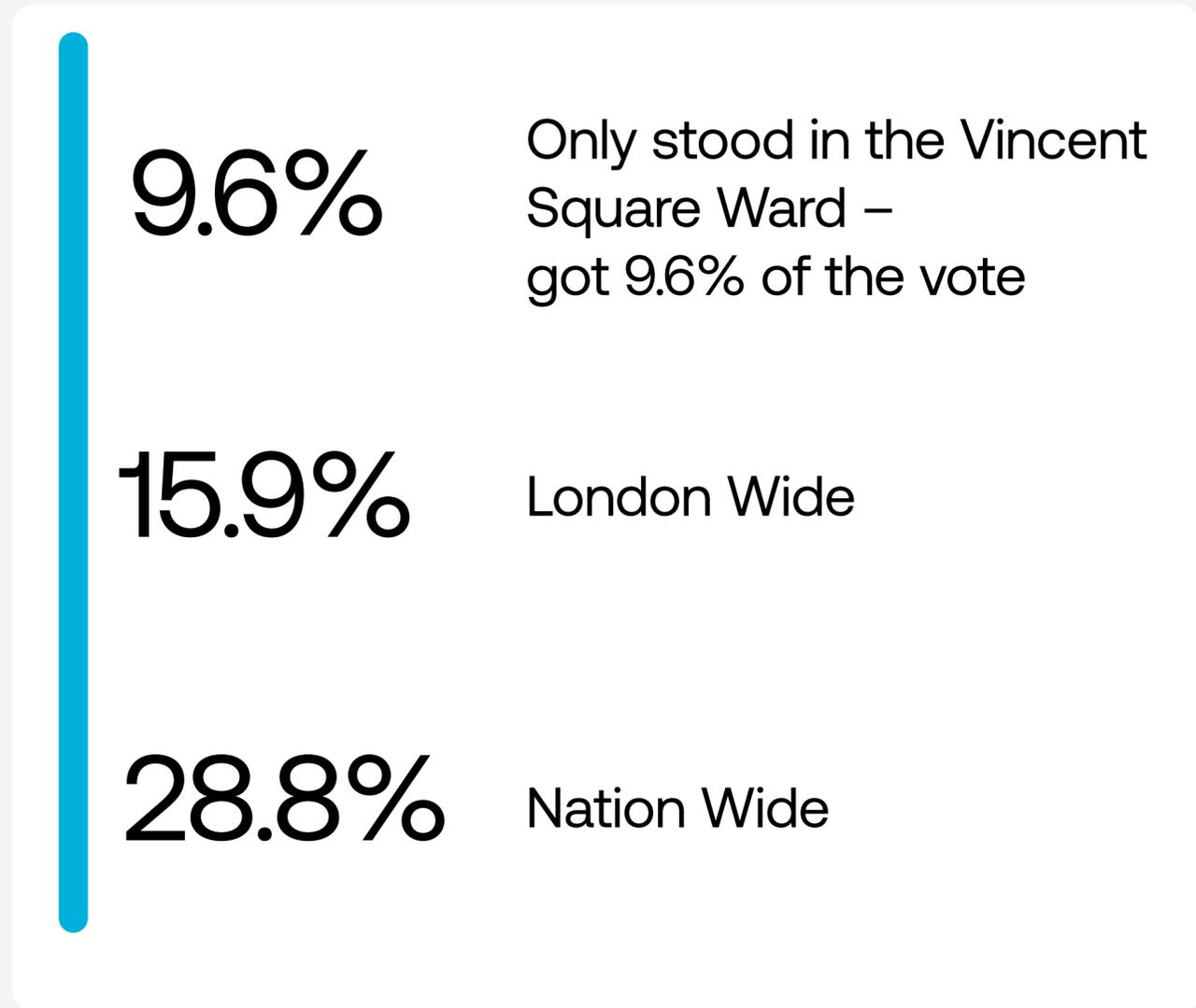
-13.6%
Labour Change



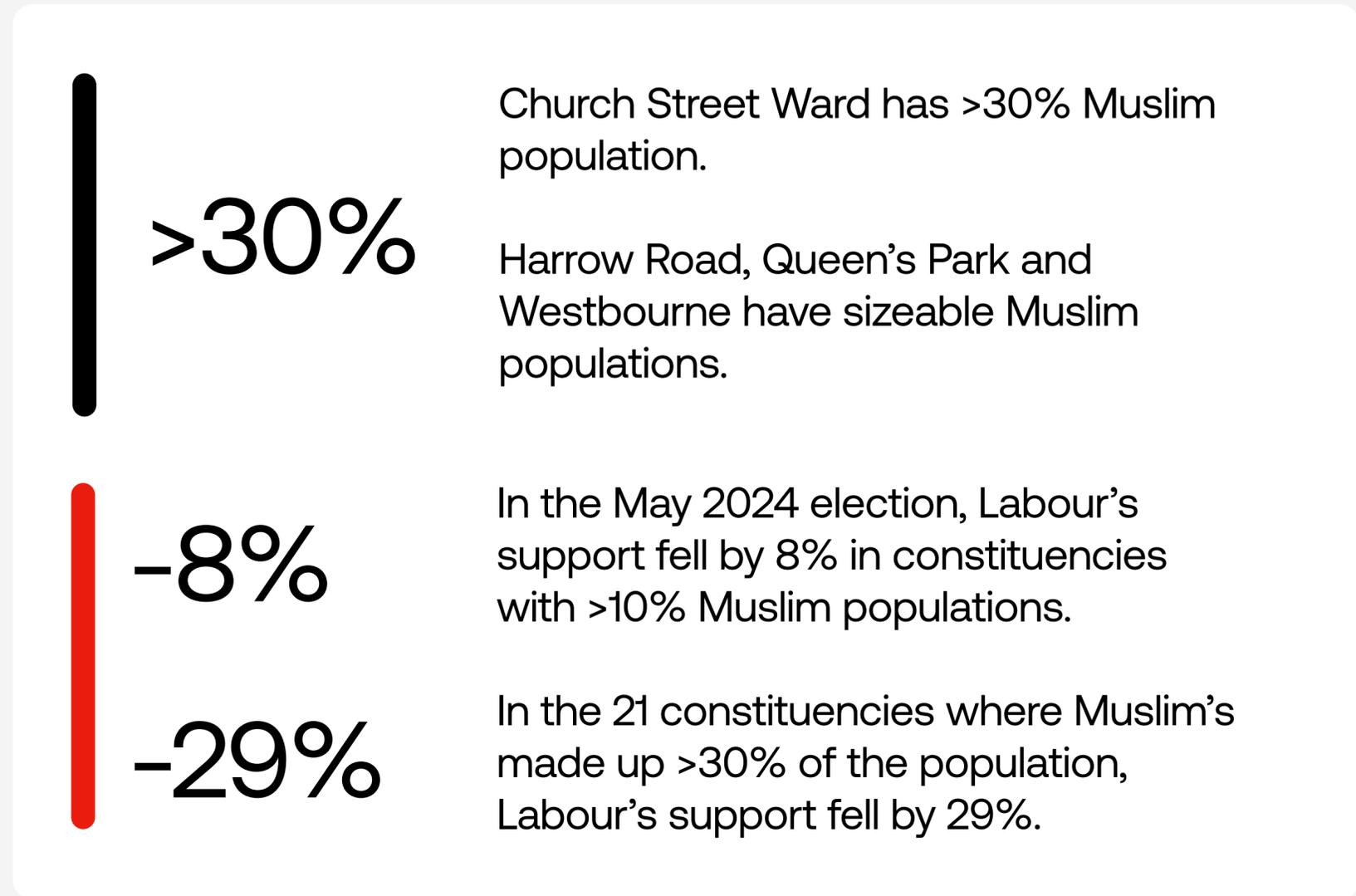
-17.8%
Labour Change

'Minor' Parties in Westminster

Reform



Pro- Gaza Independent



Key Political Players

Labour Figures



**Councillor
Adam Hug**

Leader of the Council

- Labour
- Since 2010
- Ward: Westbourne



**Councillor
Jason Williams**

Leader of the Council

- Labour
- Since 2014
- Ward: Pimlico South



**Councillor Geoff
Barraclough**

Cabinet Member for Planning and Economic Development

- Labour
- Since 2018
- Ward: Maida Vale

Conservatives Figures



**Councillor
Paul Swaddle OBE**

Leader of the Opposition

- Conservative
- Since 2018
- Ward: Regent's Park



**Councillor
Robert Rigby**

- Conservative
- Since 2010
- Ward: Regent's Park



**Councillor
Jim Glen**

- Conservative
- Since 2018
- Ward: Pimlico North
- Conservatives Planning Lead

Political and Community Overview

St James' s Ward Councillors



Conservative
Louise Hyams



Conservative
Mark Shearer



Conservative
Tim Mitchell

West End Political Stakeholders



Conservative
Cllr Tim Barnes



Conservative Candidate
Elisabeth Amos



Conservative
Cllr Paul Fisher



Labour Candidate
Tim Lord



Labour
Cllr Patrick Lilley



Labour Candidate
Sarah Littleton

GLA and National Stakeholders



Deputy Mayor Business and Growth
Howard Dawber



Deputy Mayor for Culture and Creative Industries
Justine Simons



Deputy Mayor Planning, Regeneration and the Fire Service
Jules Pipe

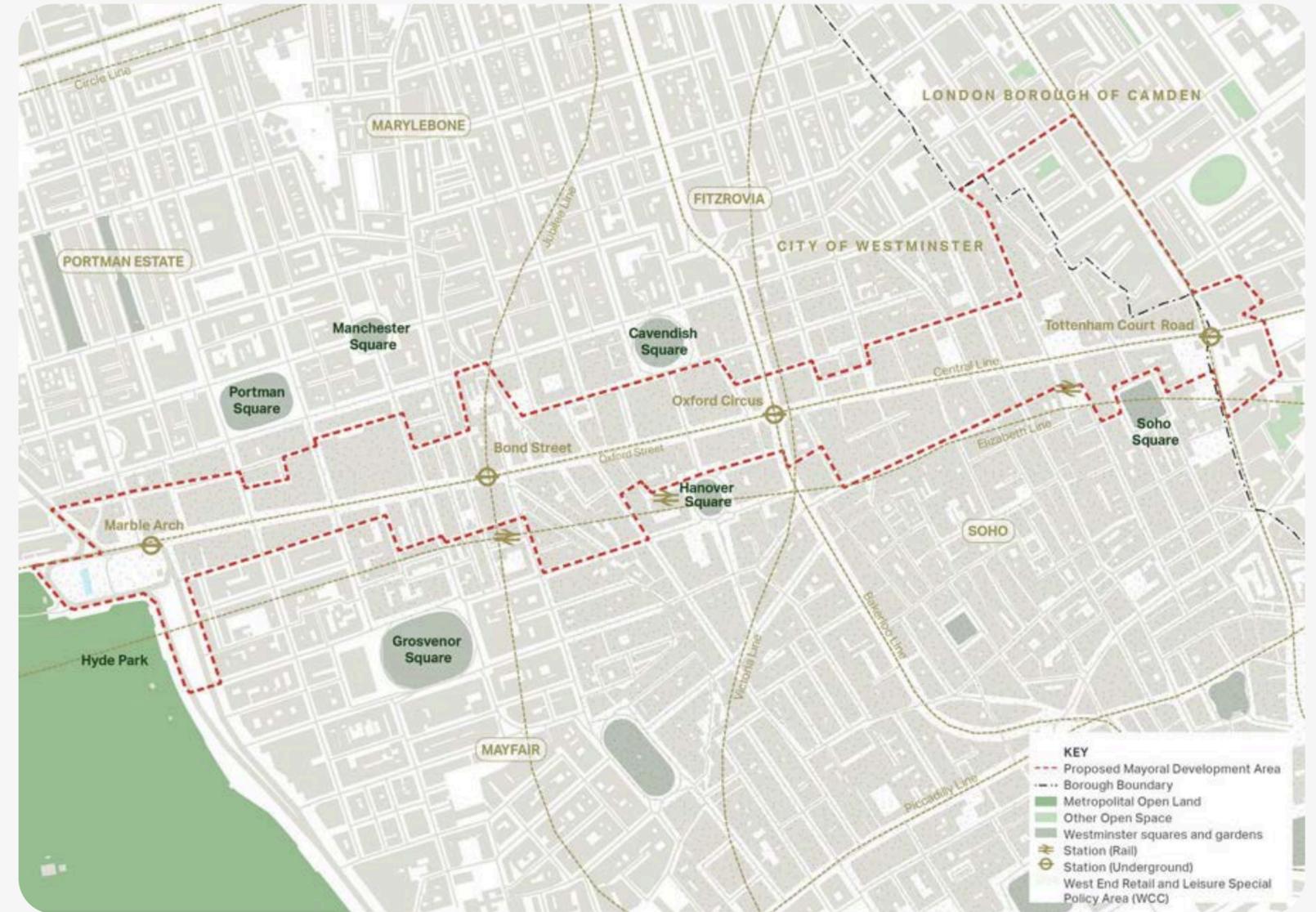


MP for Cities of London and Westminster
Rachel Blake

What happens next?

- **January** → **16 Jan:** Closure of consultation on traffic and highway changes.
End Jan: Public Realm design principles agreed.
- **February** → Design work commences on whole-street vision & Oxford Street West.
- **March** → Mayoral decision post/consultation.
Enabling works commence.
- **March** → **1 April:** MDC assumes planning powers from Westminster & Camden (for red line area)
- **March** → **7 May: Local elections**
Design work complete for transitional scheme (Oxford Street West)
- **Summer** → Highway closes to traffic ('Day One') - subject to consultation.
Works begin on transitional scheme.

Pre-election period (late March - early May)



Who is on the board?

Chair and executive leadership

**Scott Parsons,
Chair**



Retail and real estate leader, with senior roles at Landsec and Unibail-Rodamco-Westfield, bringing experience of managing major assets through market disruption.

**Nabeel Khan,
Chief Executive**



Former Corporate Director for Growth and Environment at the London Borough of Lambeth, with a track record across planning, regeneration, transport and public realm policy.

**Philip Graham,
Interim Chief Executive**



Executive Director for Good Growth at the Greater London Authority, overseeing the OSDC's establishment phase and early mobilisation.

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