

Our communities

We want communities to welcome Taylor Wimpey to their area and recognise the positive contribution we can make to their existing community, as well as trusting us with the responsibility of creating a new one.

Material issues



Progress for 2020

- Supplied and delivered PPE to over 50 care organisations in our local communities
- Signed the Social Mobility Pledge, signalling our commitment to boost opportunity and social mobility
- Adopted virtual consultation methods so community engagement could continue safely during the pandemic
- Developed our new environmental strategy and set a science-based carbon reduction target

Priorities for 2021

- Update our placemaking training and review our placemaking guidance on cycling
- Continue to strengthen our engagement and relationship with the local communities in which we operate

BM Read more on page 21

Link to SDGs



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 the development. It has been increasingly important to be more innovative in seeking ways to engage and connect with communities. We continued to progress planning through the shutdown period and run community meetings virtually. We were pleased to have achieved the UK's first significant planning permission remotely.

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 Community Communications Plan launched in 2019 covers the whole development process from planning to after construction finishes. It ensures we take a consistent approach across our sites and helps our teams organise activities and events that foster relationships between the new and existing community.

Community engagement

We build in communities for years, making a significant impact on the area and its people. We aim to build good relationships with local people throughout this time by communicating proactively and consistently.

Every one of our sites has a tailored planning and community engagement strategy and a clear point of contact. We use a range of methods to inform local people about our plans, including our website, meetings, exhibitions, workshops and information boards. We aim to reach a wide range of stakeholders including neighbouring residents and property owners, potential customers, local authorities, businesses, schools and other groups.

During 2020, we issued guidance to our planning teams on how to use virtual consultation methods to allow engagement to continue safely during the pandemic.

Infrastructure and facilities

We invest in infrastructure and facilities that help make our developments great places to live. This includes affordable housing, green spaces, community and leisure facilities, transport infrastructure, educational funding, jobs for local people and public art. In 2020, we contributed

£287 million to the local communities in which we build across the UK via planning obligations (2019: £447 million), the reduction reflecting the lower building activity due to COVID-19. Our teams across the business get involved in local life, organising competitions with primary schools, and sponsoring local sports clubs, as part of their daily working life. In addition, we contributed over £94k to other organisations, such as scout groups, local football teams and various local community causes (2019: £129k).

Affordable homes

A lack of affordable housing is one of the biggest challenges facing people across the UK with rising house prices and rents and younger generations waiting longer to get on the housing ladder. We work with local authorities and registered provider partners (housing associations) to integrate high-quality social housing on our developments.

We can play a part in addressing these problems, by creating quality homes for a wide range of people and exploring new initiatives to improve affordability and encourage homeownership.

The majority of our developments include affordable social housing (homes made available at below market rates including social rent, affordable rent, low-cost home ownership and discount market sale tenures) which are negotiated as part of planning obligations. In 2020, around 20% of our completions were designated affordable (2019: 23%).

Social mobility

We have signed the Social Mobility Pledge, an initiative by former MP Justine Greening, signalling our commitment to boost opportunity and social mobility. We have developed an Opportunity Action Plan setting out how we do this focusing on four areas: helping to tackle homelessness; building employability for disadvantaged people; developing construction skills; and diversity and inclusion.

Placemaking

Good placemaking is important, both for long term customer attraction and long term satisfaction. Our customer research shows a clear relationship between good placemaking and long term customer satisfaction.

Increasingly, we aim to install infrastructure at an early stage. This can help in the successful development of a new community, increase sales by making new developments more desirable to prospective buyers and provide new facilities to benefit existing residents. We are equipping our teams to plan, design and deliver schemes that promote social, environmental and economic sustainability and the wellbeing of future residents.

Our placemaking standards are based on best practice such as the Building for a Healthy Life framework, and incorporate criteria to help us create attractive, successful and healthy communities for the long term. We have an Urban Designer and a Director of Design who work with our teams on placemaking. We have appointed a Design Lead in each of our regional businesses. Our e-learning Design Academy covers the core principles of urban design and how to create sustainable communities. Our third internal competition recognised colleagues for best practice placemaking.

Two of our schemes were shortlisted at the National Housing Design Awards, which promote excellence, innovation and sustainability in housing scheme design. Our Whitehill & Bordon development won a National Planning Award and a second scheme was shortlisted.

Sustainable homes and lifestyles

We conducted research with over 1,000 consumers around the UK in 2020 to explore attitudes to the environment and sustainable living. 43% said that environmental performance was an important factor in choosing who to buy a new home from. Our homes already integrate features to help customers reduce their environmental footprint and live a more sustainable lifestyle and with our new environment strategy we'll be helping customers to reduce waste, save water and encourage nature in their garden. More information can be found in our Sustainability Report.

Enabling sustainable travel

We aim to design walkable neighbourhoods that prioritise pedestrians and cyclists and where customers can enjoy an active lifestyle and make sustainable transport choices. Our placemaking standards encourage layouts that integrate paths and cycle routes that connect with existing networks and street design that encourages slower vehicle speeds and safer cycling conditions. We invest in public and community transport, walkways and cycle paths through our planning obligations and aim to install this infrastructure at an early stage.



April Virtual planning success

A planning application submitted by Taylor Wimpey became one of the first major schemes to be approved using the virtual planning committees and rules brought in during the pandemic.

The plans for Coronation Square in Waltham Forest include 750 new homes, of which 50% will be affordable, a range of new community facilities as well as shops, cafes and flexible commercial facilities.

Taylor Wimpey is working with Waltham Forest Council to revitalise the area as part of a major joint regeneration project in Leyton, London.

April	May	June	July
<p>Social Mobility Pledge</p> <p>Signed the Social Mobility Pledge, signalling our commitment to boost opportunity and social mobility.</p>	<p>Virtual consultations</p> <p>Adopted virtual consultation methods so community engagement could continue safely during the pandemic.</p>	<p>Assessing sustainability</p> <p>Rolled out our new digital platform LEADR (Land and Environment Assessment of Development Risk) for assessing and managing sustainability risks at site level.</p>	<p>Greener living</p> <p>Conducted research with consumers around the UK to help us engage customers on environmental issues and explore how we can make it easier for customers to adopt sustainable habits.</p>