

Our Communities

SDGs



2021 highlights

- Rolled out our new environmental strategy and set a science-based carbon reduction target
- Contributed £418 million to local communities in which we build across the UK via planning obligations (2020: £287 million)
- Delivered 2,501 affordable homes including joint ventures (2020: 1,904)
- Highly Commended in Sustainable Housebuilder of the Year category at the Housebuilder Awards

2022 priorities

- Make it easier for close to 40,000 customers to work from home and enable more sustainable transport choices through 36,000 EV charging points and 3,000 additional bike stands by the mid 2020s
- Update our Placemaking Guide and Guide to Design and Access Statement to reflect the latest government guidance and best practice
- Update our guidance on nature and green space including our Green Infrastructure Guide
- Develop our technical specification for net zero carbon ready homes during 2022 and 2023

Read more in relation to our business model on pages 22 and 23

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.

Our approach

We focus on placemaking and design and invest in affordable homes, infrastructure and research and development to help us create great places to live. Increasingly we are focused on changes to our homes and communities that enable customers to live more sustainably.

In 2021, we contributed £418 million to the local communities in which we build across the UK via planning obligations (2020: £287 million). This funded a range of infrastructure and facilities including: affordable housing; green spaces; community, commercial and leisure facilities; transport infrastructure; heritage buildings; and public art. These enhance our schemes and benefit the wider community. We aim to install infrastructure at an early stage of the build process to help the new community become established quickly.

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 £104k to other organisations, such as scout groups, local football teams and various local community causes (2020: £94k).

Housebuilding, particularly in its early stages, can be disruptive. We are committed to working with local people and communities. 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.

Placemaking

We believe that the plan, design, layout and delivery of our schemes can assist in creating successful and sustainable new communities, where our customers can enjoy a good quality of life.

Our placemaking standards are based on Building for a Healthy Life and aligned with the National Design Guide and National Model Code. Our Director of Design and Group Urban Designer are qualified architects and urban designers and we have a Design Lead in each regional business and strategic land team to champion good design at the regional level.

We design walkable neighbourhoods where customers can enjoy an active, healthy lifestyle and make sustainable transport choices. This includes 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 also invest in public and community transport, walkways and cycle paths through our planning obligations. In 2021, 67% of our UK completions were within 500m of a public transport node and 86% were within 1,000m.

Affordable homes

A lack of affordable housing is one of the biggest challenges facing people across the UK. We can play a part in addressing this problem by increasing the supply of new housing and making our homes affordable to a greater number and wider range of people.

Most 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 2021 we delivered 2,501 affordable homes including joint ventures (2020: 1,904), equating to 18% of total completions (2020: 20%).

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 community consultations.

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We aim to reach a wide range of stakeholders, including neighbouring residents and property owners, potential customers, local authorities, businesses, schools and other groups. Due to the pandemic, most consultations took place online during 2021 and we used social media, online exhibitions and virtual forums to ensure a broad section of the community could participate.

Our Political and Community Engagement Toolkit helps our teams to consistently engage a wide range of stakeholders in the planning process. In addition, our Community Communications Plan, guides teams on actions they can take throughout the development process to help foster a sense of community among new residents.

Economic impacts

Our developments provide a boost to the local economy, both during construction and once new residents move in. Our Economic Benefits Toolkit identifies and helps us understand and communicate the social and economic benefits our sites will generate; the number of direct site and indirect supply chain jobs that our developments will create and their economic value; expected revenue gains for local businesses; the impact of new infrastructure and amenities; and new revenue for local authorities, including from council tax and business rates.

We often transform previously developed, derelict or contaminated land into new communities, which helps support urban redevelopment and regeneration. Around 21% of our homes in 2021 were built on brownfield land (2020: 25%) which includes infill sites. All our developments, including those on greenfield sites, are built to our environmental standards and comply with the UK's environmental and planning regulations and any additional standards set by the local planning authority.

Engagement with nature

Integrating green spaces, nature and wildlife into our developments makes them more attractive places to live and can have a positive impact on residents' wellbeing and customer satisfaction.

Our environment strategy targets, launched in 2021, include biodiversity net gain requirements and go beyond regulation to deliver priority wildlife enhancements, including hedgehog highways, bug hotels, bird boxes and wildlife friendly planting. New sites will integrate our priority improvements that encourage wildlife to make a home on our developments.

In 2021, we worked with Hedgehog Street, a campaign by the British Hedgehog Preservation Society and People's Trust for Endangered Species to integrate hedgehog highways across 100 new sites. We also worked with Buglife – The Invertebrate Conservation Trust, to install bee bricks and bug hotels.

We've added user-friendly guides on nature-friendly gardening to our website and will launch home welcome nature packs for customers during 2022.

Placemaking principles in action

Our approach to placemaking encompasses social, environmental and economic sustainability criteria. In 2021, we ran our fourth annual Placemaking Competition which recognises best practice in design and layout, based on our placemaking principles. This year's overall winning scheme was Cambourne West Phase 1 in Cambridgeshire. The new West Cambourne Extension provides new connections, an abundance of open space, and easily accessible and central parks, play areas and community facilities.

