

#WeAreHomesEngland

Delivering the Government's Garden Communities Programme

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England

Overview

- An **update on the Garden Communities programme**, how this is progressing and touching on what some of the sites are up to
- Outline the **new role for Homes England** and the opportunities related to that
- **What next** for the government's Garden Communities programme, framing this in the wider context of driving housing supply and design quality
- **Key lessons learnt** from those currently planning for and delivering new communities

About Homes England

- We launched in January 2018 at Alconbury, Cambridgeshire.
- Our investment in supply and interventions in the market will help deliver 300,000 homes a year by the middle of the next decade.
- We will develop a new commercial approach to acquiring and developing land in areas of high demand.
- If needed, we can also use our planning and compulsory purchase powers to help willing partners build more homes more quickly.



Homes
England

“Homes England has got a huge opportunity to deliver on our aspirations on better design of new garden settlements.”

Dominic Raab MP, Housing and Planning Minister – 25th April 2018



What are garden communities?

More homes

'Garden Communities' is the collective name for new garden cities, towns and villages that have been identified as a successful approach to meeting growing **housing need** in England.

Locally led

Government is looking to local authorities to lead in bringing forward new garden communities and will back that commitment with **funding, guidance and direct support.**

Qualities

New garden cities, towns and villages represent an approach to contemporary development that aims to achieve the highest standards of resilient and inclusive placemaking.

Garden Cities

One - Ebbsfleet

Garden Towns

Nine

Garden Villages

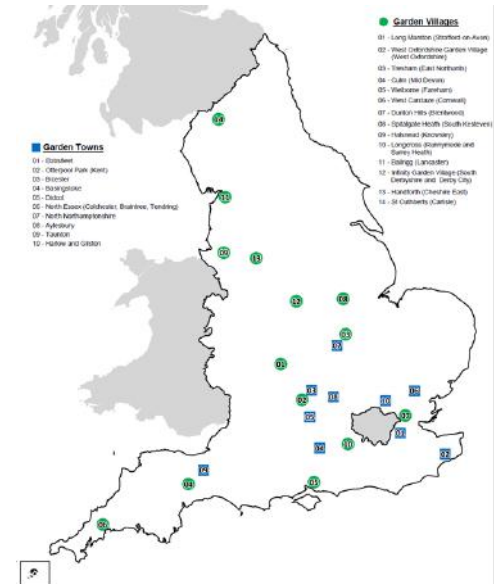
Fourteen

Capacity to deliver

220,000 homes

A national programme

- A **key priority** for government and a focus of activity across Homes England
- Part of the strategy for **‘fixing the broken housing market’**
- Pivotal in helping to achieve the target of building **300,000 new homes each year by mid-2020s**
- **Local authorities** leading the way.
- With support from **Homes England and MHCLG**



North Essex Garden Communities

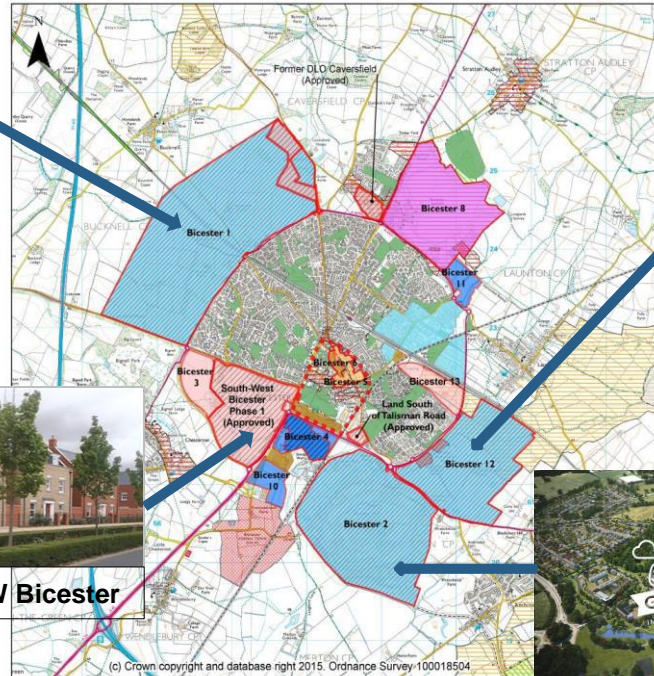
- 3 new communities proposed with potential for 43,000 homes & 43,000 new jobs
- Principles for place-making set out in Garden Communities Charter
- North Essex Garden Communities Ltd established to focus on delivery
- Interest in exploring new tools & mechanisms to aid delivery



Bicester Garden Town



Elmsbrook, NW Bicester



SE Bicester

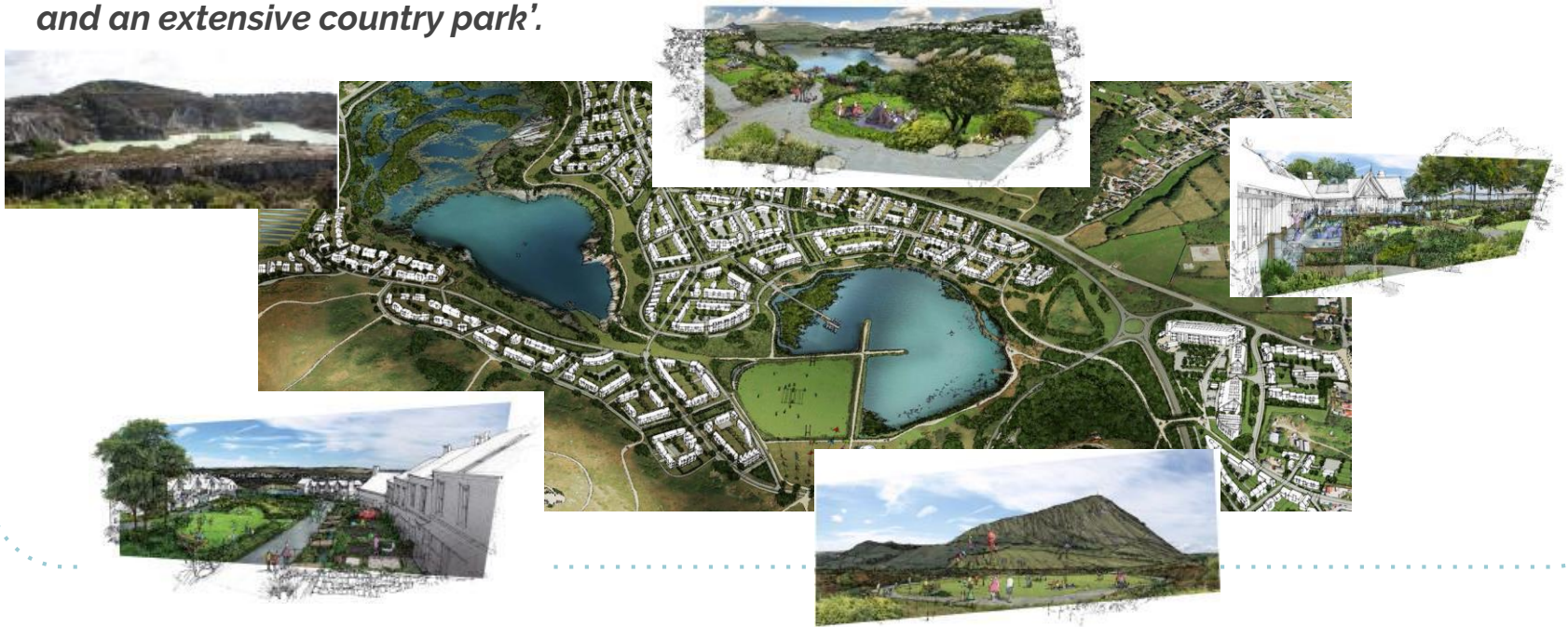


Kingsmere, SW Bicester



West Carclaze Garden Village

'Transforming more than 500 acres of former china clay land overlooking St Austell in mid-Cornwall to create a vibrant and sustainable new eco-community with beautiful homes, excellent community and leisure facilities and an extensive country park'.



We have three goals

Locally-led
and
responsive to
local need

Deliver homes
quickly and in
the right
places

Ambitious proposals
that set high standards
for design, quality and
place making

What's **changed** for garden communities?

Scale and complexity

All new garden communities present significant delivery **challenges** but also the opportunity to **transform sites** and focus on quality place making

Timescales

In order to increase housing choice and affordability, link homes to jobs and unlock infrastructure investment partners need to be **strategic and patient**

Delivery

Garden communities provide an ideal opportunity to explore use of **different delivery models** which capture value for re-investing in places and communities

What's our offer?

Skills and expertise

We bring our expertise in land, viability and planning/design and provide enabling support including brokerage and critical friendship

Capacity

The 23 garden towns and villages have received £20 million in capacity funding to date to provide staff, undertake technical work and engage with local people

Sharing lessons

We are developing an on-line toolkit that will provide practical support, tools and case studies. We also support a forum for disseminating best practice

Next steps



Capacity funding

Further round of capacity funding to support existing Garden Communities.

New prospectus

Intention to build at least five new garden towns announced in 2017 Budget statement

Supporting delivery

Support for garden communities to deliver

Land

Working with local partners to identify opportunities to acquire land where the private sector is unable to deliver homes quickly

Key lessons from those planning for or delivering new communities (1)

- Strong **political and corporate leadership** from local authorities
- Ambitious **vision and objectives**
- Sound **planning framework** at different scales
- Honest **partnerships** with developers and communities
- Dedicated **skills and resources**

Key lessons from those planning for or delivering new communities (2)

- Timely **infrastructure** investment and delivery
- Early and meaningful **community engagement and involvement**
- Appropriate **stewardship and governance** arrangements for community assets
- Embedding the distinctive **qualities and attributes** of the place

Thanks

Any questions?

Get in touch if you'd like to talk in more detail.

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