

CAVENDISH

London elections 2026

Capital Gains?

March 2026



The 2026 London elections will see the biggest change in local authority control in the last 20 years.

The Labour Party's domination – sustained through the dog days of the New Labour era, the coalition years, the Johnson Mayoralty, and the Corbyn project – is coming to an end.

Our electoral model is predicting a chaotic set of results:

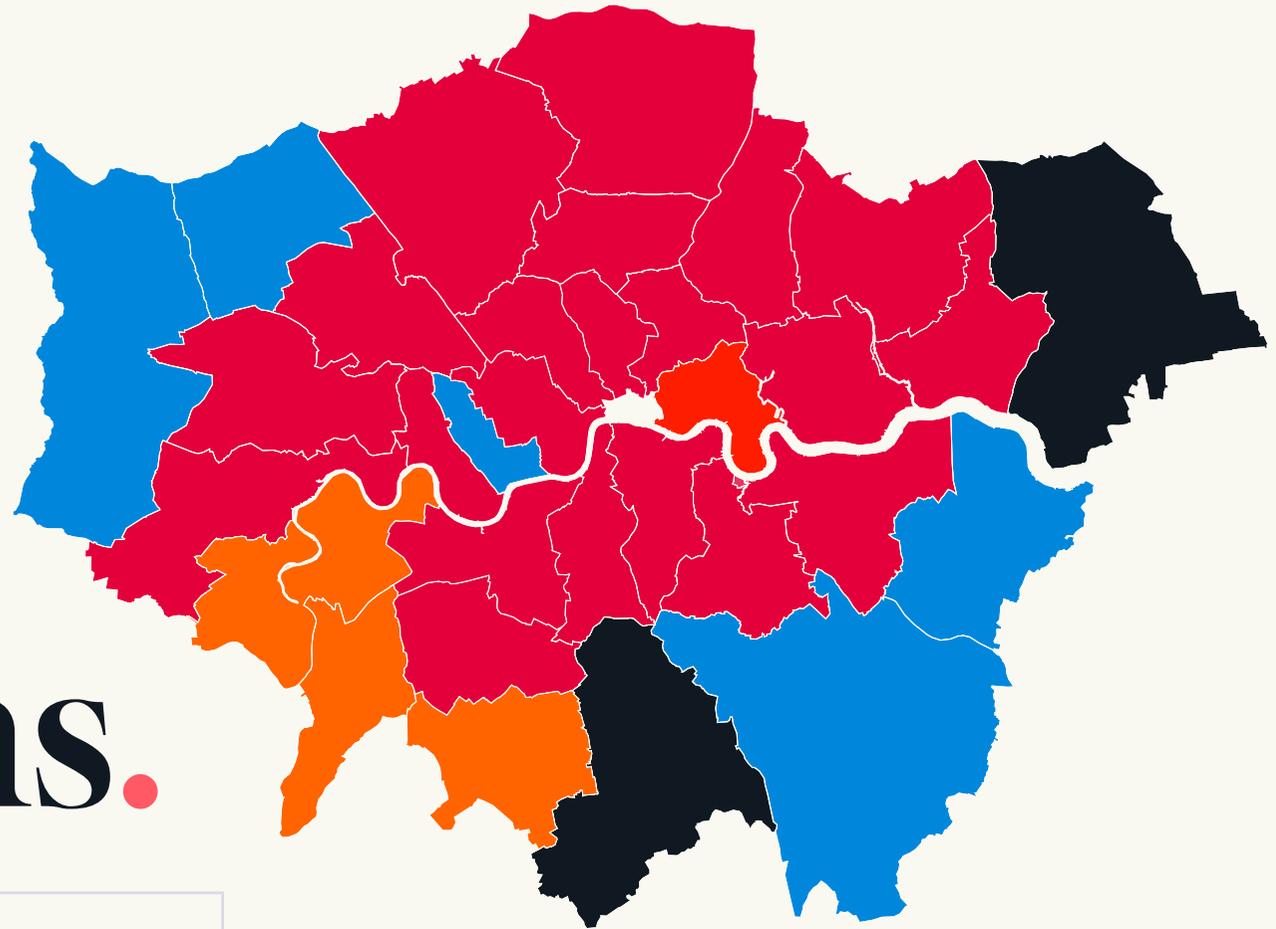
- Labour to lose at least **1 in 3 councillors**.
- Labour to lose control of at least **11 local authorities**.
- **10 local authorities** to have no majority party (No Overall Control).
- Reform to control at least **3 local authorities**.
- **9 local authorities** controlled with majorities of fewer than 10.



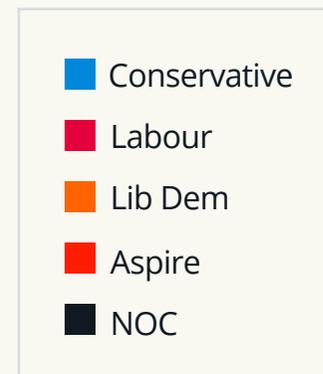
**POLLING
STATION**



2022 local elections.



	Total councils	Total councillors
Conservative	5	404
Labour	21	1,156
Lib Dem	3	180
Green	0	18
Aspire	1	24
Others	0	35



Voters are abandoning Labour.

Dissatisfaction with the Labour Government nationally, and Sadiq regionally.

- 3 in 5 Londoners don't want Sadiq to stand again (Dec 2025).
- Labour's support has declined by 12% in London, from 3% at the 2024 General Election to 31% now.
- Only 63% of Londoners who voted Labour at the 2024 General Election would vote Labour now.
- Labour are also losing young voters to the Greens – with 38% of 18-24 year olds voting Green versus 26% voting Labour.



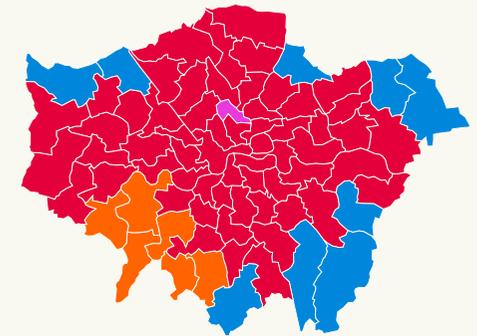
To every political party.

Labour is in a unique position where it is losing votes to all main parties and pro-Gaza independents.

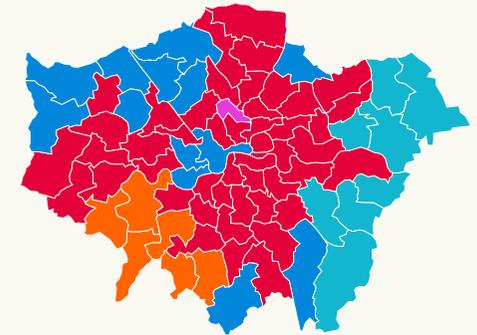
Labour is losing votes to:

- Greens in Central and pockets of North East London.
- Liberal Democrats in Boroughs like Merton and Southwark.
- Conservatives in former 'crown jewels' Westminster and Wandsworth.
- Reform in Havering, Bexley and Bromley.
- Pro Gaza independents in Newham, Islington, Haringey and Redbridge - 86% of Muslim voters say Gaza is a key issue and would back an independent candidate running on the issue.

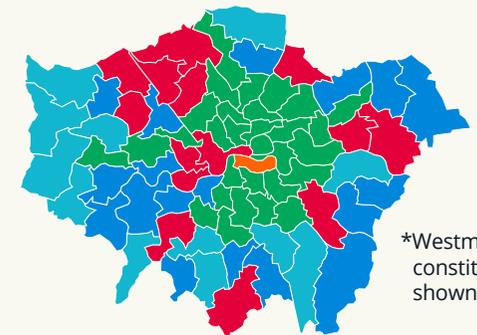
2024 General election



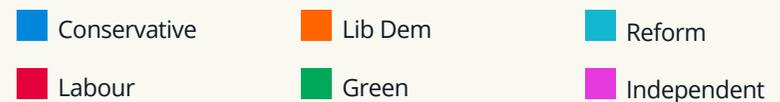
2026 MRP poll first place



2026 MRP poll second place



*Westminster constituencies shown on map



London's new 'Green Belt'.

The 'left' has fragmented since 2019 in a post-Corbyn realignment. Perceptions of national division and 'culture wars' have fuelled ideological fragmentation within the broader left.

Labour's drop in voter intention since 2022 is largely down to the rise of the Greens following the election of Zack Polanski as Leader in September 2025. By shifting the Greens from 'eco-warriors' to media-savvy 'eco-populists', Polanski has offered sanctuary to disenchanted young Labour voters who care about the environment but also feel politically homeless as the national Labour party targets the centre ground. Polling shows that 45% of 18-24 year olds say they'd vote Green, alongside 20% of 25-49s.

- 12% of 2024 Labour voters would now back the Greens.
- Zack Polanski in the UK's 2nd most famous UK public figure (YouGov).
- The Greens are the third most popular party in London on 18% of the vote (+8).

The result in Gorton and Denton proves the Greens are a powerful force against Labour.



The 'Eastern Uprising'?

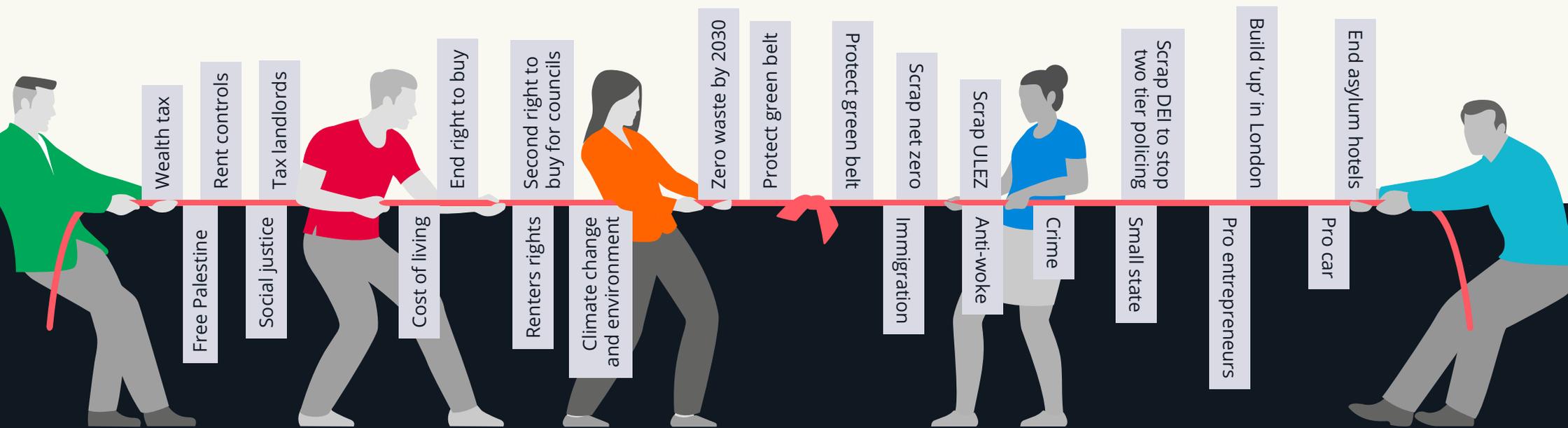
Reform are on the rise in East London.

Reform's real innovation is its use of cultural signalling which is cutting through in concentrated parts of London, particularly in boroughs bordering Essex and Kent, where residents are less aligned with 'London ideology' and where Reform has already performed strongly in local elections.

- 83% of people in London who voted Reform at the 2024 General Election remain supporters.
- Nigel Farage is the most followed UK politician on TikTok.
- Reform has support on both ends of the age spectrum – 10-20% of Reform's support comes from those aged between 18-24, 20% from 25-34 and 80% from those aged 45+.



The key policies



and issues.

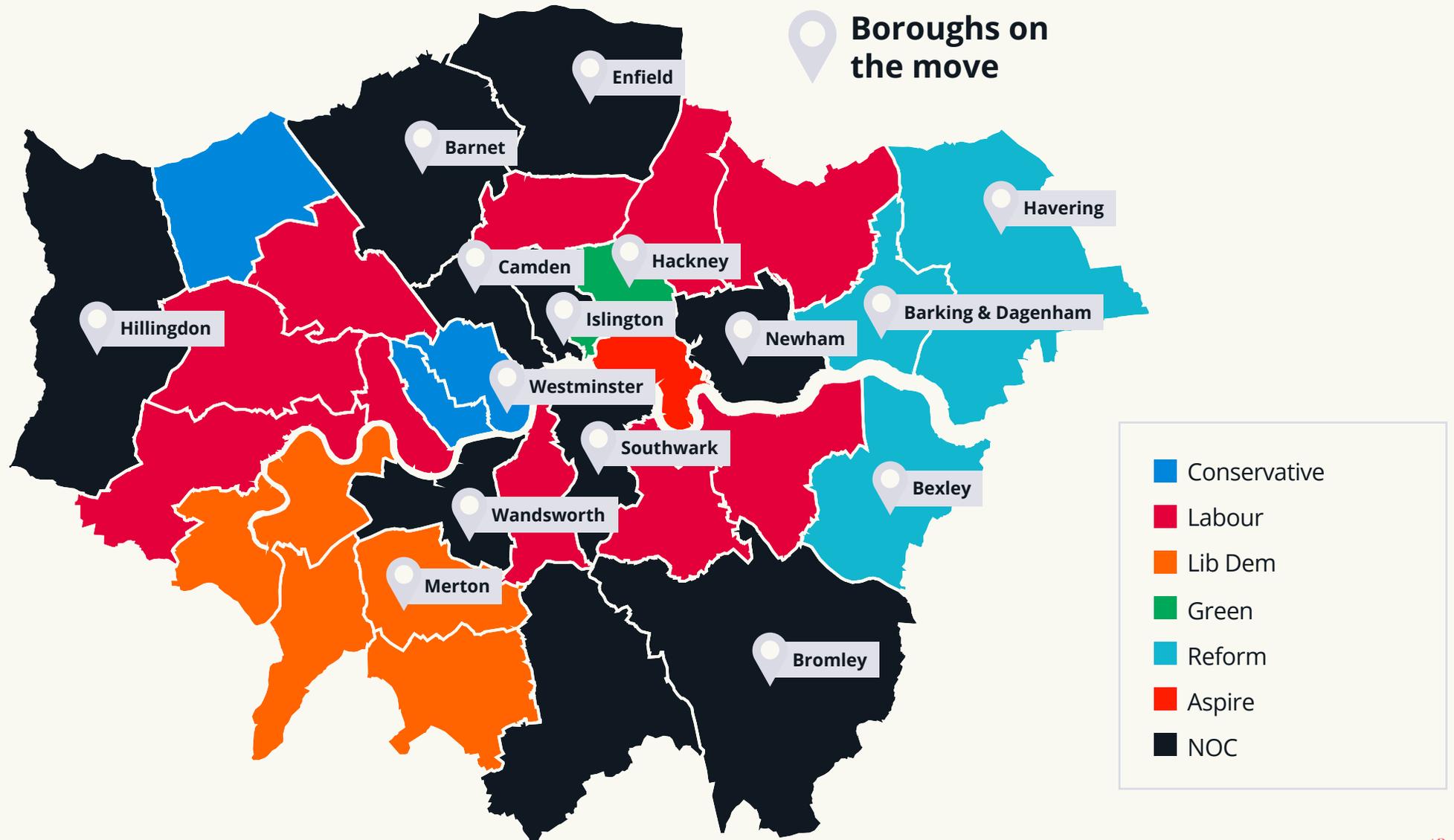
A note on our **model.**

Because some parties did not stand everywhere in 2022 and ward level results were unavailable for the 2024 London Mayoral election, we estimated a baseline by applying 2024 general election swings to 2022 ward results and turnout.

We then used the latest MRP projection (More in Common, January 2026) to apply constituency level swings to wards. Seats were allocated by comparing projected vote shares with the minimum votes needed to win a seat in each ward in 2022.



Our prediction.



Our prediction.

London Borough	Current control	Projection	Current Mayor	Projection
Barking and Dagenham	Labour	Reform gain		
Barnet	Labour	No overall control		
Bexley	Conservative	Reform gain		
Brent	Labour	Labour hold		
Bromley	Conservative	No overall control		
Camden	Labour	No overall control		
Croydon	No overall control	No overall control	Conservative	Too close to call
Ealing	Labour	Labour hold		
Enfield	Labour	No overall control		
Greenwich	Labour	Labour hold		
Hackney	Labour	Green gain	Labour	Green gain
Hammersmith and Fulham	Labour	Labour hold		
Haringey	Labour	Labour hold		
Harrow	Conservative	Conservative hold		
Havering	No overall control	Reform gain		
Hillingdon	Conservative	No overall control		

London Borough	Current control	Projection	Current Mayor	Projection
Hounslow	Labour	Labour hold		
Islington	Labour	No overall control		
Kensington and Chelsea	Conservative	Conservative hold		
Kingston upon Thames	Lib Dem	Lib Dem hold		
Lambeth	Labour	Labour hold		
Lewisham	Labour	Labour hold	Labour	Labour hold
Merton	Labour	Lib Dem gain		
Newham	Labour	No overall control	Labour	Newham independents
Redbridge	Labour	Labour hold		
Richmond upon Thames	Lib Dem	Lib Dem hold		
Southwark	Labour	No overall control		
Sutton	Lib Dem	Lib Dem		
Tower Hamlets	Aspire	Aspire hold	Aspire	Aspire hold
Waltham Forest	Labour	Labour hold		
Wandsworth	Labour	No overall control		
Westminster	Labour	Conservative gain		

What this means for the **built environment**.

- A rise in planning committees without a single party majority will make the landscape more complex. Successful engagement will depend on understanding the full spectrum of political priorities, and building cross-party support for proposals.
- The growth in councils with no overall control is likely to produce fragile coalitions that take time to form a clear direction. In the short term, this vacuum elevates the influence of planning officers, who may become the key arbiters of momentum and decision-making.
- An unusually high turnover of councillors, well above the typical one-third 'churn', creates both challenge and opportunity. Where development has dominated campaigning, expect a council cohort more cautious about growth and sceptical of developers. Yet a new intake also presents space to shape relationships early, reset perceptions, and understand emerging priorities.
- The increase in no overall control councils will add further unpredictability to planning committees, making proactive political mapping and engagement essential.
- If populist candidates, particularly on the left, make gains, anticipate stronger resistance to development, with institutional investors and the build-to-rent sector likely to come under heightened scrutiny.
- Divergence between borough and GLA priorities may widen, increasing the risk that the built environment is caught between competing policy agendas and creating more friction in delivery.



Thank you.

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