

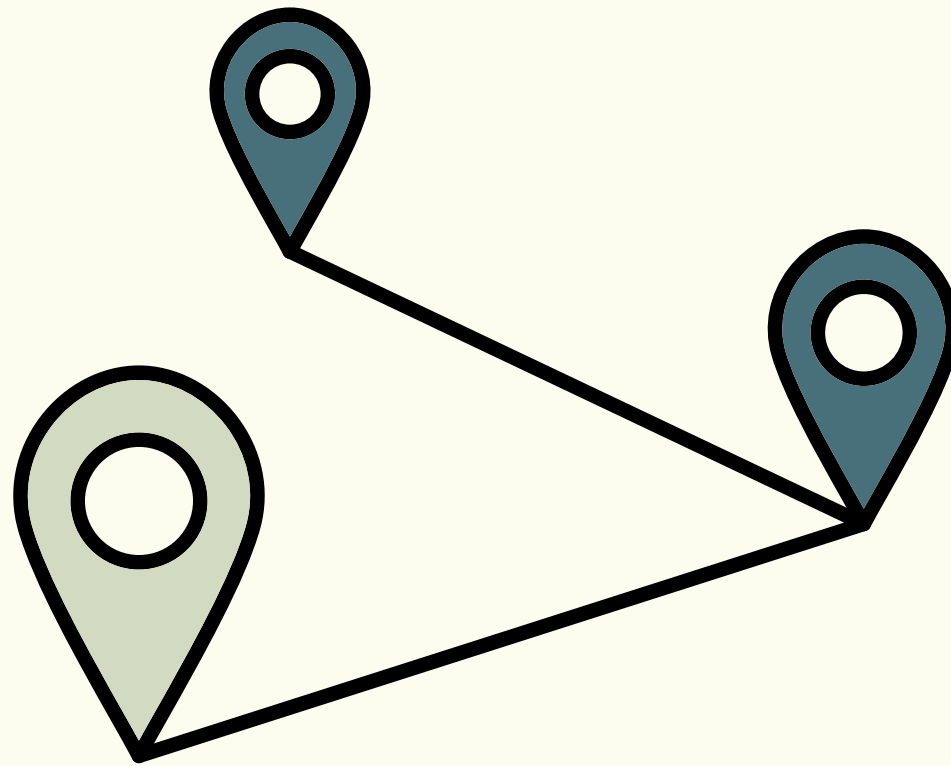


**Six lessons
from the**

**New Towns
programme**

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National government must play a strong role in supporting site identification

A strong offer and clear national policy from government was essential. This supported and de-risked investment and provided confidence to enable local authority-led studies which identified scale, need, and location.

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TCPA

Our shared future



Modernised Development Corporations are the best way to deliver New Towns

The private sector alone cannot deliver at scale, because of the risks involved. New Towns Development Corporations provide the necessary powers, speed, and commitment to quality.

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New Towns can pay for themselves

The New Towns programme was seen as a national investment priority. New Towns can be highly profitable, but this relies on strong land value capture tools and significant upfront investment.

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Stewardship of community assets is vital

The biggest failure of the New Towns programme? Not including requirements for stewardship in the legislation. The right model can provide the resources to pay for the features that make a place worth living in. Linked to public participation, it can enable a strong sense of community

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There is a need for design innovation, not experimentation

New Towns provide an ideal opportunity for innovation in housing design, materials, and tenure. It's essential that quality, wellbeing, and the lived experience of residents, alongside sustainability, are prioritised over speed and experimentation.

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People must be empowered to be at the heart of decision-making

The New Towns programme provided little public participation in the designation process. However, the emphasis on post-designation participation via community development initiatives is a positive legacy. A new programme needs a national conversation about the need for homes and better participation in the designation process.

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Our shared future: A TCPA White Paper for Homes and Communities

www.tcpa.org.uk/resources/our-shared-future-a-tcpa-white-paper-for-homes-and-communities/

Read the full report

