
Tending Colchester Borders Garden Community

Member Update | 24 February 2023

“...success is measured across two, three, four generations, by the impact and legacy left for children, grandchildren and great-grandchildren.”

Margaret Heffernan (2021). The Three Problems of Power.

Latimer feel that this quote captures one of the key measures of success for the new Garden Community



LATIMER
by Clarion Housing Group

MERSEAHOMES
EST. 1947

Latimer & Clarion Housing Group

Clarion's history has its roots in Victorian London and the entrepreneurship of William Richard Sutton.

The William Sutton Trust's earliest schemes were in London, but it later expanded operations to more than 30 other towns and cities.

The UK's largest housing association, we now have homes in more than 170 local authorities and a heritage stretching back more than a century.

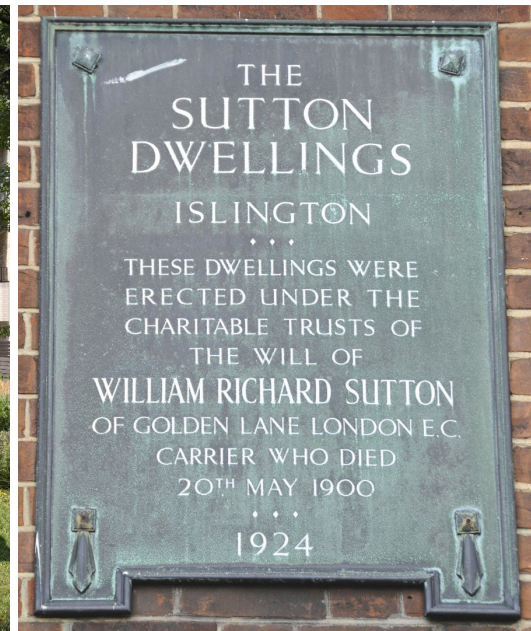
We build homes too, through our development arm Latimer.

Our charitable foundation Clarion Futures helps people and communities in what is one of the country's biggest social investment programmes. We're a business for social purpose.

We make every penny count and any surplus we make is reinvested in our mission to provide homes for those who need them most.

Clarion has one of the largest development pipeline of new homes of any Registered Provider. Clarion are committed to providing homes for those most in need and are investing billions of pounds in new housing over the next decade and beyond.

We celebrate our achievements in the annual William Sutton Prize, awarded for business ideas that make a positive difference to a community.



Latimer & Clarion Housing Group



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HOUSING



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About Clarion Housing Group

Clarion Housing Group is the country's largest social landlord with more than 350,000 people nationwide calling a Clarion home their own.

Our mission is to provide affordable homes for those who need them most, and our development arm (Latimer) builds thousands of new homes each year across the country.

www.clarionhg.com

About Clarion Housing

Clarion Housing is the largest housing association in the country, with 125,000 homes across more than 170 local authorities.

We are long-term stewards in our communities, playing an active role in shaping neighbourhoods and places where people want to live.

www.clarionhg.com

Clarion Futures

Clarion Futures is our charitable foundation. We work together with partners to make a positive difference to the lives of people living in Clarion homes and communities.

In 2021/22, we invested £16.3 million into our work with residents and communities, generating more than £123m in social value.

www.clarionhg.com/charitable-foundation

About Latimer

Latimer is the development arm of Clarion Housing Group. What sets Latimer apart is a long-term commitment to the people who live in our homes.

The surplus from Latimer developments are reinvested into Clarion Housing Group to build more affordable homes, improve and maintain existing social homes and support communities.

www.latimerhomes.com

Latimer & Mersea Homes: Qualitative Charter

The Latimer vision for this new place is to “tell the stories of a new community”.

We want to co-create the best quality, resilient and innovative new community in the UK – creating the conditions for the everybody to flourish:

Stories about people

1. We will commit to **20 minute neighbourhood principles** – ensuring that all members of the community have easy access to amenities without resort to vehicular transport;
2. We will **listen to, respect and reinforce existing communities** and assets within and near to the Site Allocation;
3. We will set a new standard for Garden Communities and embrace **'Infrastructure First'** delivery, building the required transport, schools, healthcare, community, leisure and retail facilities needed.



Stories about the land, sky and water

4. We will be **patient, responsible custodians of the land, sky, and water**, and we will champion strategies that protect and enhance this incredible natural environment.
5. We will deliver **healthy outcomes for the wider community** by encouraging active travel and through allocating around half of the site as green and open space - including a new country park;
6. We will integrate social and economic sustainability in every decision we make. **Our ambition is to establish this community at the forefront of 'regenerative' design practice** – delivering a net positive impact rather than just doing 'less bad';



Stories about enterprise & innovation

7. We will **promote and foster new businesses**, building on existing skills and creating new jobs for every household and the wider area.
8. To find new solutions to pressing urban problems, we will embrace the local spirit of invention, creativity, and a willingness to challenge the status quo. **We will deliver innovative technologies from the outset** and ensure that their implementation acts as a catalyst for developing new skills and technology based employment opportunities.

A story that is unfinished...

9. We will embed **stewardship from the outset** – recognising our role as long term custodians for both the community and it's environment, and ensure that residents can proactively engage in decision making and the future management of the community;
10. We will **commit to culture**. We recognise that a thriving community needs much more than homes. We will create the conditions for existing residents and new arrivals to make this place their own.



Commitments: A133-A120 Link Road

Latimer are absolutely committed to the full delivery of the new Link Road, connecting the A133 with the A120, in order to realise the full potential of the new Garden Community, and associated benefits to the surrounding area.

Over recent months, Latimer have provided pro-active support to the Councils in their negotiation with Homes England and DLUHC, including specifically:

- Articulating support via Clarion's strategic relationship with Homes England and DLUHC; and
- Committing to the principles outlined in the Memorandum of Understanding (MoU) with the Councils, to be signed ahead of the Joint Committee on 27 February 2023.

The MoU clearly reinforces our commitment to the full delivery of the Link Road, including developer contributions towards the funding of the northern connection if necessary.

We look forward to proactive discussions with the Councils, as part of the application process, to agree appropriate timing and 'trigger points' for completion of the Link Road, which will need to factor in further Councils land acquisition and potentially CPO.

Latimer fully supports the Infrastructure First ambitions of the project in this respect.



Above: Drone photography of TCBGC site area, with A120 heading east in the centre of the image.

Commitments: Stewardship

Making a difference.

Providing homes for those that need them most, changing the lives of people and communities for the better, and building a sustainable future.

Clarion Housing Group Purpose. 2023

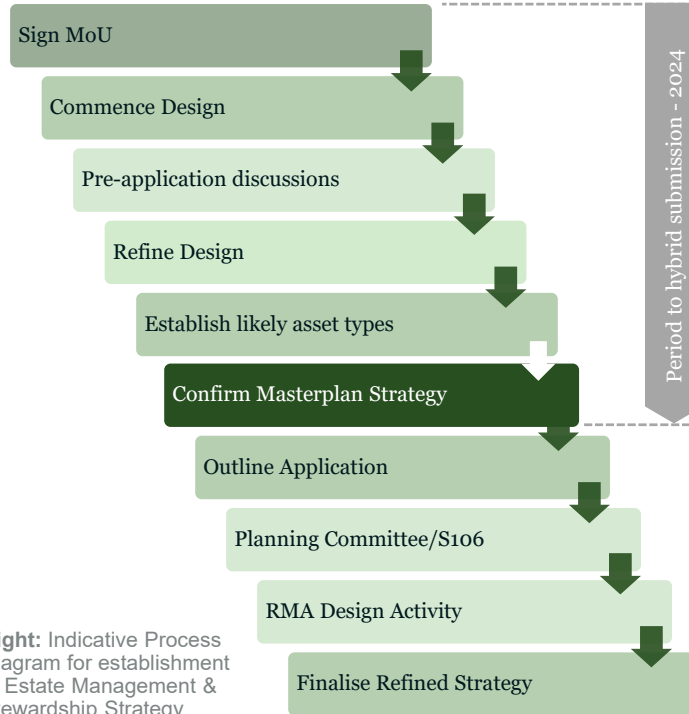
Clarion is the largest landlord in the UK. We provide homes for more than 350,000 people in over 170 local authorities. We've been doing this for more than 100 years.

Our charitable foundation, Clarion Futures, runs one of the country's biggest social investment programmes. This work generates more than £100m every year in social value. Clarion Futures currently manage a portfolio of c.50 community assets on behalf of the Clarion communities in which they are located.

Latimer and Clarion Housing Group will be long term stakeholders in the new community. Latimer will be involved in the direct delivery of approximately two thirds of the new homes, over the full development life cycle of the project.

Clarion Housing Group will retain and operate all of the affordable homes delivered in the new community in perpetuity – at least 30%. The long term success of this new place is mission critical to our business.

We continue to proactively collaborate with the councils to agree a set of principles around stewardship which we expect to form the basis of an MoU in due course, and to establish a defined Stewardship strategy for submission with the hybrid planning application for the new community during 2024.



Right: Indicative Process Diagram for establishment of Estate Management & Stewardship Strategy.



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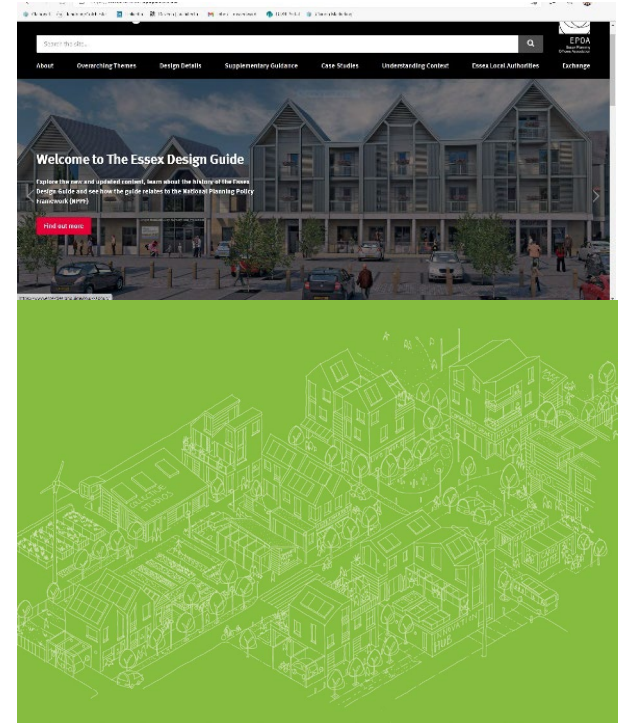


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Delivery Strategies

Our current working assumptions for delivery of the new community are that:

- Latimer will directly deliver around 2/3 of the homes;
- The remaining homes are likely to be delivered as serviced parcels, including the potential for community build, self-build plots and other innovative housing typologies;
- All delivery partners will be subject to the same stewardship commitments and place quality charter established for the community via the application process and approved by the Members;
- All affordable homes (at least 30% of all homes, and including affordable homes not directly delivered by Latimer) will be retained and operated by Clarion Housing Association;
- Dedicated employment land likely to be delivered as serviced plots;
- All development shall be subject to detailed design codes and parameter plans, to be developed as part of the hybrid application and approved by the Members.



Right top: Essex Design Guide Home Page

Right: P+P conceptual image