

Our communities

We aim to be the industry leader in managing the planning and community engagement process.

OUR FOCUS



Progress for 2019

- Updated our Political and Community Engagement Toolkit to help us communicate our plans in a clear and consistent way
- Launched our updated Community Communication Plan to ensure consistent communication throughout the life of a development
- Every one of our sites has a tailored planning and community engagement strategy
- Launched a pilot to explore how we can accelerate the creation of communities on our sites

Priorities for 2020

- Complete our connected community trials at two sites and assess the findings
- Roll out of our environmental strategy and development of a science-based carbon reduction target

SR Read more in our 2019 Sustainability Report

What we do

We want communities to welcome Taylor Wimpey to their area and recognise the value we can bring and the contribution we can make to the existing community, as well as trusting us with the responsibility of creating a new one. We actively seek the views of local communities and other stakeholders. We develop a tailored planning and community engagement strategy for each site and work closely with communities and other local stakeholders throughout all aspects of the planning process. We aim to be the industry leader in all aspects of planning and to obtain the right planning consents that enable us to respond to a changing market, reflect the desires of our customer base and deliver the quality homes we want to build, whilst meeting our financial objectives.

Why is it important for all our stakeholders?

We believe that local communities should have a say in development. This enables us to achieve the right planning permissions and ensure our developments are valued by their local communities. We know housebuilding, particularly in its early stages, can be disruptive. In order to mitigate this we seek to engage, consult and work in partnership with communities and all interested stakeholders on each and every site, both before we submit a planning application and throughout the life of our developments. Our customers have a very strong desire to become part of a community and to do so quickly after they move in. Our research showed that customers believe we should play a more active role in facilitating the relationship between the new residents, their new community and their neighbours.

We have a responsibility to our stakeholders to operate and act in a sustainable manner and, on a day to day basis seek to be a positive agent of change in the communities in which we operate. We acknowledge the serious threat posed by climate change and biodiversity loss and the need for urgent action to address these challenges – and we want to play our part. Taking action on the environment helps us to create better places to live for our customers and strengthens our relationships with employees and other stakeholders. It also reduces costs and risks to the business, with climate change and biodiversity identified as key risks monitored by the Board.

Placemaking

Our customers want to buy a great home in a thriving community – somewhere they feel safe, supported and enriched and can enjoy a good quality of life. Our approach starts with placemaking – ensuring the design and layout of our sites promotes social, environmental and economic sustainability.

We ran our second internal design competition in 2019 – seeking out the best examples of placemaking from around the business, celebrating the good practice that already exists and it has inspired us to go further.

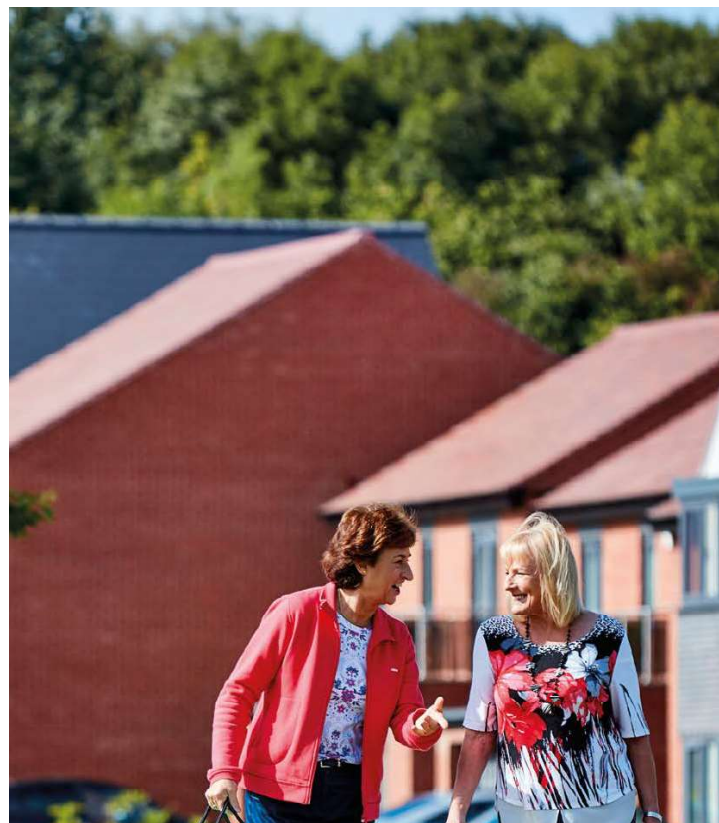
Installing infrastructure at an early stage can help in the successful development of a new community. It can also make new developments more desirable to prospective buyers, increasing sales. We are looking at how we can increase early delivery of community infrastructure to maximise its positive impact.

Investing in local communities

We invest in infrastructure and facilities that help make our developments great places to live over the long term. This includes affordable housing, green spaces, community and leisure facilities, transport infrastructure, educational funding, jobs for local people and public art. In 2019, we contributed £447 million to local communities in which we build across the UK via planning obligations (2018: £455 million). Our teams across the business get involved in local life, organising competitions with primary schools, inviting schools to site for health and safety training and sponsoring local sports clubs, as part of their daily working life. In addition, we contributed over £129k to other organisations, such as scout groups, local football teams and various local community causes (2018: c.£170k).

Connected Communities

The way we live, work and shop today often means fewer day to day opportunities to interact with the people who live nearby. We're exploring how we can accelerate the development of new communities on our schemes, so that our customers feel connected and have a strong sense of community from an early stage.



Material issue:
Managing land, planning and engagement MI

“We want to work with housebuilders who can help us achieve our goals on climate change and health and wellbeing.”

Local Authority

SR Read more in our 2019 Sustainability Report

Connecting residents at Lawley village

Residents in our 186 homes at Lawley Phase 8, part of the Lawley Village community, have access to quality areas of public open space, and a good network of public transport including a bus route and extensive network of cycle paths. The scheme borders parkland and integrates ‘pocket parks’ which provide community areas, activity spaces and resting places.

The scheme was shortlisted for a National Design Award in 2019.

In 2019, we launched our Community Communications Plan. This toolkit will help our land, planning, sales and marketing teams organise activities and events that foster relationships between the new and existing community, and that make it easier for new residents to set down roots. It also emphasises the importance of providing good information for customers on the facilities, services and activities happening in their area. The toolkit covers the whole development process from planning to after construction finishes and will help us take a consistent approach across our sites.

Local consultation

We believe that local residents deserve a say in what happens in their local community. During 2019 we ran 187 community meetings and events, including public exhibitions.

We are proud of our approach to community engagement and the way that our employees deliver it. We have a comprehensive community engagement framework which applies to every stage of the development timeline, from pre-planning consultation to ongoing communication with existing and new residents during and after construction. Our approach goes well beyond regulatory requirements, with engagement starting before we submit a planning application and continuing throughout the development process. Wherever possible, we use the feedback obtained as part of our community engagement to develop and improve our design proposals. To fully understand local views, it is important that we reach a wide range of stakeholders from residents, property owners and local authorities, to businesses, schools, residents’ associations and other groups. We are committed to publishing information on proposed developments online so that members of local communities and other interested parties can easily find out what we are planning and where.

Sustainability

We aim to use natural resources efficiently and to reduce our impact on the environment. We are pleased to have reduced our direct emissions intensity (tonnes of CO₂e per 100 sqm of homes built) by 43% since 2013, putting us on track towards our target of 50% reduction in direct emissions intensity (scope 1 and 2) by 2023. We have also achieved an absolute reduction in emissions of 19% since 2013, even with a 42% increase in completed floor area.