

Bernie Flaherty
Deputy Chief Executive and Bi-Borough Executive Director of Adult Social Care
Oxford Street Programme Team
Westminster City Council
64 Victoria Street
London, SW1E 6QP

By email only: oxfordst@westminster.gov.uk

31 August 2023

Dear Bernie,

Re: Oxford Street Programme proposals

I am writing on behalf of the Westminster Property Association (the "Association"), the membership body and advocacy group for the leading owners, investors, professional advisors and developers of real estate in the City of Westminster. A list of the 240+ member companies we represent is available [here](#).

The Association would like to take this opportunity to emphasise our support for Westminster City Council's Oxford Street Programme. This letter is in addition to the online questionnaire, which we have also completed.

After decades of underfunding and tinkering around the edges, we welcome the proposals presented as part of the Programme. Oxford Street is unlike any other street in the country – it is often referred to as the 'nation's high street' and has been a vital and iconic leisure and retail destination for decades, attracting visitors from all over the world and playing an important role in Westminster, and the indeed the country's economy.

However, years of under investment, a challenging retail environment and the repercussions of the pandemic, have had a perilous impact on Oxford Street. Many WPA members have invested heavily in the area, providing new amenities, sustainable office space and world-class public realm but the curation of such an important district requires further bold action.

We are therefore delighted to see the revival of plans to improve the pedestrian experience by making significant public realm enhancements, increased greening and a reduction in congestion. Combined, we believe these proposals are a very welcome step in the right direction and we urge the City Council to ensure these plans are delivered without delay to safeguard the future success of one of Westminster's most important assets.

I would be happy to discuss any of the points raised in our response, and look forward to working with you and your colleagues going forward.

Yours sincerely,



Charles Begley
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