

INTERGENERATIONAL COMMUNITIES IN NEW TOWNS

#BecauseCommunityMatters

We change lives by creating and supporting thriving Communities

MANAGING COMMUNITIES
DEVELOPING COMMUNITIES
HELPING COMMUNITIES



**AFFORDABLE &
SUPPORTED
HOUSING**

**PROPERTY
MANAGEMENT**

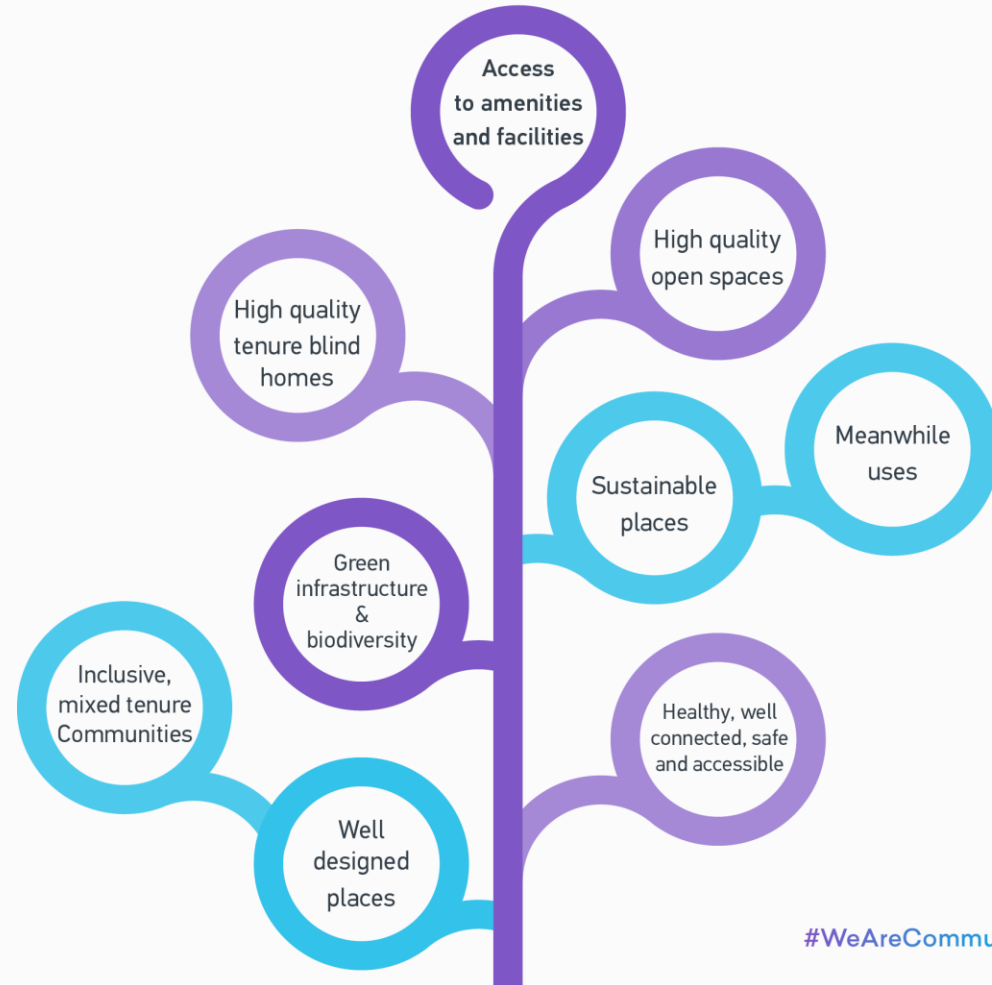
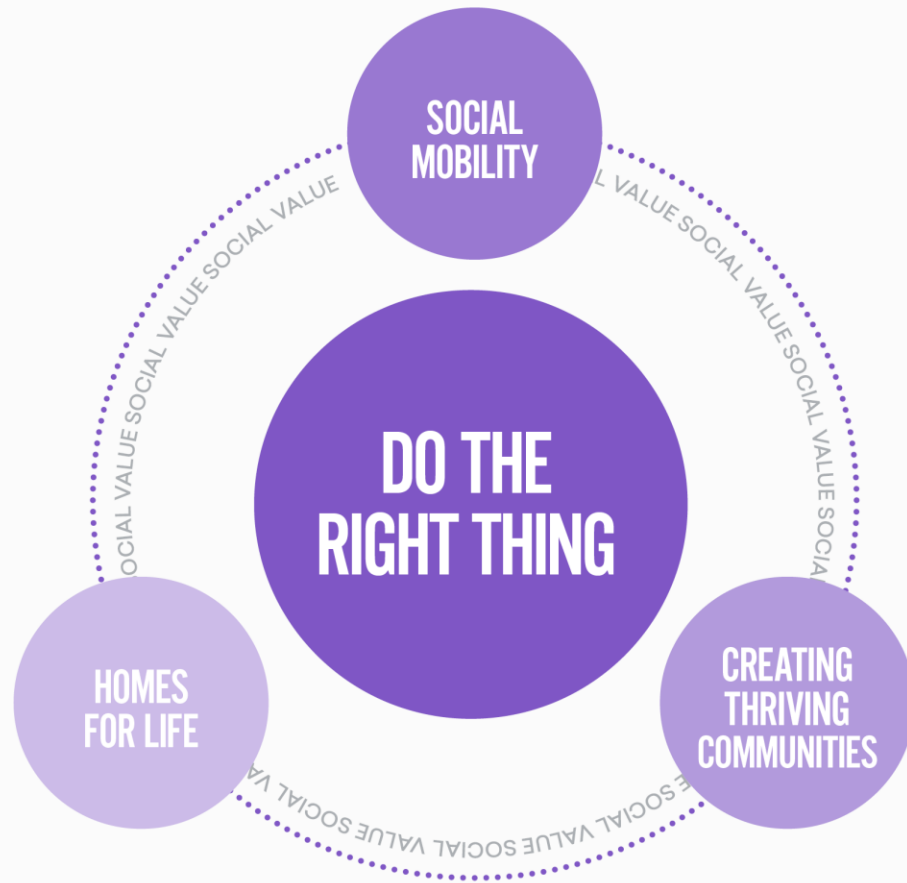
**LEISURE,
HEALTH
& WELLBEING**

**FUND
MANAGEMENT**

**BUILDING NEW
HOMES**

**TRAINING &
SKILLS**

Three areas of focus deliver social value



Thriving 'Intergenerational' Communities



Chapelton, Aberdeenshire

8,000 mixed tenure homes

Retirement living - Brio

Open Spaces, local shops



Longniddry, East Lothian

450 mixed tenure homes

Older persons (55+) social
Rent homes

New village green,
restored mill pond and
Wildflower meadow



Brooklands, Milton Keynes

2,650 mixed tenure homes

90 bed care home (opening 2026)

100 acres of parkway, new busway

Gilston Villages – Thriving communities for the future

A new garden town to deliver 7 distinct new villages bound by 600 ha of green open space and sustainable transport connections

10,000 mixed tenure homes
(8,500 being delivered by PfP & Barratt Redrow; 1,500 by Taylor Wimpey)

Retirement homes and extra care

Associated community infrastructure including:

7 primary schools
2 secondary schools
Healthcare facilities
29,000sq.m. of employment space



Gilston Villages – Sustainable Travel Connectivity

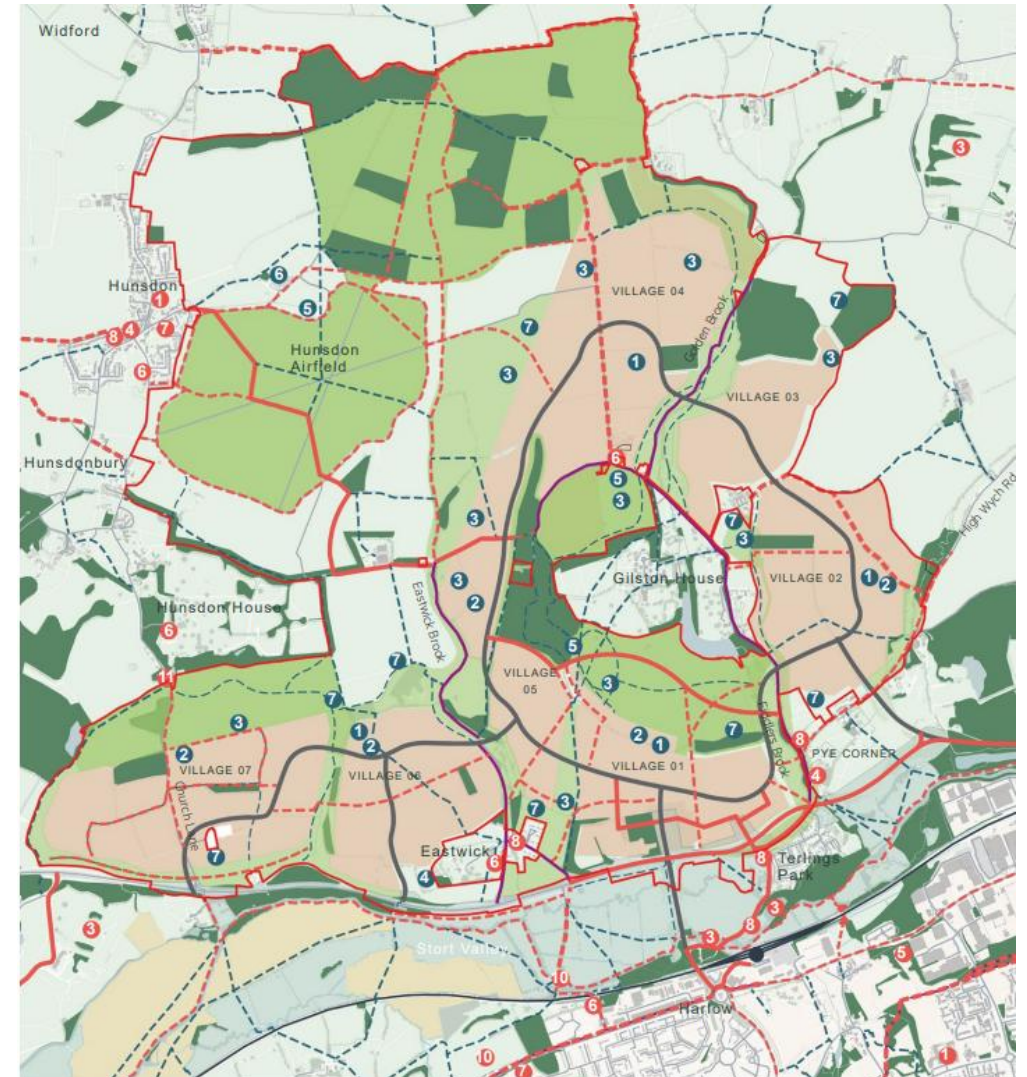
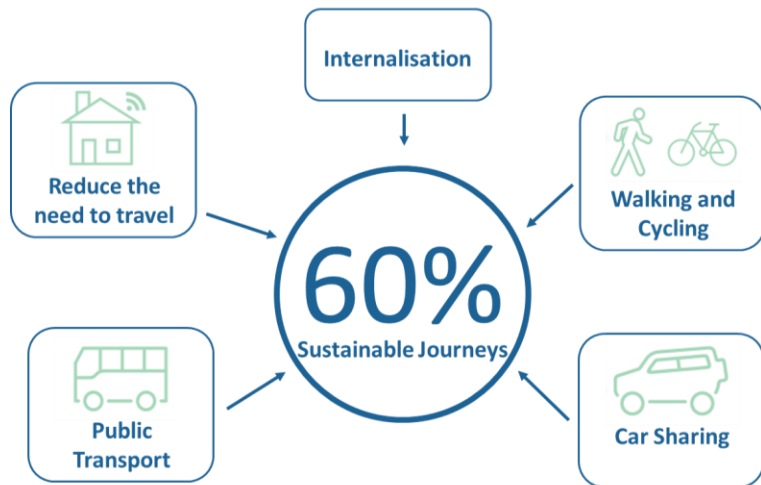
Sustainable, reliable travel and achieving target 60% modal shift is at the heart of our ambition for Gilston Park Estate. This will be supported by early delivery of infrastructure including the Central Stort Crossing and Eastern Stort Crossing.

- **£275m** towards off site highways and sustainable transport infrastructure
- **£35.7m** contribution towards wider STC Network
- **£5.6m** bus subsidy



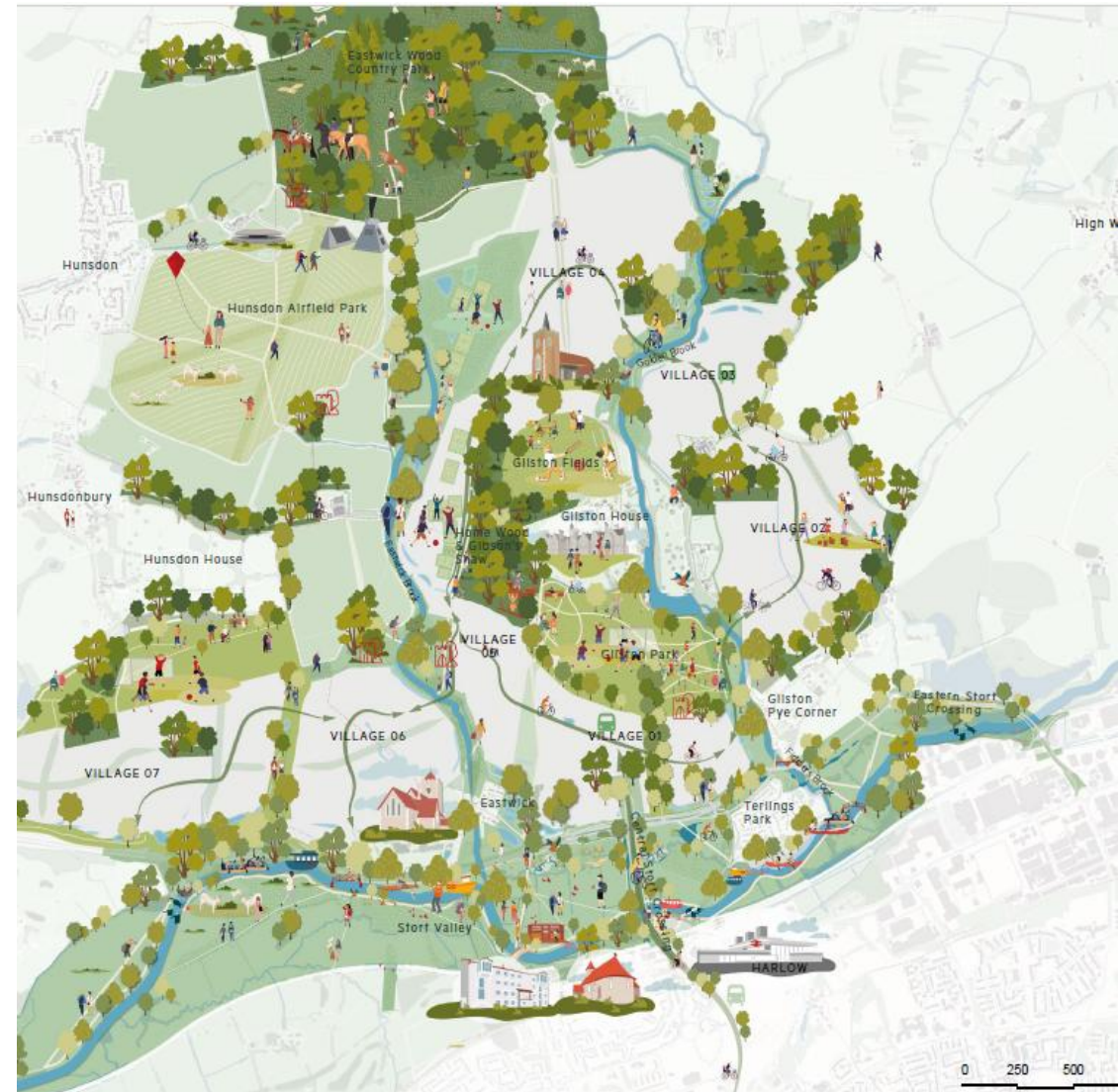
Gilston Villages – Sustainable Travel Connectivity

...that encourages
an active and
healthy lifestyle
for all



Gilston Villages – The spaces between the homes

- Landscape led design which values and maximises access to landscape and open spaces to improve quality of life and health of residents and visitors. Opportunities for ecological protection and enhancement.
- 5 new major parks
- 4.3ha new allotments and community orchards.
- Agriculture and food growing opportunities



Gilston Villages – 8,500 New Homes

- A minimum of 1,955 affordable homes (23%)
- Upwards looking Viability Review Mechanism in S106 to target > 23%
- 60:40 Affordable Rent and Shared Ownership
- Other tenures to be delivered on site to meet peoples needs include:
 - Open market homes
 - Later living/assisted living – 130 Extra Care Homes
 - Self/Custom Build
- High quality and tenure blind



Gilston Villages – Community stewardship

The framework to deliver an innovative, robust long-term stewardship solution is being enshrined in the s106

- **Guardianship and quality maintenance** of community infrastructure
- Inclusive, diverse and cohesive **placemaking and community development**
- Bespoke **governance** structure for new Gilston Area legacy Trust for public benefit
- **Provision of finance and resources** from start up to a self-sustaining organisation
- **Empathic integration** of the new community with existing communities

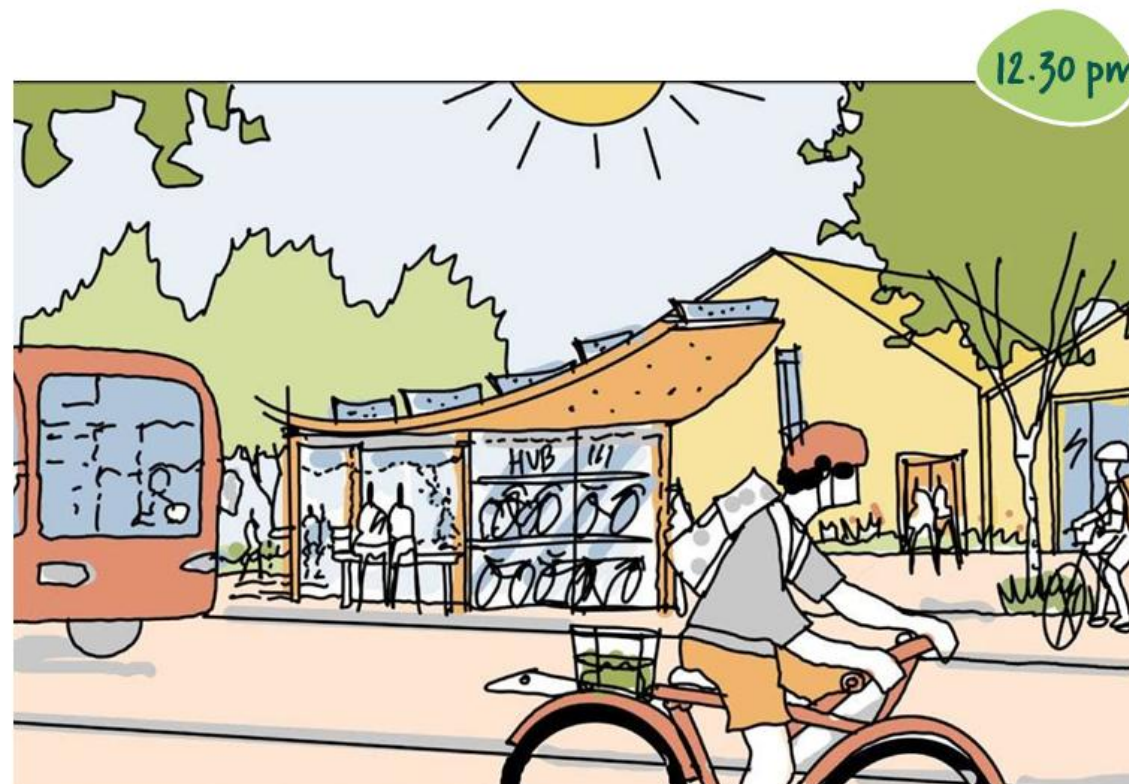


Community event at Port Loop, a joint venture development between Places for People and Urban Splash

Gilston Villages – The Intergenerational Approach



The kids walk to the primary and secondary school.
The son loves hearing the birdsong, and so does the daughter, especially now that she doesn't need to wake up extra early to get there.



Dad has been working from home this morning. It's great that he has a dedicated office space in the house. Today he will take the bus for a meeting in Harlow.
The mobility hub in the Village Centre is so convenient.

Gilston Villages – The Intergenerational Approach



The grandparents live in Village 6, very close to the school. The grandson will join them after school for a walk along Eastwick Brook.

Nan wants to do some forest gardening, where she thinks the asparagus might be ready for harvesting.



The family always have an 'eating out day' during the week.

This time at the restaurants in the neighbourhood centre, the one with locally produced products.

The mushrooms are from the forest garden... just around the corner.

We need to work collaboratively to address challenges



Planning
reform



Funding &
Viability



Skills and
expertise



Health and
wellbeing



**THANK YOU
FOR YOUR TIME**

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