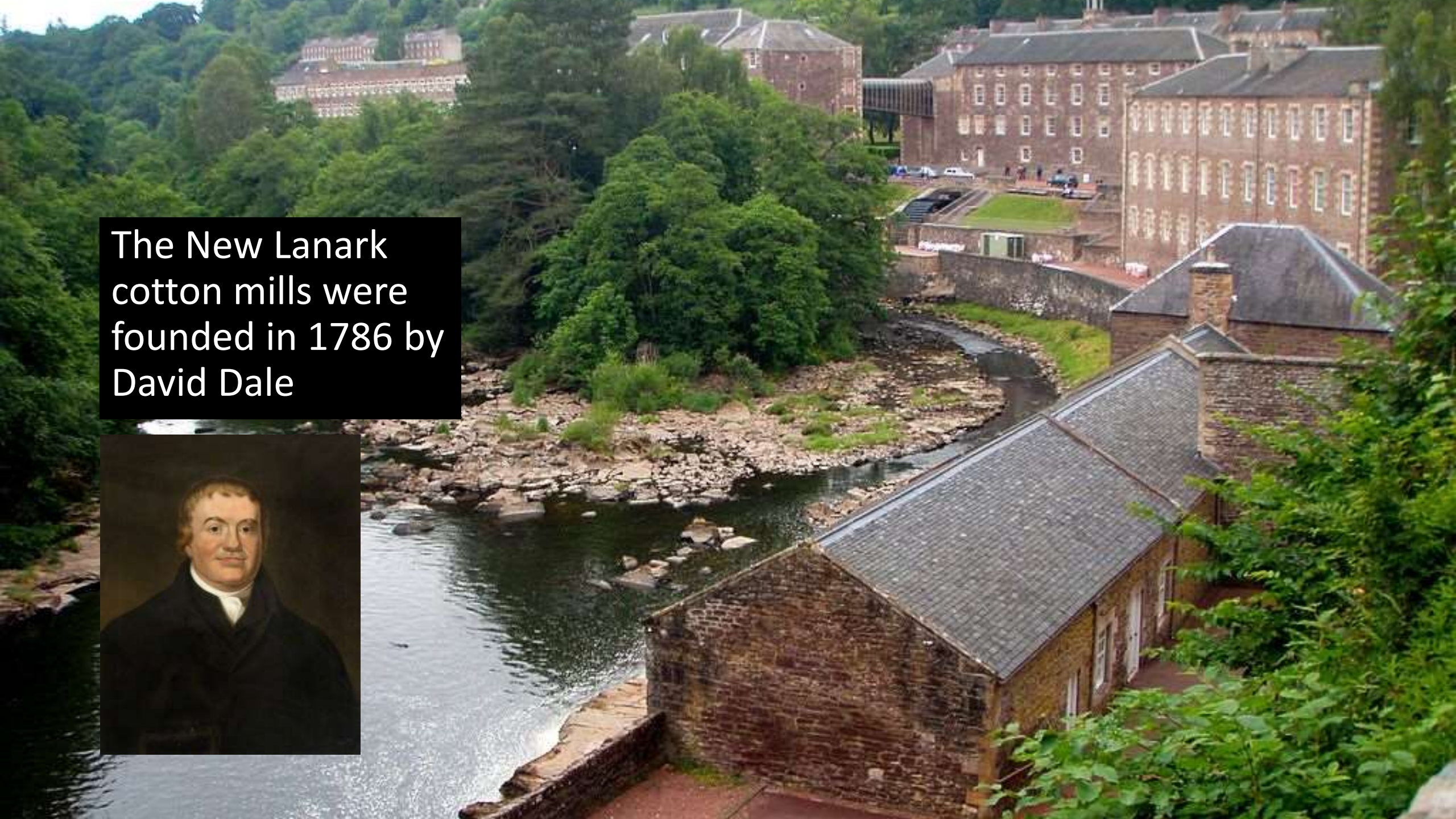


# A short history of “Garden Cities”

Why is the Garden City movement active ?

- Housing for factory workers – David Dale and Robert Owen 1800
- Model villages from 1824
- Who captures the uplift in land value – Henry George 1879
- To-Morrow, the path to real reform – Ebenezer Howard 1898
- Today, DCLG Garden City prospectus 2014
- New Garden Cities Alliance from 2014
- Garden City Declaration 2017
- Neighbourhood Planning Bill with new compulsory purchase powers

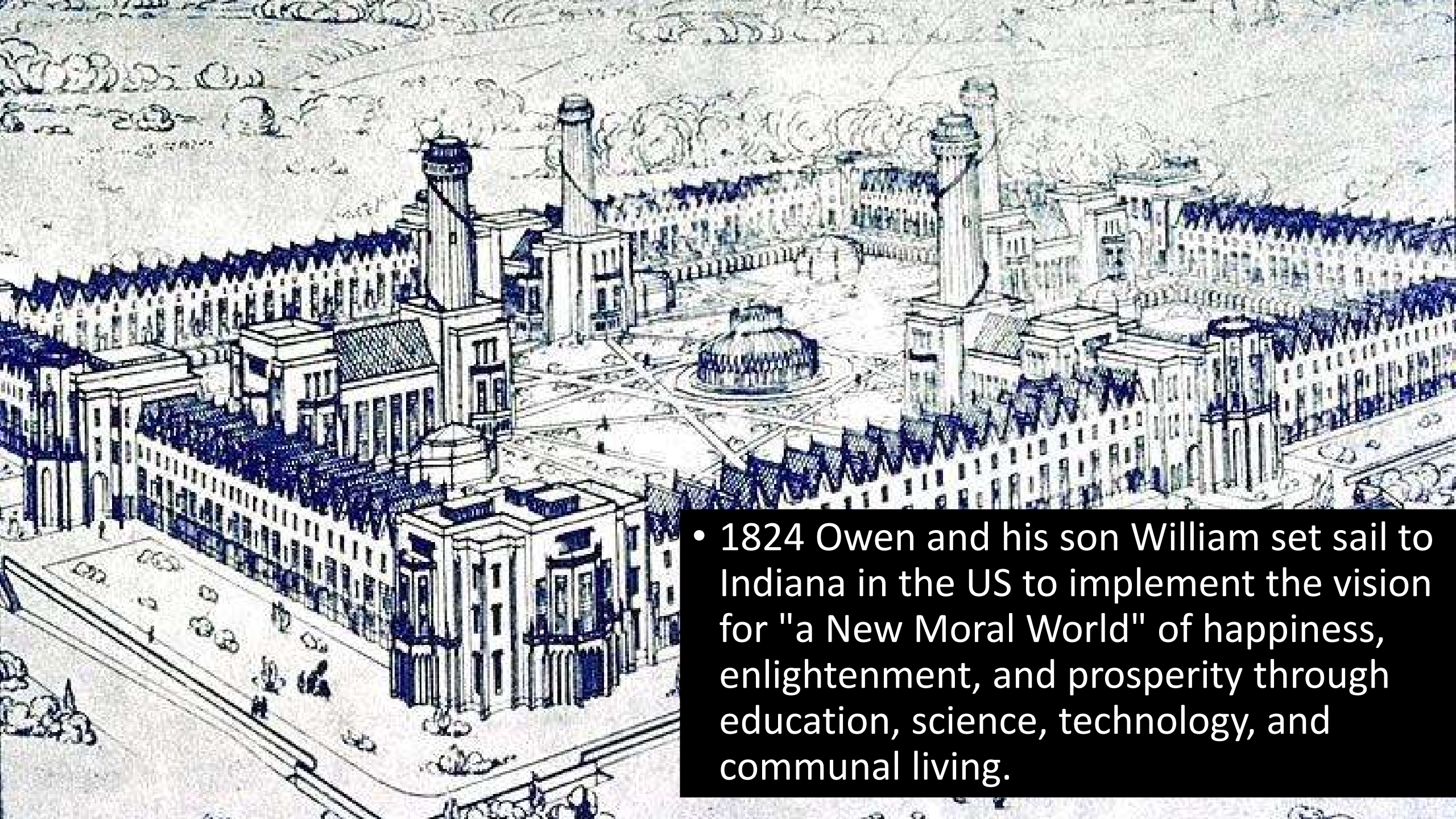
The New Lanark  
cotton mills were  
founded in 1786 by  
David Dale







- Between 1795-1799, over 3,000 visitors from all over the world came to see what was happening in New Lanark.
- Robert Owen also and he fell in love with Dales daughter Caroline
- In 1799 he moved to New Lanark and took over the company in 1800



- 1824 Owen and his son William set sail to Indiana in the US to implement the vision for "a New Moral World" of happiness, enlightenment, and prosperity through education, science, technology, and communal living.



1846 – Eisenheim, Germany



1851 Saltaire, UK



1861 – Bayreuth, Germany





1893 – Bournville, UK



1888 - Port Sunlight, UK



1878 - Crespi d'Adda, Italy





- 1879 San Francisco
- Henry George:  
Progress and Poverty
- Sold over 6 Mio  
copies worldwide
- Only the bible sold  
more at that time
- Highly influential
- Progressive Era starts
- THE LAND QUESTION

# PROGRESS & POVERTY:

AN INQUIRY INTO THE

*CAUSE OF INDUSTRIAL DEPRESSIONS,*

AND OF

INCREASE OF WANT WITH INCREASE OF WEALTH.

THE REMEDY.

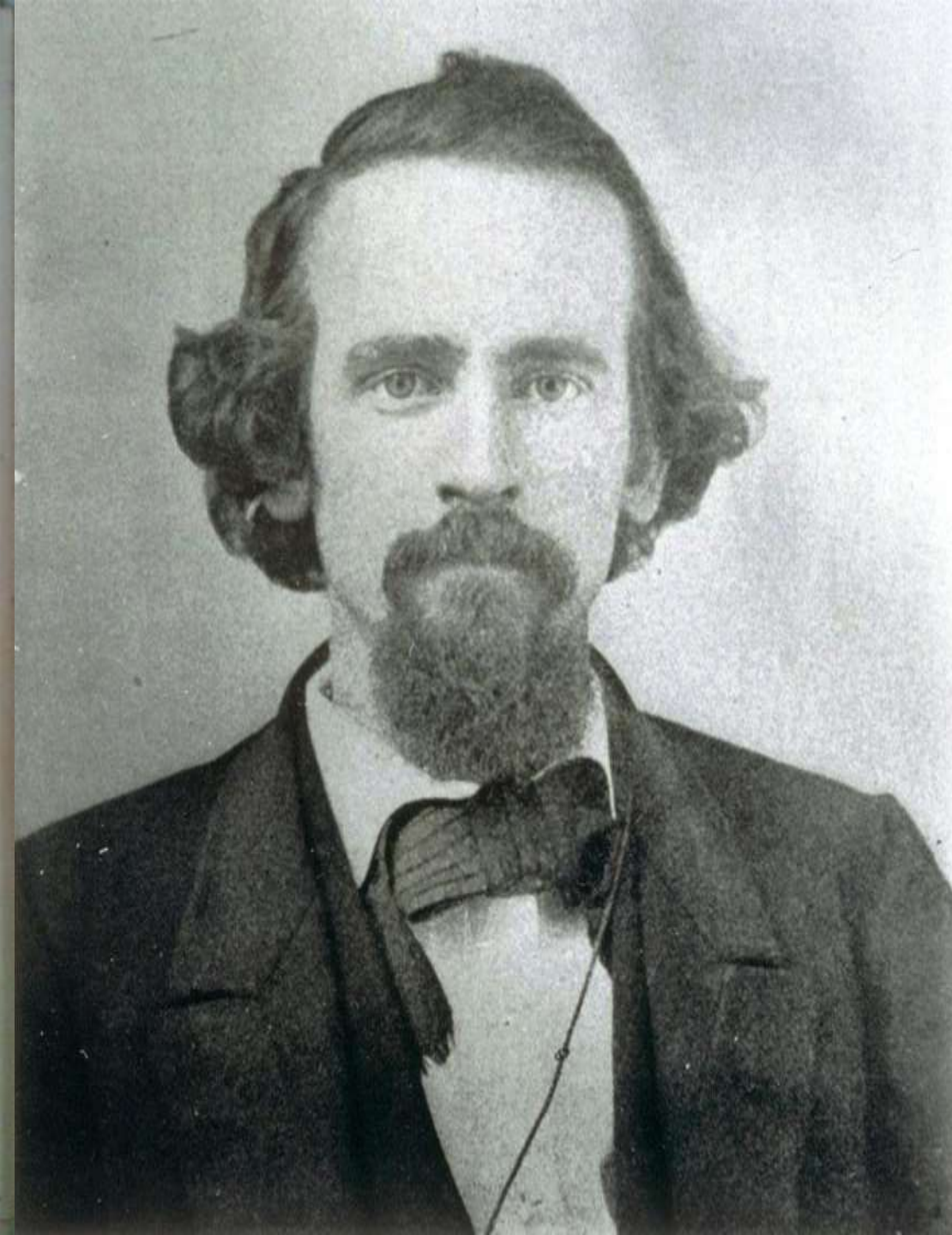
BY

HENRY GEORGE.

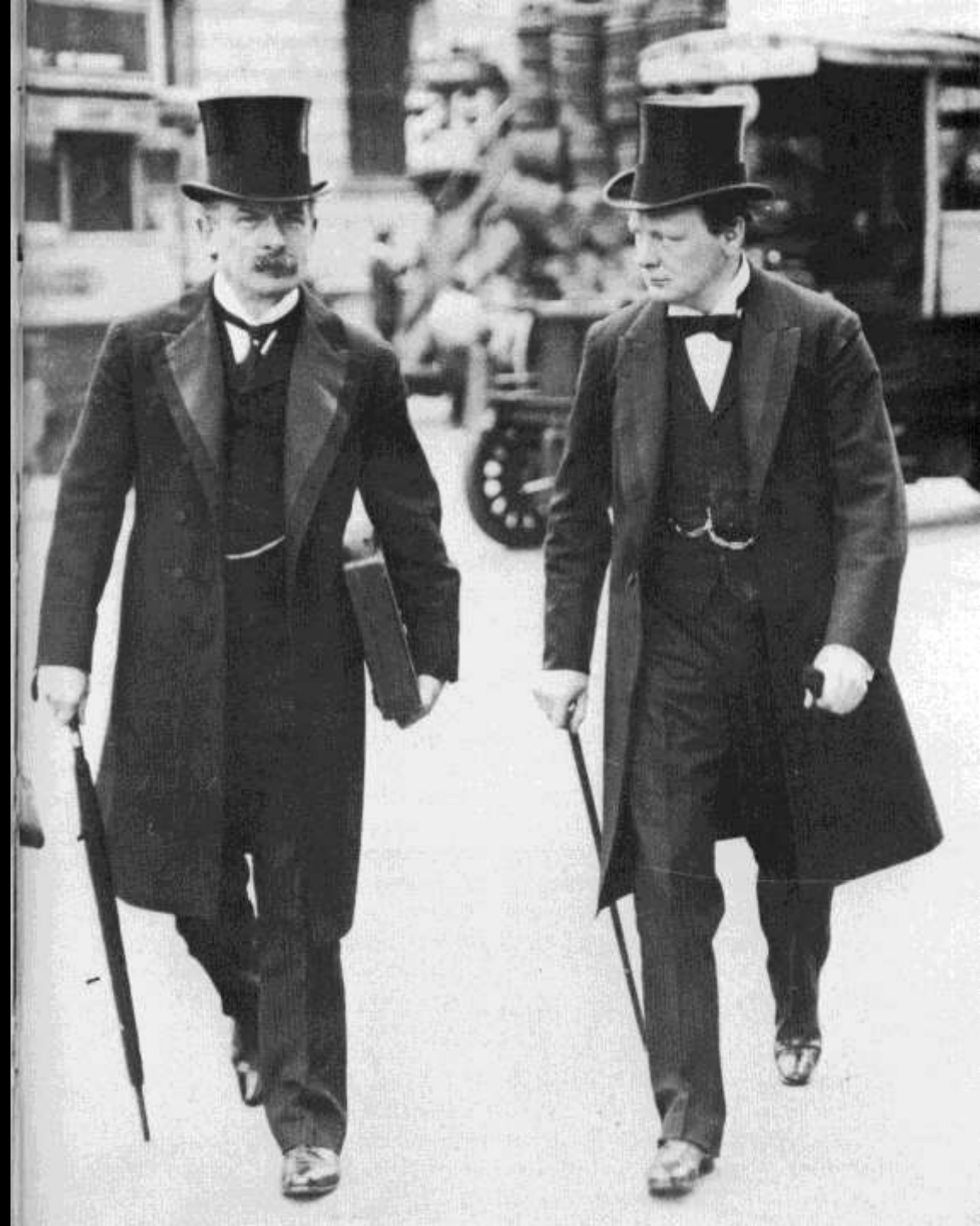
LONDON:

WILLIAM REEVES, 185, FLEET STREET, E.C.

1884.



- 1909/10 People's Budget
- Lloyd George and Winston Churchill
- Influenced by Henry George
- 20% of uplift in land values are taxed
- House of Commons agree
- Lords block the legislation for a year
- The VOA Valuation office agency starts working – register all land in the UK
- Churchill: "Land, the mother of all monopolies"





- Every room in these rotten and reeking tenements houses a family, often two. In one cellar a sanitary inspector reports finding a father, mother, three children and four pigs !
- Here are seven people living in one underground kitchen, and a little dead child lying in the same room.
- In another nine brothers and sisters, from 29 years of age downwards, live, eat and sleep together.

THE BITTER CRY  
OF  
OUTCAST LONDON.

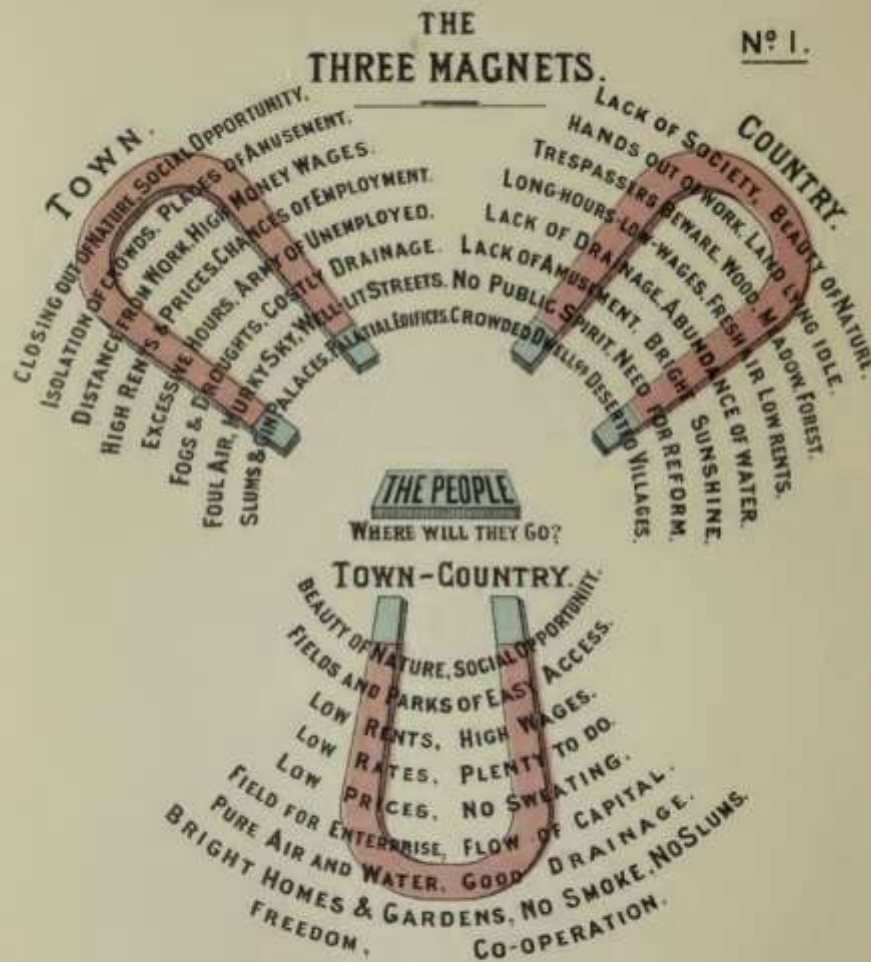
AN INQUIRY INTO  
THE CONDITION OF  
THE ABJECT POOR.

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LONDON :  
JAMES CLARKE & CO.,  
13, FLEET STREET, E.C.



- 1850 Ebenezer Howard born
- 1871 America for a while
- **1898 To-Morrow published**
- 1899 Garden Cities Association
- 1903 First Garden City Ltd. – Letchworth



# TO-MORROW:

*A Peaceful Path to Real Reform*

BY

E. HOWARD

"New occasions teach new duties;  
Time makes ancient good uncouth;  
They must upward still, and onward,  
Who would keep abreast of Truth.  
Lo, before us, gleam her camp-fires!  
We ourselves must Pilgrims be,  
Launch our Mayflower, and steer boldly  
Through the desperate winter sea,  
Nor attempt the Future's portal  
With the Past's blood-rusted key."  
—"The Present Crisis."—J. R. Lowell.



LONDON

SWAN SONNENSCHN & CO., LTD.  
PATERNOSTER SQUARE

1898



# Yesterday



*Living and Working in the Smoke*

# To-day



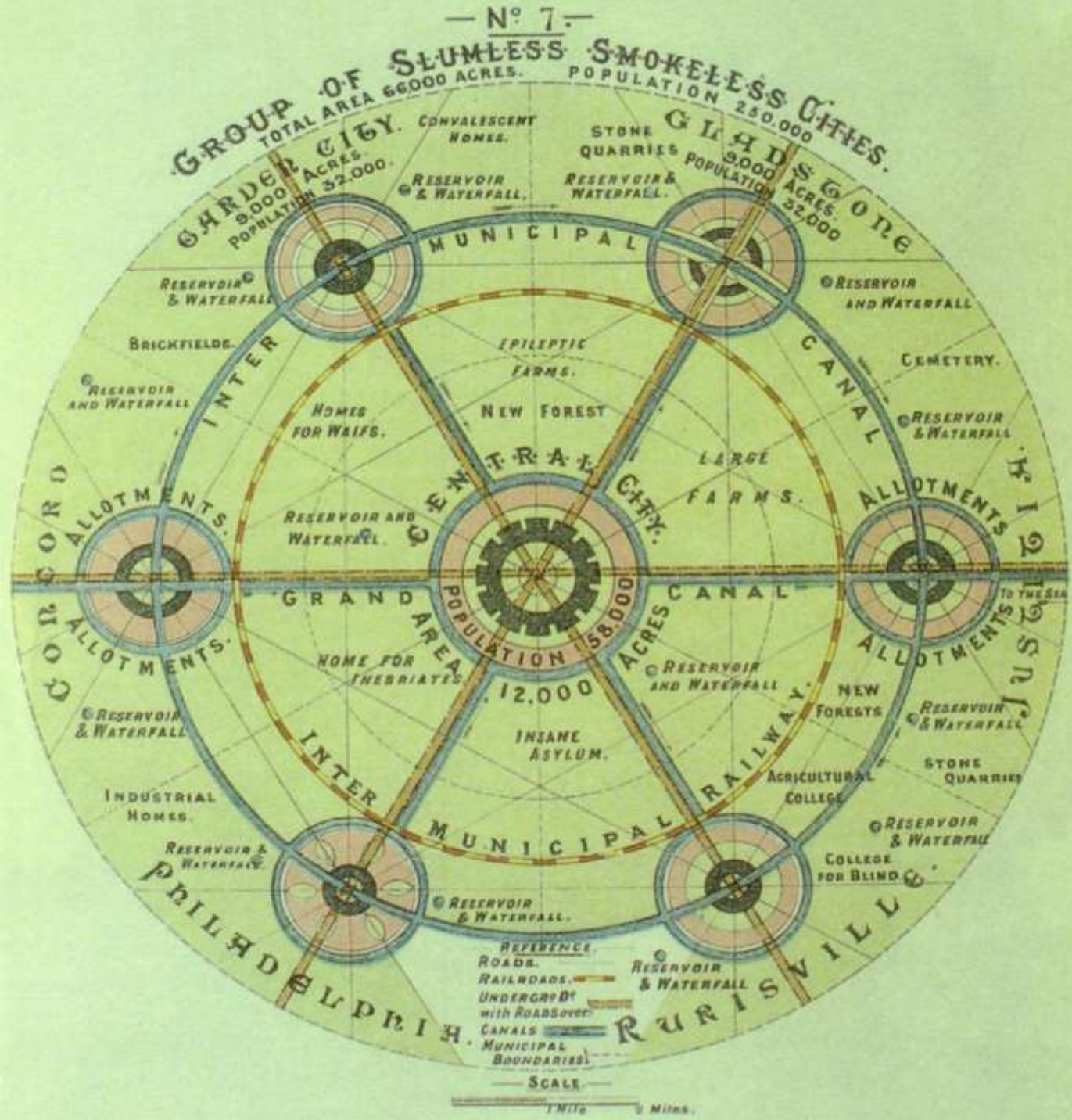
*Living in the Suburbs - Working in the Smoke*

# To-morrow



*Living & Working in the Sun at WELWYN GARDEN CITY*

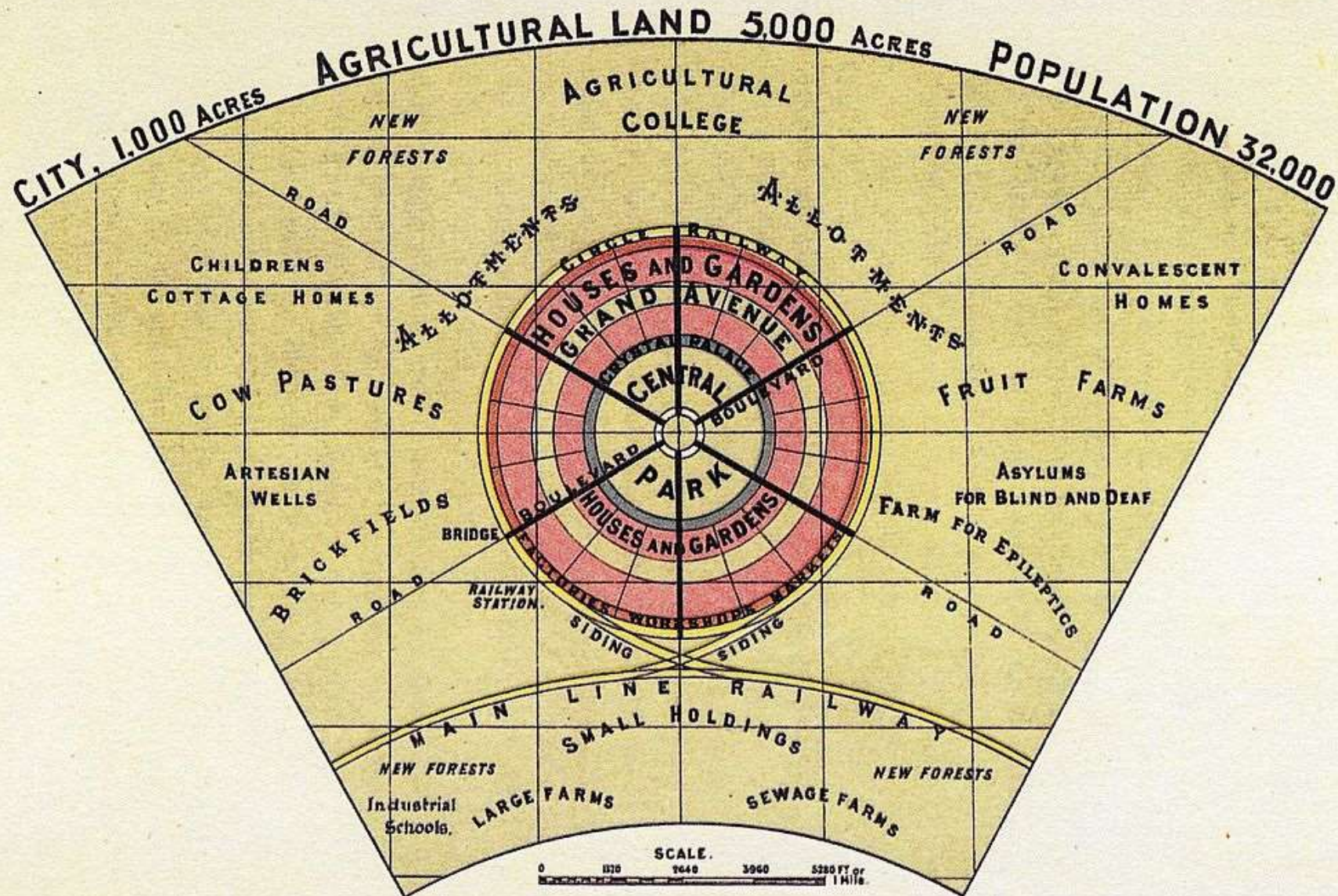






— N<sup>o</sup> 2. —

# GARDEN - CITY





1909

Hellerau, near  
Dresden

1. Garden City  
in Germany





# Jubilee line raises land value by estimated £2.8billion at Canary Wharf and Southwark Tube stations

08 July 2004

A report published today by Transport for London (TfL) suggests that the uplift in land values attributed to the Jubilee Line Extension is in the region of £2.8billion in the proximity of Canary Wharf and Southwark Underground stations.

The pilot study, conducted by globally integrated real estate services and money management firm Jones Lang LaSalle\*, found that there has been a positive impact on local property market values.

The conclusions of the report, 'Land & Property Value Study - Assessing the Change in Land & Property Values Attributable to the Jubilee Line Extension' are that the estimated uplift in land values is in a wide range, but in the order of:

- £2billion around Canary Wharf Underground station;
- £800million around Southwark Underground station.



Housing Benefits per year in Millions

Year	Tower Hamlets	Southwark
1996/97	90.7	134
2000/01	110.9	118.3
2006/07	168.5	155.1
2011/12	254.6	212.7
2015/16	280.2	225.2
Source DWP statistics		

# April 2014, DCLG Garden Cities prospectus with the following principles:

- strong vision, leadership and community engagement
- **land value capture for the benefit of the community**
- **community ownership of land and long-term stewardship of assets**
- mixed-tenure homes and housing types that are affordable for ordinary people
- a strong **local jobs offer in the Garden City** itself, with a variety of employment opportunities within easy commuting distance of homes
- beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create **healthy homes** in vibrant communities
- generous green space linked to the wider natural environment, including a surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well-managed, high quality gardens, tree-lined streets and open spaces
- opportunities for **residents to grow their own food**, including generous allotments
- strong local cultural, recreational and shopping facilities in **walkable neighbourhoods**
- integrated and accessible **low-carbon transport systems** – with a series of settlements linked by rapid transport providing a full range of employment opportunities

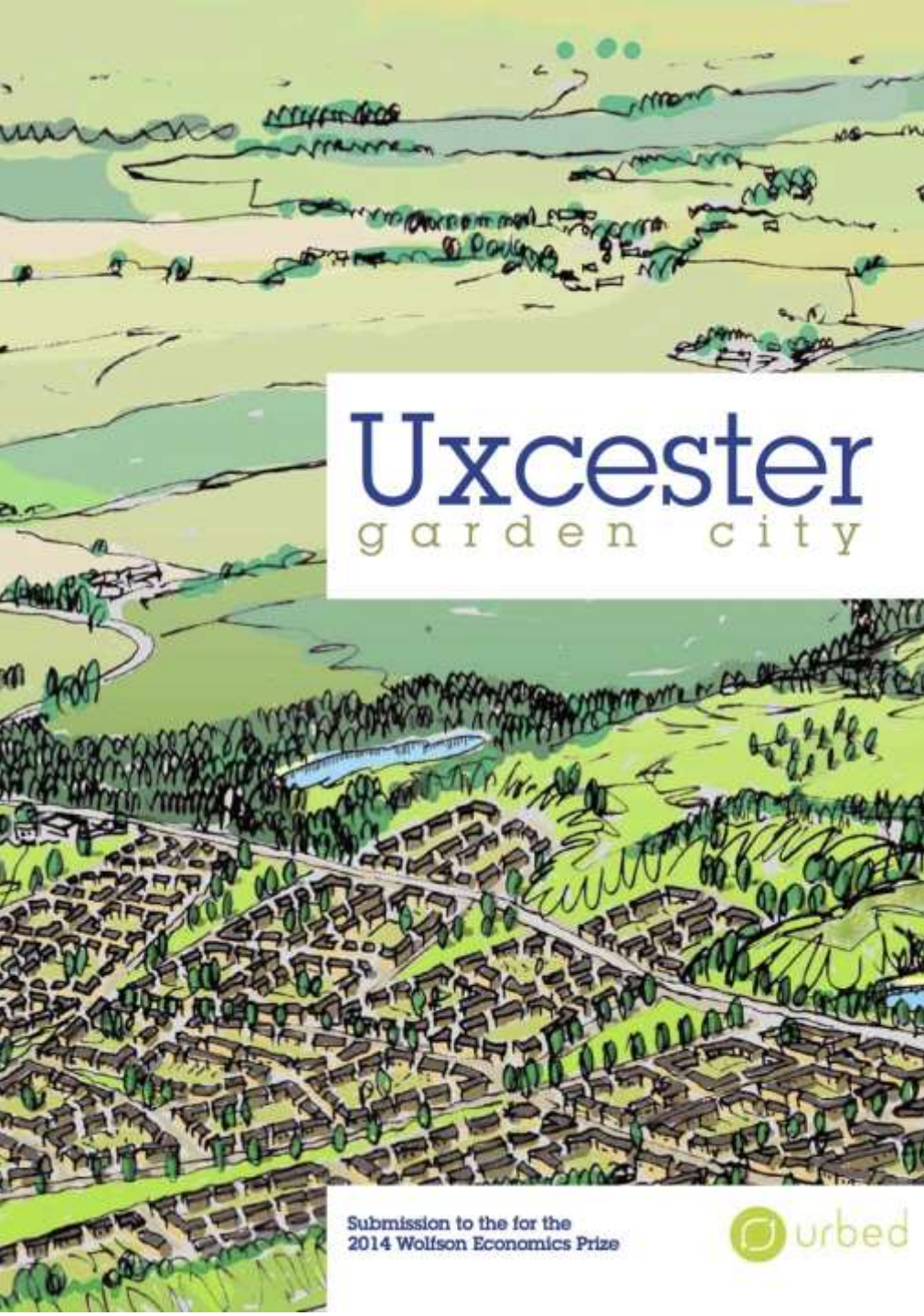


August 2014

New Garden Cities  
Alliance – Community  
Interest Company  
founded







# Uxcester

garden city

Submission to the for the  
2014 Wolfson Economics Prize



Wolfson  
Economics Prize  
MMXIV

How would you deliver  
a new garden city which is  
visionary, economically viable,  
and popular?

Shelter



2014 Wolfson prize

1. Urbed
2. Shelter



# III. Letchworth conference, February 2017

## Group sessions - morning

- I. Garden City standard
- II. Custom and -self build sector
- III. Garden Villages new and old
- IV. One Planet Living
- V. Landscape design, public parks and food forests
- VI. Support for housebuilding with garden city principles
- VII. Homegrown building materials & local economy

## Group sessions - afternoon

- I. Lessons from Graven Hill
- II. How can Community led housing models work
- III. Deliver a Land Value Capture system that works
- IV. Importance of sustainability of building methods
- V. Finance and long term affordability, how can it work
- VI. How Standards have worked in the past
- VII. How governance can integrate new and existing communities





Conference outcome:

A Garden Town/Village/City  
should aim for and be judged  
against ..

that it creates a place that is

- Socially
- Ecologically and
- Economically sustainable

### **Garden City Declaration**

We believe that a Garden City should be focused on successful outcomes rather than the use of specific techniques or methods. We would expect that successful outcomes are achieved through a land value capture system, and also with strong and effective participation and accountability in both the design and development and future governance of any Garden City.

### **Articulation**

This conference resolves that the outcomes that a Garden Town/Village/City should aim for and be judged against should be that it **creates a place that is**

**Socially,  
Ecologically and  
Economically sustainable.**

### **Notes**

*We note that these three goals are in line the UNESCO goals for sustainable development and are complementary with the TCPA principles and the New Garden City Movement principles.*

Philip Ross, Conference Chairman  
Passed at the Letchworth III Conference – 22<sup>nd</sup> February 2017,  
Letchworth Garden City  
(Garden City means City, Town, Village or Suburb)



## Lord Taylor suggests to include the New Towns Act into the Neighborhood planning Bill.

15<sup>th</sup> March 2017 – House of Lords:

“At the moment, where projects are approved, the risk is that they are sold on through the chain of speculators, developers and housebuilders.

Then, by the time that they are delivered, on grounds of viability because of the price that has been paid for the land or because of the model of the housebuilder, none of the promises made at the start to the local community is delivered.”

“It is also critical that we understand that the big housebuilder model does not allow big housebuilders greatly to increase the numbers being delivered.

They will not do so even if they wish to because of the way in which they are financed and the way in which public listed companies are priced.

The only way to deliver the increased numbers—and also the increased quality—is to build up new entrants, whether housing associations, growing SMEs, self-builders or overseas developers of the highest quality. ”



**29<sup>th</sup> March 2017 – House of Commons accept Lord Taylors amendment and after some further ping pong in the coming weeks, the bill can seek the Royal Assent.**

# Do we want this .. or real choice with custom build ?



Developer led = NIMBY, because socially, ecologically and economically **unsustainable**



Community/locally led = YIMBY, because socially, ecologically and economically **sustainable**



Thank you !

Thomas Hoepfner, Managing Director

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