

How to create a sustainable community

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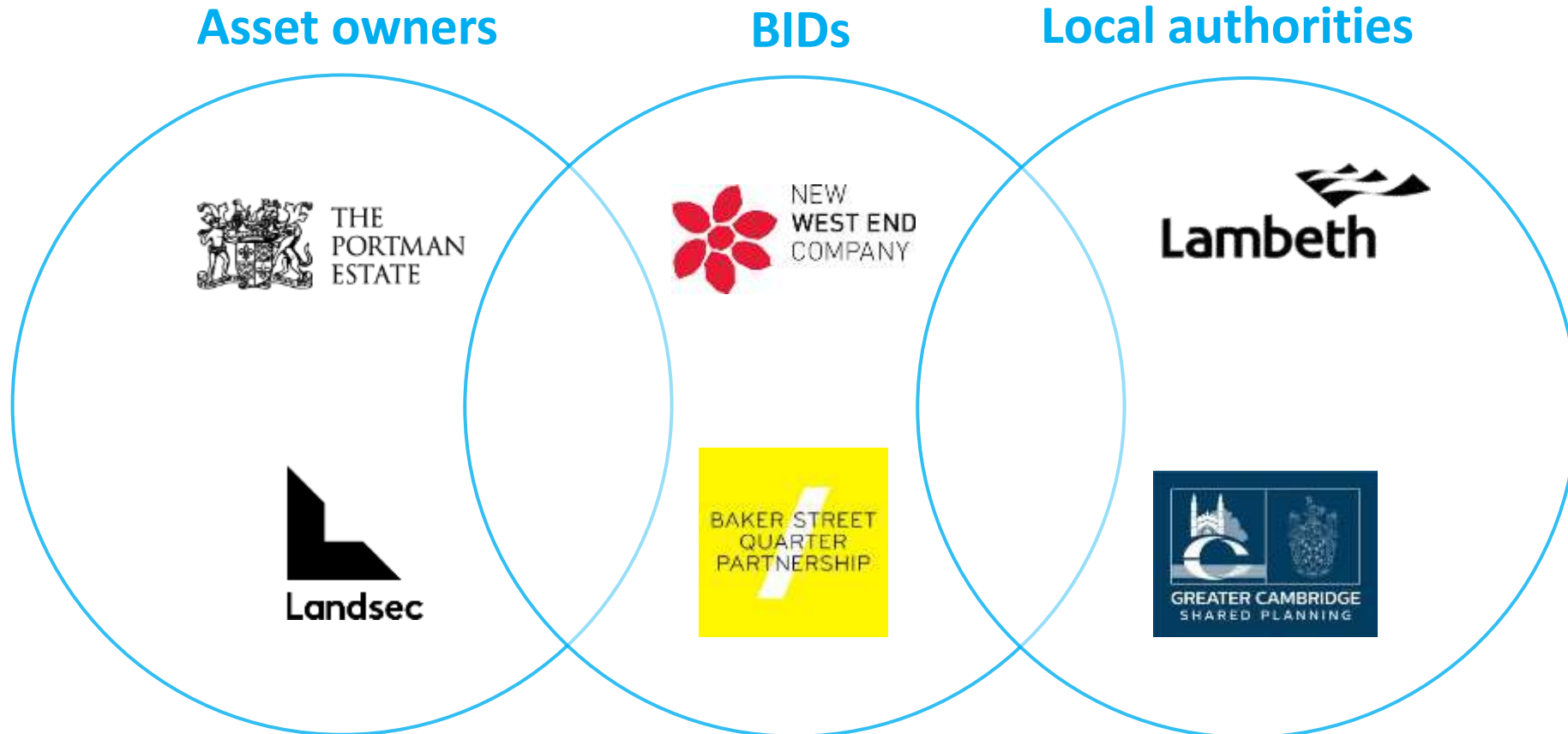
Bioregional

Charity, social enterprise and award-winning consultancy



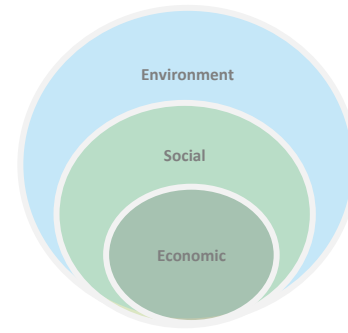
Who we work with

Strong focus on real estate and the built environment



1. What do we mean by a 'Sustainable community'

Definition of a sustainable community



Current practices

Key themes

- 1) environmental:** climate and ecological emergency
- 2) social :** social value and community benefit
- 3) economic :** regeneration and opportunity

Driving legislation

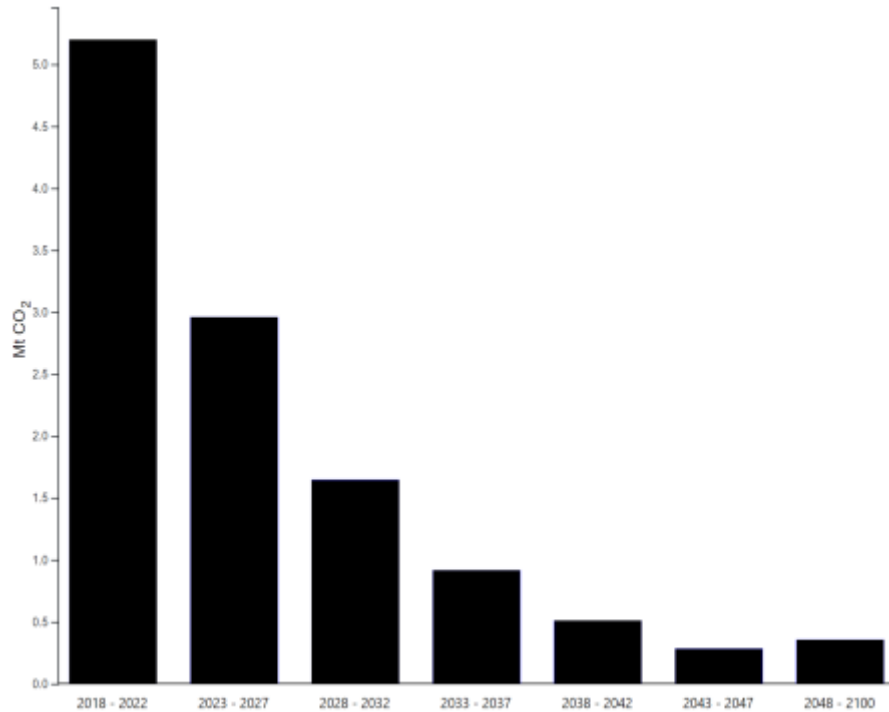
Climate Change Act 2008 /
Environment Act 2021

Social Value Act 2012

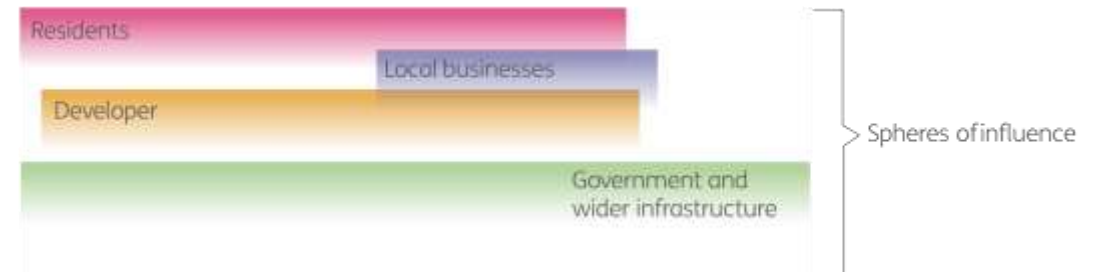
Levelling Up and Regeneration Bill 2022

2. Intro to One Planet Living®

Sustainable communities definition & framework



Tower Hamlets carbon emissions reductions necessary in order to support a global safe climate in future (Tyndall Centre)



One Planet Living[®]

The 10 One Planet Living[®] principles:



1
Health and happiness



2
Equity and local economy



3
Culture and community



4
Land and nature



5
Sustainable water



6
Local and sustainable food



7
Travel and transport



8
Materials and products



9
Zero waste



10
Zero carbon energy



One Planet Living[®] for the built environment



Health and happiness



Design climate-resilient homes and communities that enable and promote healthy habits



Equity and local economy



Be fair – support local businesses and affordable housing



Culture and community



Boost community by creating shared spaces and develop a culture of sustainable living



Land and nature



Create a connection with nature, and enable it to thrive



Sustainable water



Use water-efficient appliances and increase resilience to flood

One Planet Living[®] for the built environment



Local and sustainable food



Promote plant-based choices & provide space to grow food



Travel and transport



Reduce need to travel & make active travel the easiest option



Materials and products



Reduce embodied carbon and source responsibly



Zero waste



Think circular throughout design, construction and operation



Zero carbon energy



Design for net-zero carbon – then make sure you achieve it

The process

1) needs analysis :	evidence base	desk-based research
2) visioning	: goals and ambition	interactive workshop
3) action plan	: outcomes, actions, indicators	collaborative planning
4) publicly report	: transparency and accountability	communications / presentation
5) review	: learn and adapt	objective analysis

3. Real life examples

BedZED



Mixed-use eco-development in Sutton, London

- 100 homes, 50% affordable
- Specialist college and employment space
- Community pavilion, café
- Playing field, green gym, meadow and allotments
- Near zero-carbon energy, on-site car club, low utility bills
- Strong community culture and social interaction
- Improved values and sales velocity vs nearby comparators

LB Sutton council-owned land disposed of at below market rate with Abatement Cost of Carbon factored into the sales price – proposed by LB Sutton and approved by Secretary of State.



Sutton Community Farm

London's most productive farm in LB Sutton



Founding aims:

1. local people to learn more about growing food
2. foster community and promote health
3. increase the supply of locally produced food

Current performance:

- >£800,000 turnover
- 500 veg box grown, sold and delivered per week
- > 15 tonnes for fresh organic veg produced a year
- c.10% of veg boxes donated to food charity – 150 people/week
- 80 volunteers per week on site (10,000 hours per year)
- 11 jobs created, 4 traineeships
- Community Benefit Society +400 community owners

Underutilised Surrey County Council-owned land now leased and productive



Saxon Court (MK Gateway)

Milton Keynes' tallest re-development scheme

History:

- MKs first office building, generous atrium and contribution to city-scape.

Proposed scheme:

- Offices - refurbished and extended
- new indoor and outdoor public squares for F&B, leisure, retail and community events
- new accessible workshop and maker space
- 288 new apartments for rent with vertical communal outdoor space

Local campaign championed the retention of the offices – released by Milton Keynes Development Partnership in a competitive OJEU tender process - 999 year investment lease.

Sustainability credentials:

- Social Value - £300 million over 20 years
- Zero fossil fuel - communal ASHP for heat and PV for power .
- 25% net gain in Biodiversity on-site
- Car share and car club on-site, no new parking provided



Summary

How to create a sustainable community

In summary

1) Think holistically

Use a broad range of principles across socio-economic and environmental, and consider how they interconnect.

2) Go beyond upfront financials

Whole-life economics and triple bottom line accounting are crucial to seeing the bigger picture.

3) Collaborate in partnership

Find your local champions and work with a range of partners – more opportunity to leverage greater impact.

4) Maintain an open mind

Being an agent of positive change is hard work - its easy to become a blocker from a position of power, even if by mistake.

5) Its called an emergency for a reason!

This decade decides the future for the next generations. The time for demonstrations is over, this needs to be integrated into every decision we make

Thank you

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