

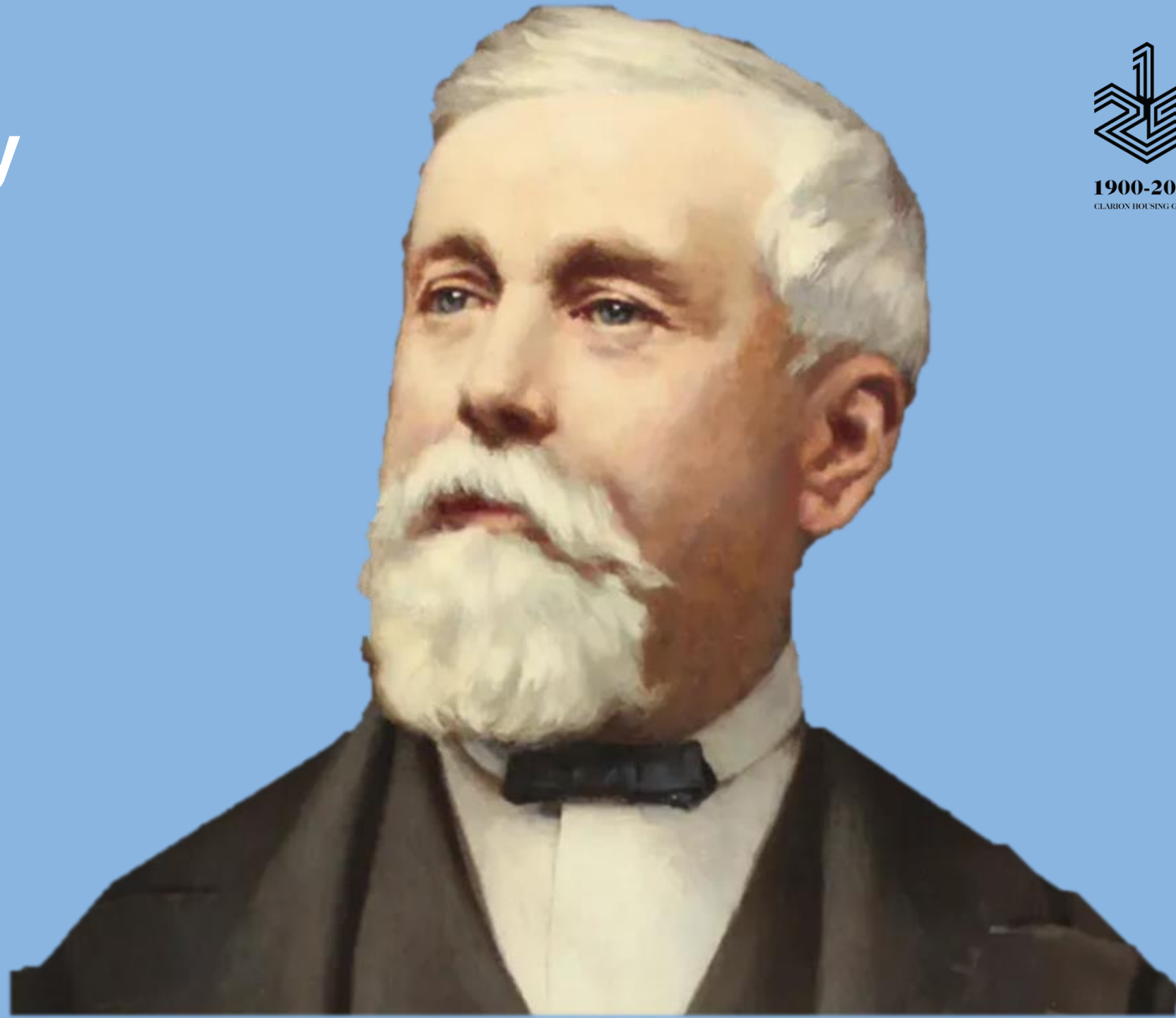


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The 5 New Giants of Opportunity

Our journey from foresight to
a new social contract for housing

The Journey



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The 125 Foresight Group



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IG GROUP



Professor Lorraine Farrelly
University of York



Joe Farrington-Douglas
The Health Foundation



Indy Johar
Dark Matter Labs



Dr Angela Donkin
The Institute of Health Equity



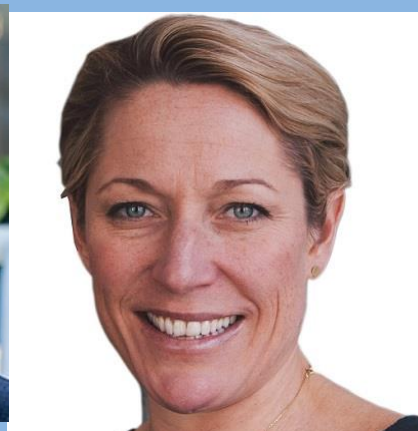
Rachel Coldicutt
Careful Industries



Michael Pawlyn
Exploration Architecture



Andrew Greenwood
Leeds Building Society



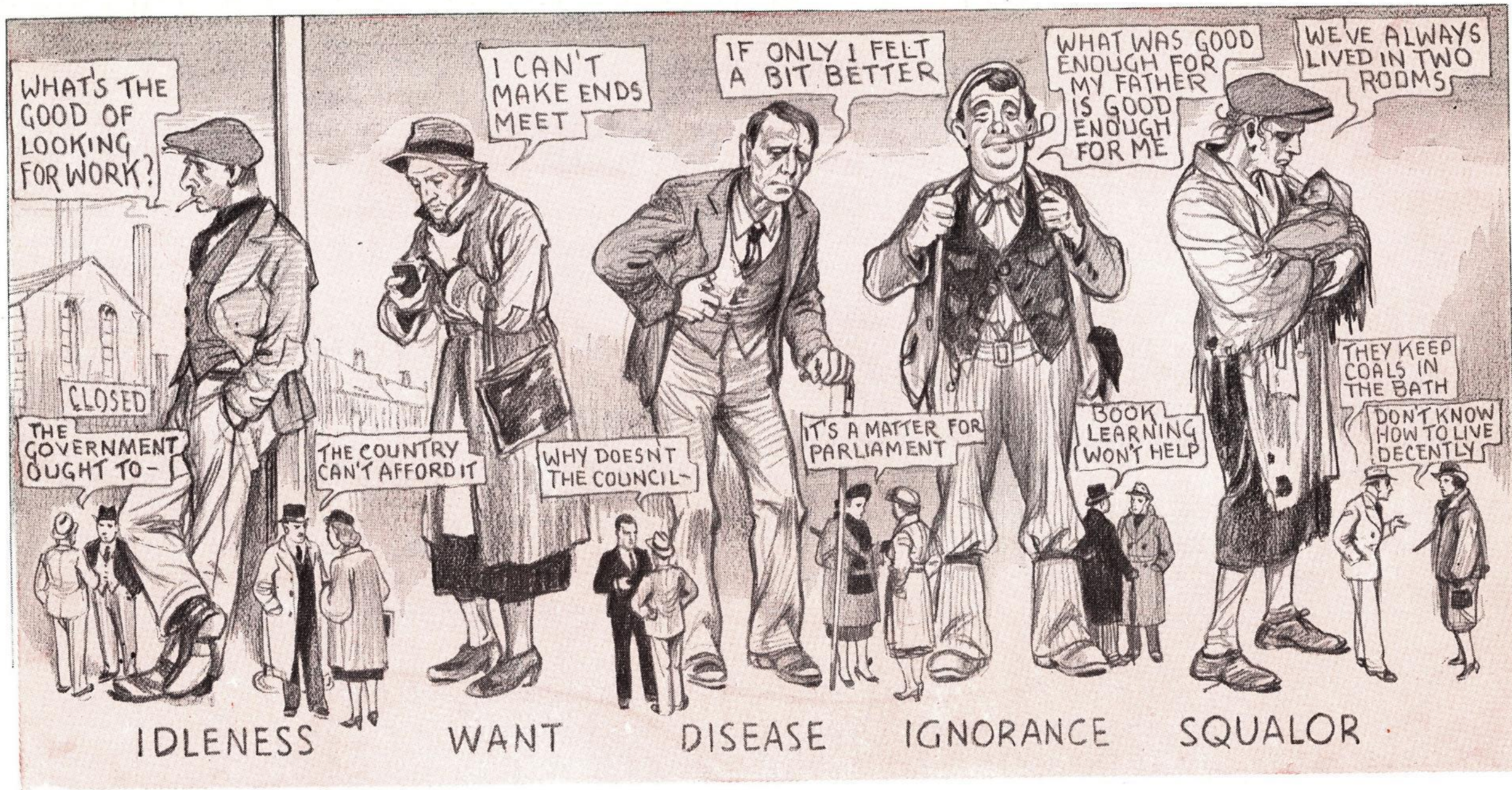
Julie Hirigoyen
Systemiq



Niomi Gibson
Clarion resident, Clarion Futures Board



David Orr
Foresight Group Chair



THE FIVE GIANTS



Kickstart Economic Growth



Get Britain Building



Make Work Pay



Hand Back Power to Communities



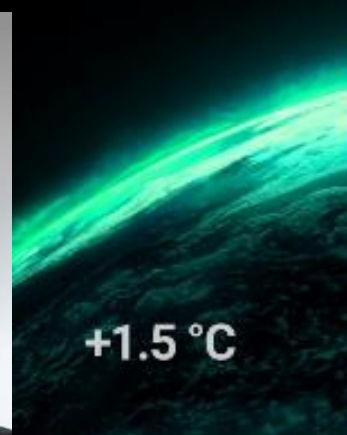
Provide Better Transport

WHAT MIGHT OUR WORLD LOOK LIKE?

The different

futures that

lie ahead.



+1.5 °C



+2 °C



+3 °C



Resident of the Future

October 2024



Climate change

Technological di



Social instability



Fracturing world

Demographic shift

The Index 2024

Findings from Clarion's annual resident insight survey



Owner-occupiers remain largest tenure at 65% down from 71% in 2003



Social sector size steady with HAs taking a growing proportion



Investment in England behind Scotland and Northern Ireland in affordable output



9.1 times salary

to buy a home in 2021 – up from 3.5 times in 1997



12% rent increase

year-on-year on average in London

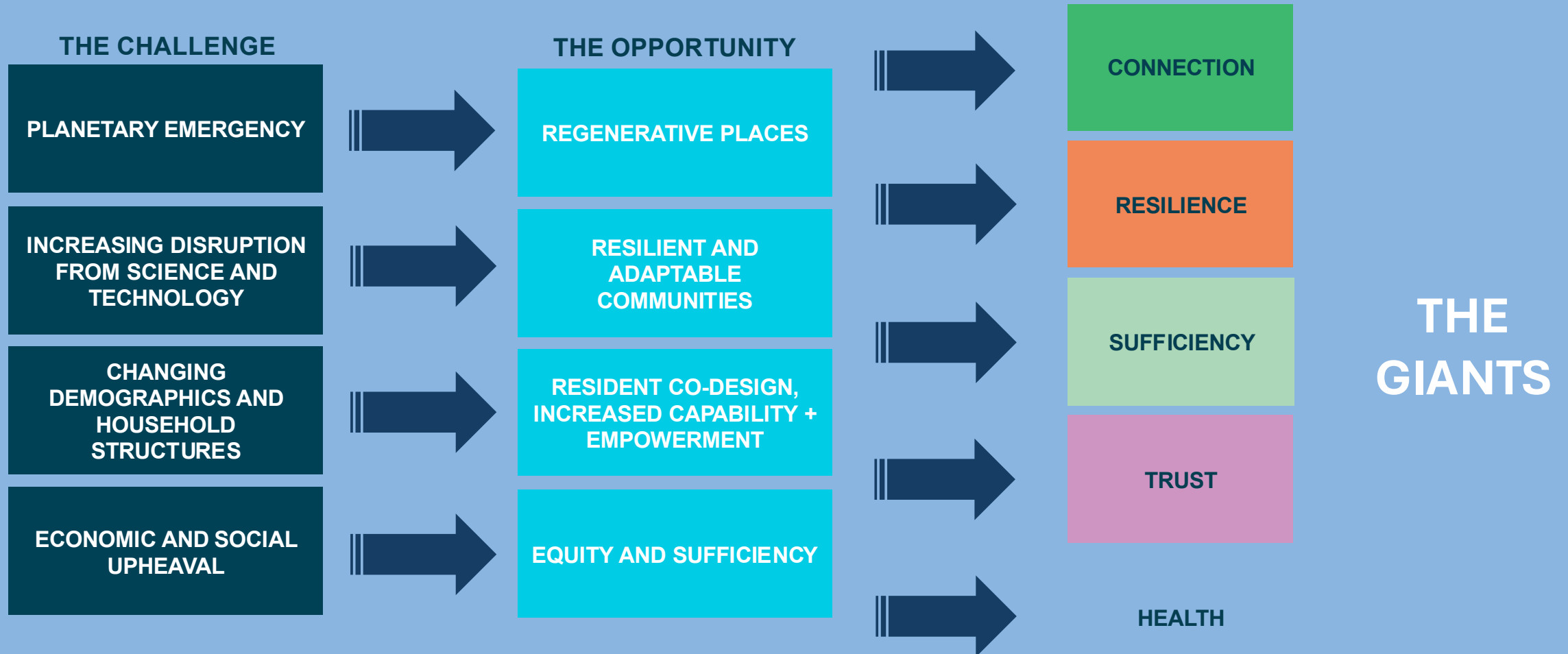
10% rent increase

outside of London

2x

Private rental sector doubled in size since early 2000s

Challenges to Opportunities





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Connection



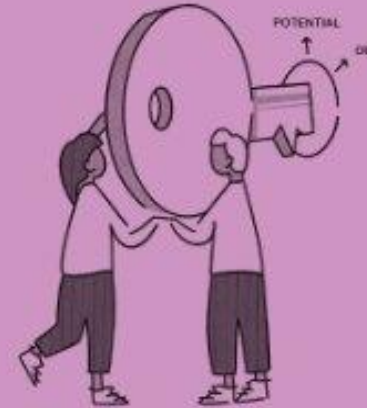
Resilience



Sufficiency



Trust



Health



- Conversations
- Residents
- Spark

I'm home, therefore I am

The 5 new giants of opportunity

to establish a new social contract for housing



Connection Resilience Sufficiency Trust Health



Connection





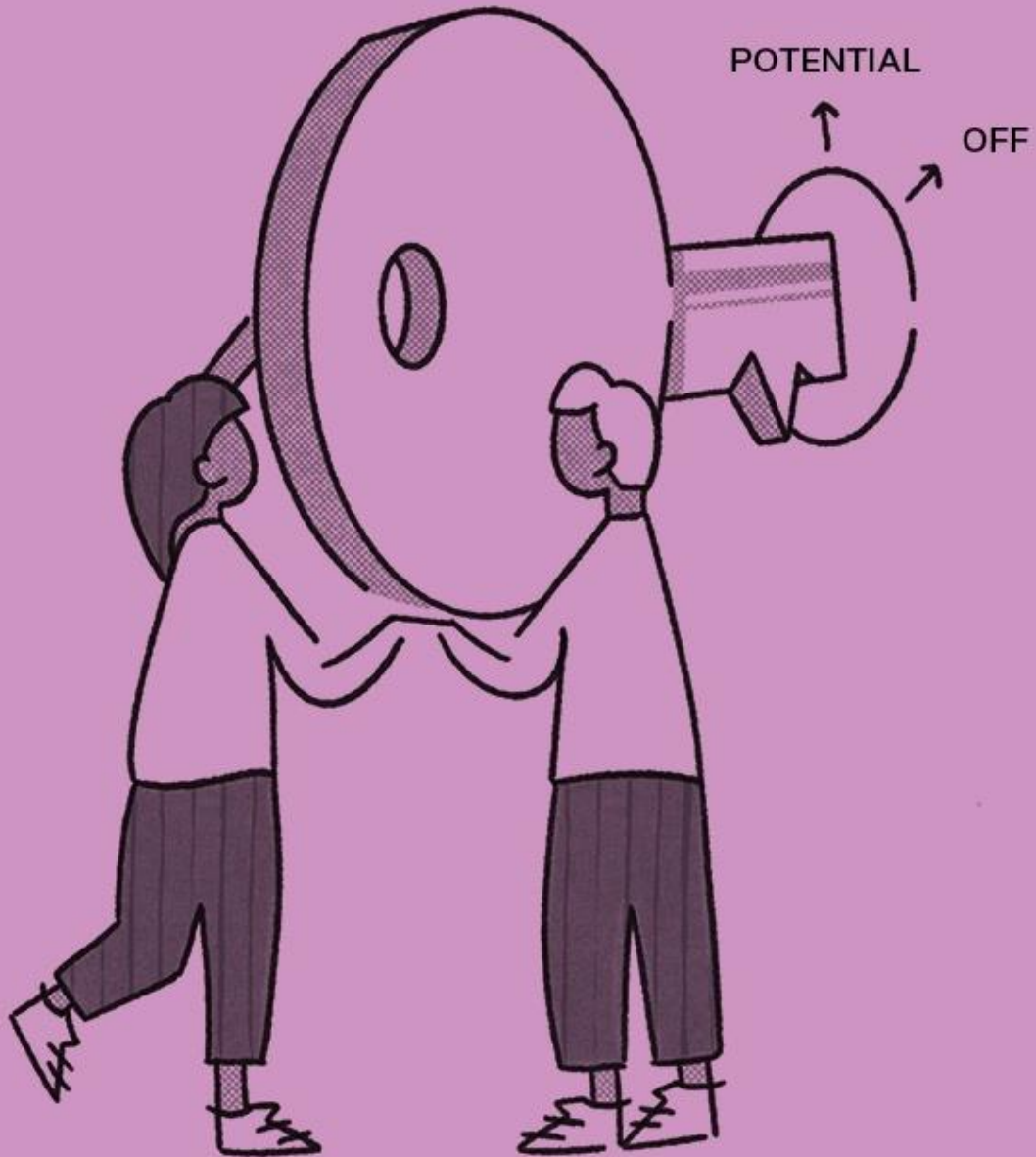
Resilience





Sufficiency





Trust





Health





Connection

Resilience

Sufficiency

Trust

Health

What next?



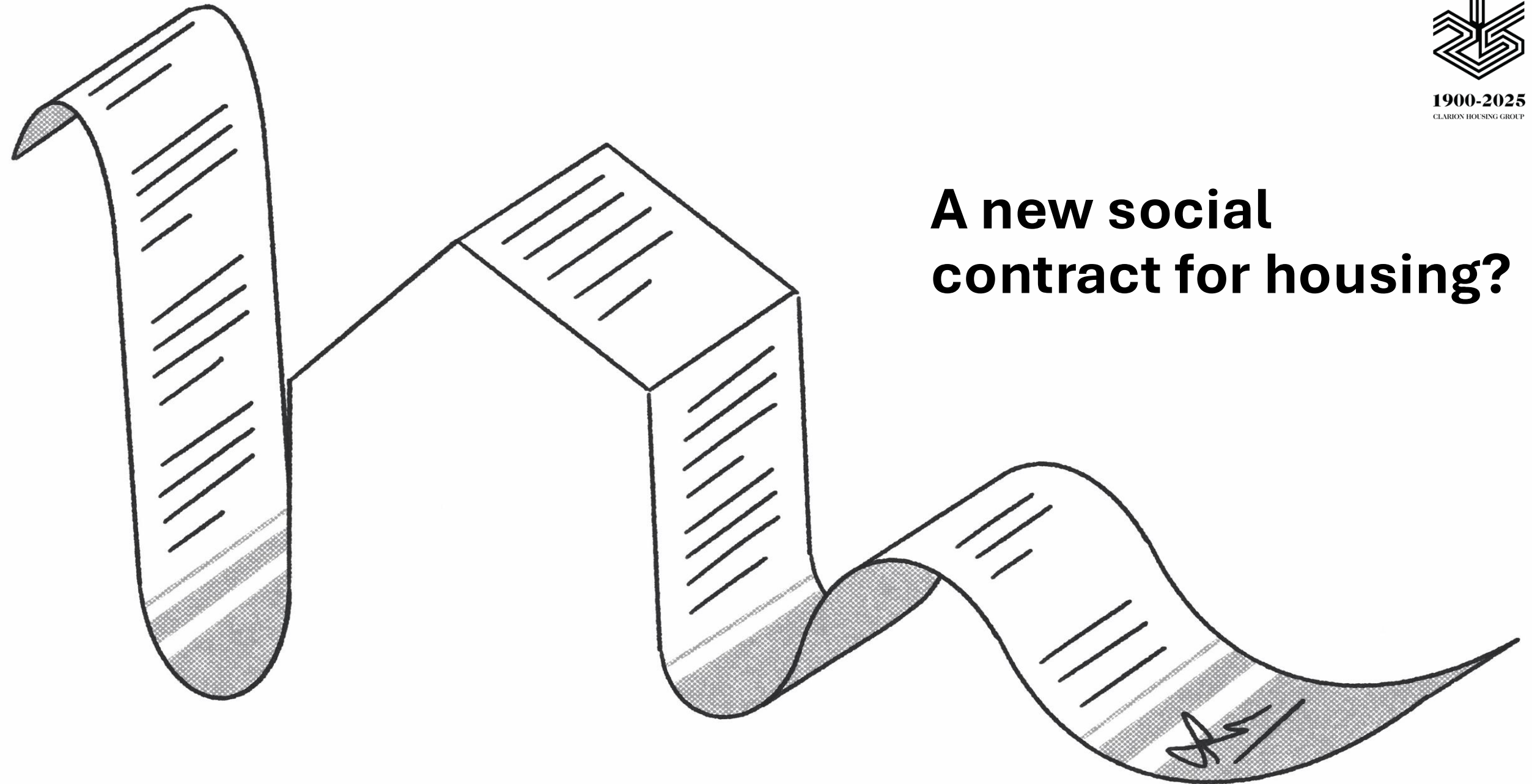
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- **Purpose, strategy and mission**
- **Resident voice**
- **Nature and systems thinking**
- **Health**
- **Thinking long term**



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A new social contract for housing?





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Case Study: Tendring and Colchester Borders Garden Community

Case Study

Tendring and Colchester Borders Garden Community

The Garden Community is being planned by Clarion's development arm, Latimer. It is a visionary project, exploring how we can create and nurture a new type of community for our changing climate. It will provide around 7,750 new homes, including much-needed affordable homes, to the east of Colchester in a regenerative new community. It will also include schools, a country park, new healthcare and retail, leisure and job opportunities, alongside the infrastructure and new facilities needed to serve new residents, as well as benefitting existing communities.



The Garden Community is intended to relieve pressure on places across North Essex by delivering housing growth sustainably in one place, alongside all of the amenities required to ensure long-term sustainability.



The principle of development was established in 2021 by the Strategic Local Plan shared by the North Essex local authorities. The planning application, to be submitted soon, is the result of more than four years of close working with multiple partners, including three local authorities. It is a joint effort, showing what the right organisations can achieve if they work together towards shared objectives.

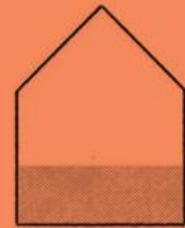


50% open space.
Accessible to central Colchester

The development will be based on a series of principles intended to shape the future of new settlements. It will aim to provide public luxury and private sufficiency. Homes and neighbourhoods will be built using regenerative design principles. The community will be 50 per cent open space. It will be inclusive and accessible, with a rapid transport link to central Colchester.



The community has been designed to reduce the reliance on private vehicles, with lower parking provision than standard thresholds. It will also promote active travel, with an ecologically mature active travel network. It will be based on 20-minute neighbourhood principle: everything within a mile. It will produce enough renewable energy to cover the energy demand of all homes.



30%

A minimum of 30 percent of homes will be affordable. It will be climate-resilient. The community will be more than somewhere to live: it will also generate a thriving local economy. And it will be shaped by principles of local stewardship and long-term management. This new approach is possible as, in contrast to usual practice, Clarion - a housing association and not a plc - is acting as Master Developer for the project.



We will create the conditions for existing residents and new arrivals to make this place their own. The Garden Community is an example of what Clarion can achieve by taking a whole-place approach and working with others. By doing more than building housing, we can pioneer places that show what a more positive future could look like.



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Thank you