

**GARDEN CITIES**

**BACK TO**

**THE FUTURE**

**Welwyn Garden Heritage Trust and the Welwyn Garden City Society Lecture**

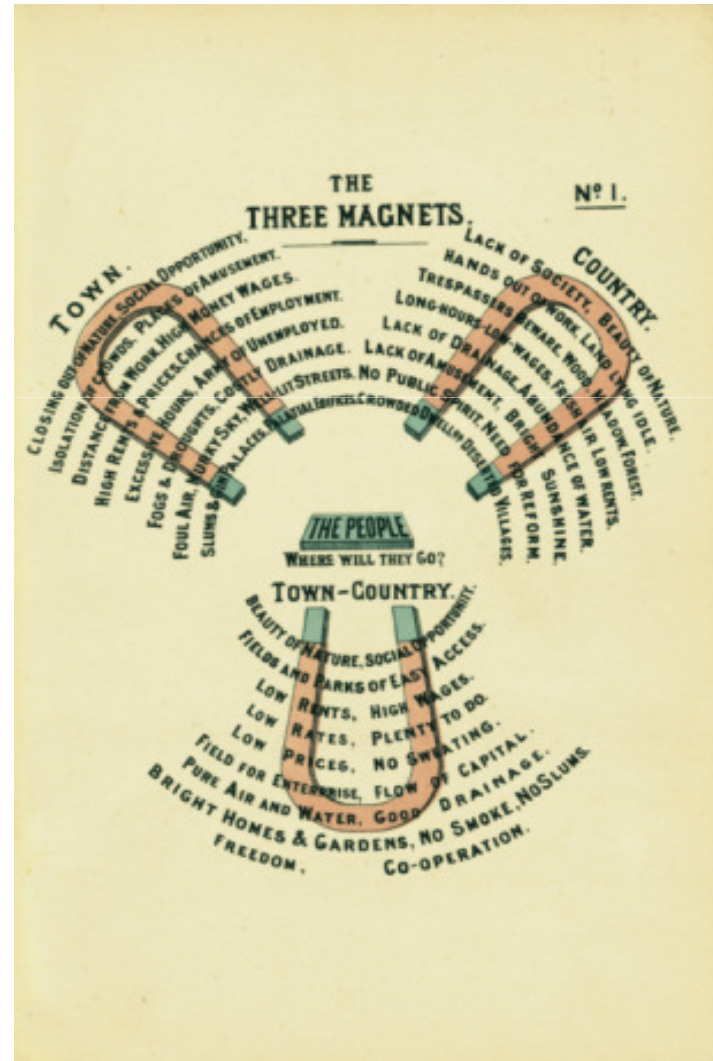
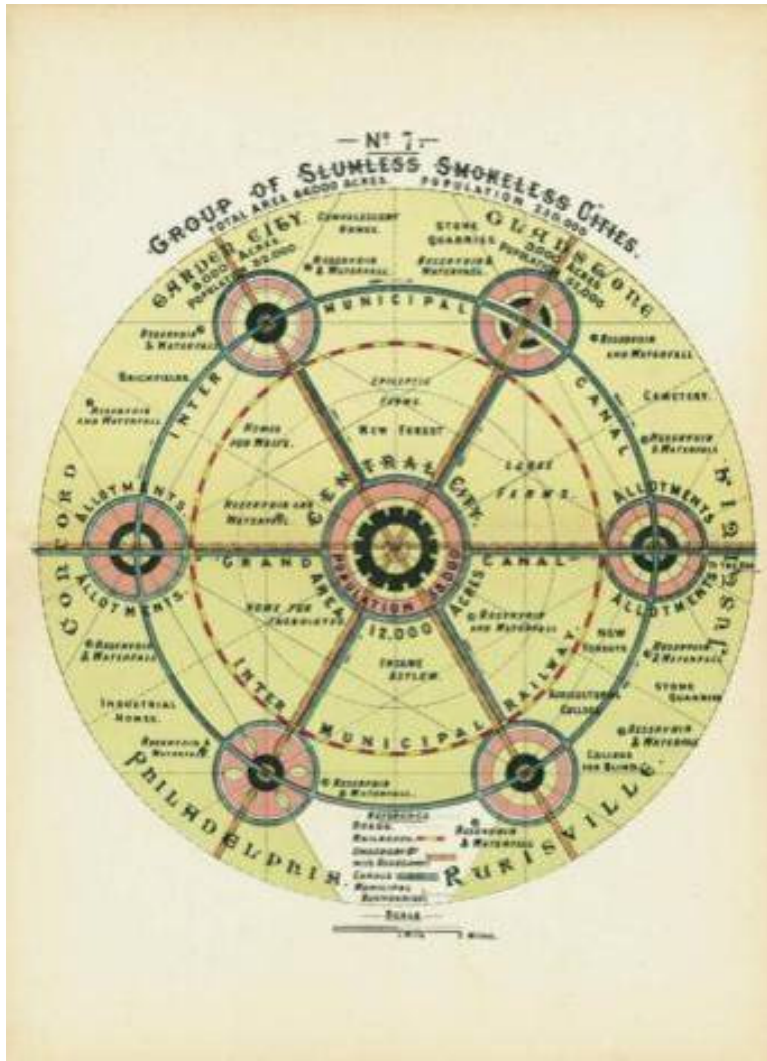
**Kate Henderson, TCPA Chief Executive**

**30<sup>th</sup> May 2012**



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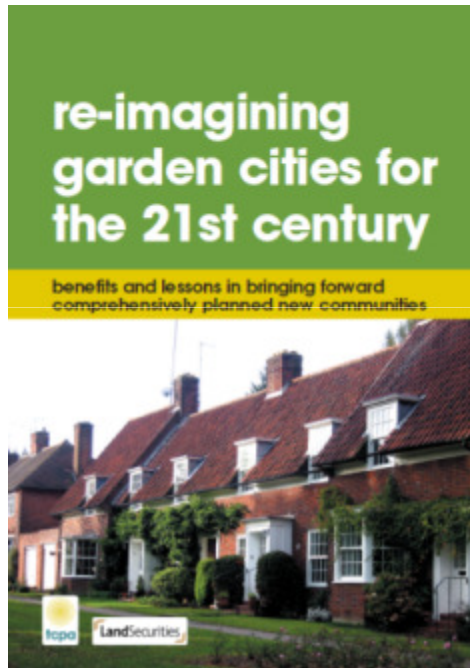
# Garden Cities



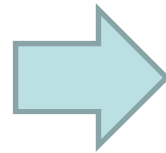


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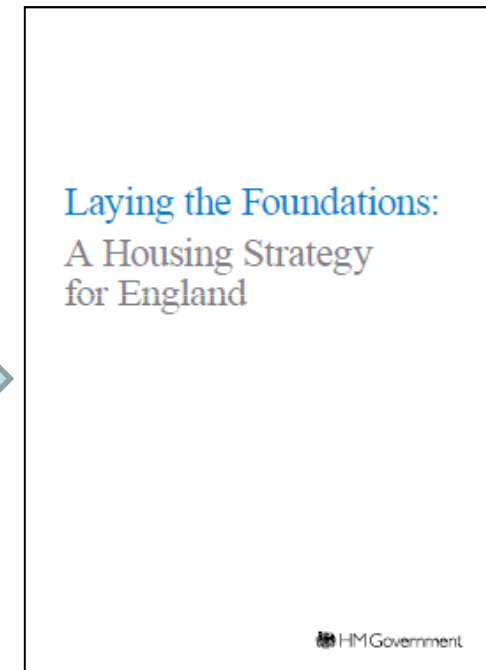
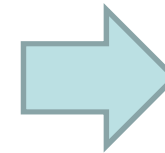
# the story over the past year...



**June 2011**  
**TCPA report**



**September 2011**  
**Ministerial Response**



**November 2011**  
**Housing Strategy**

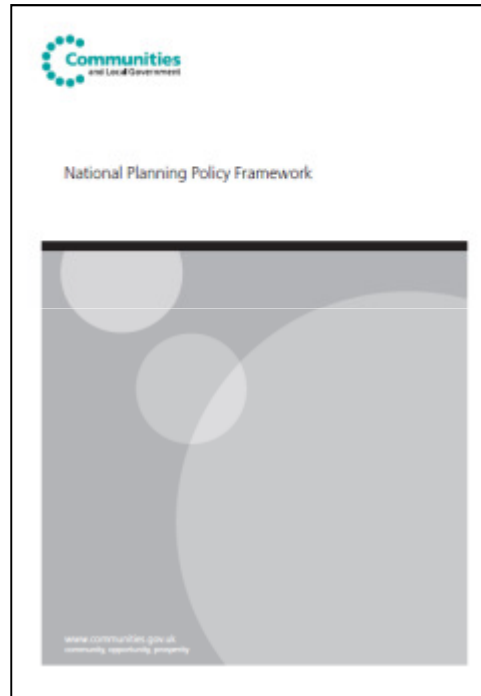
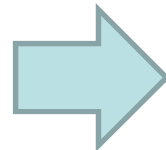


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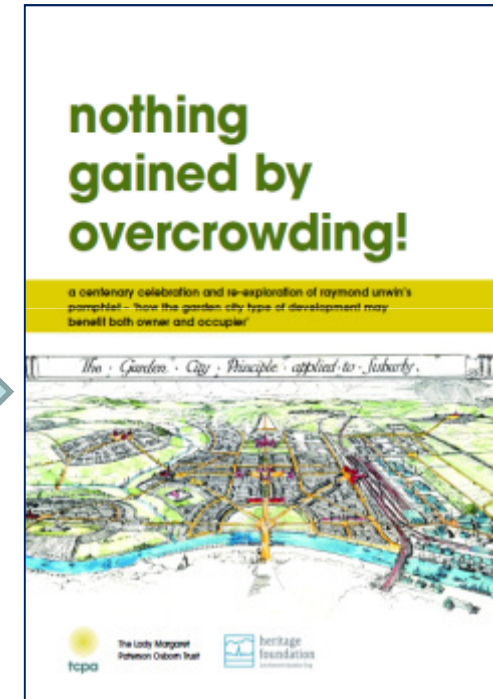
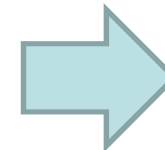
# the story over the past year...



**March 2012  
PM's speech**



**March 2012  
NPPF**



**April 2012  
Nothing Gained  
By Overcrowding!**



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# why re-discover garden cities?

## Average Plymouth house price is 'eight times local wage'

Plymouth Herald Follow

Tuesday, May 22

THE average house price in Plymouth is eight times the average local income, an MP has highlighted.

## Housing groups call for government action to address possible UK housing crisis

BY FINANCIAL NEWS · MAY 17, 2012 · NO COMMENTS

BUSINESS NEWS, ECONOMIC NEWS, PROPERTY NEWS · TAGGED: HOUSING, HOUSING SHORTAGE, PROPERTY NEWS, UK

Business News



**financialnews**.co.uk

## Government 'failing to get enough homes built'

Number of completed homes in 2011 less than half what government admits is required annually to meet demand

**Randeep Ramesh**  
The Guardian, Thursday 17 May 2012

## Baby-boomers downsizing are now driving the property market, says Rightmove, as house prices stall

By SEAN POULTER and SIMON LAMBERT

PUBLISHED: 08:47, 21 May 2012 | UPDATED: 09:50, 22 May 2012

Comments (16) Share



Property asking prices stalled in April, according to a new report, which says baby boomers trying to 'downsize' are now the driving force in the housing market

The already top-heavy property market is becoming increasingly skewed towards cash-rich homeowners, with trading down from a large family house now the single biggest reason given for selling by homeowners approaching estate agents, says property website Rightmove.

Some 40 per cent of sellers say they are looking to trade down, compared with 25 per cent who hope to trade up to a larger more expensive property.



**theguardian**

...using experts has found that not enough new homes are rising rental levels and growing homelessness and graph: Frank Baron for the Guardian



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# garden city principles



The Garden Cities were underpinned by a famously strong vision developed by the TCPA's founder, Ebenezer Howard, who in his seminal text of 1898, *To-morrow: A Peaceful Path to Real Reform*, described how *'the advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination'*.



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# creating garden cities and suburbs today

## creating garden cities and suburbs today

policies, practices, partnerships and model approaches – a report of the garden cities and suburbs expert group



### Five areas for action:

1. Vision, leadership and governance
2. Unlocking land
3. Investing in infrastructure
4. Planning ahead
5. Skills coordination and delivery



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# 1. vision, leadership and governance



- Government leadership
- Local leadership
- Local community participation in the scheme development
- Creating a sense of belonging





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## 2. Unlocking land

Garden cities cannot be realised without access to the right land in the right place at the right price

Opportunities:

- Public sector land
- Local authority leadership in land assembly
- Joint ventures
- Community land trusts





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## 3. Investing in infrastructure

- A new attitude to sharing risk and reward between government, councils and the private sector
- A pro-active local authority approach
- Community investors



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## 4. Planning ahead

- A holistic and flexible approach
- Strategic planning and localism
- Community planners and builders



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## 5. skills, coordination and delivery





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**thank you and over to  
Patrick Clarke for  
'everything to be gained'**

**Further information:**

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