

Building Social Cities Now

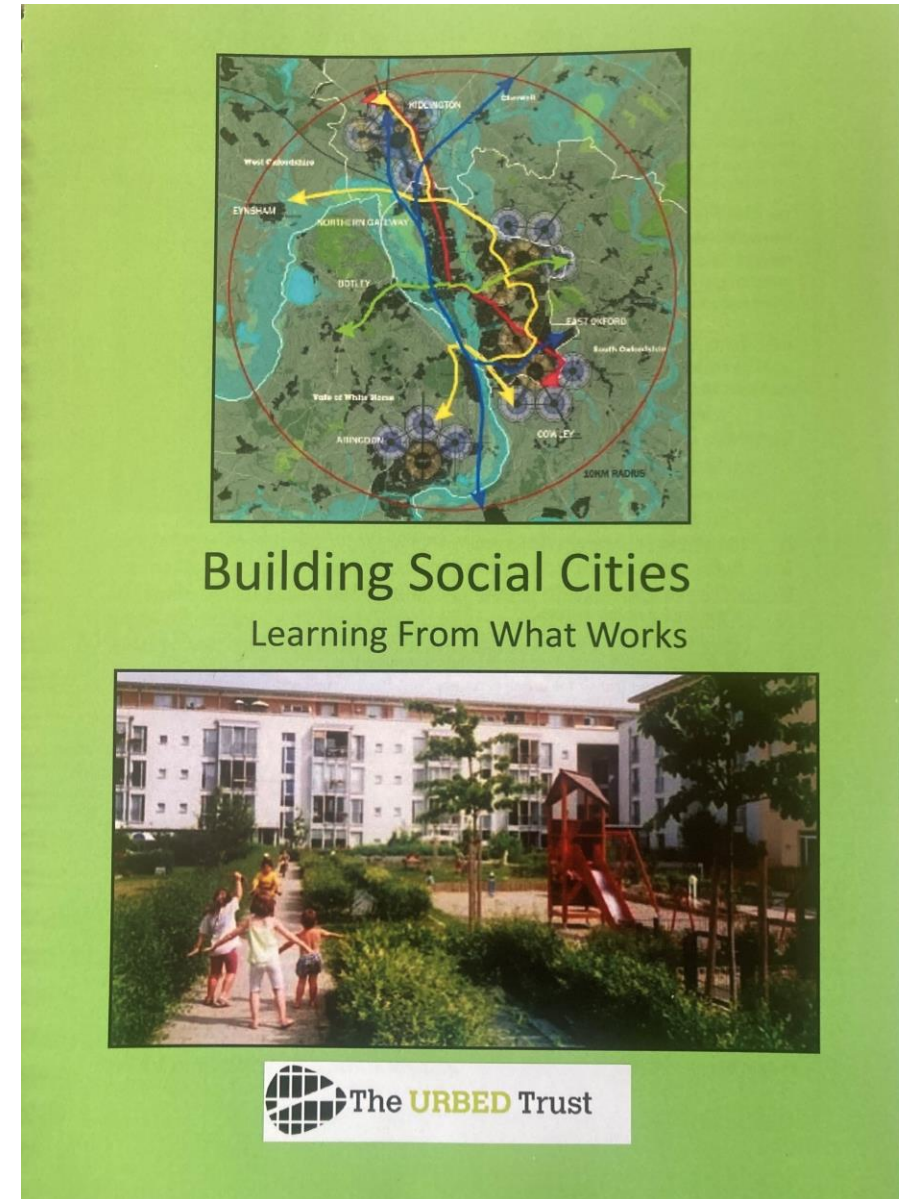
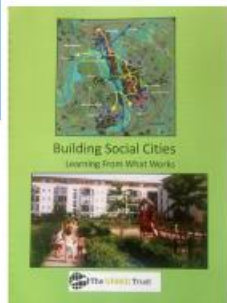
**Dr Nicholas Falk and Dr
Richard Simmons**
www.urbedtrust.com

August 2024

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Now**

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Some cities have found the answer through LVC



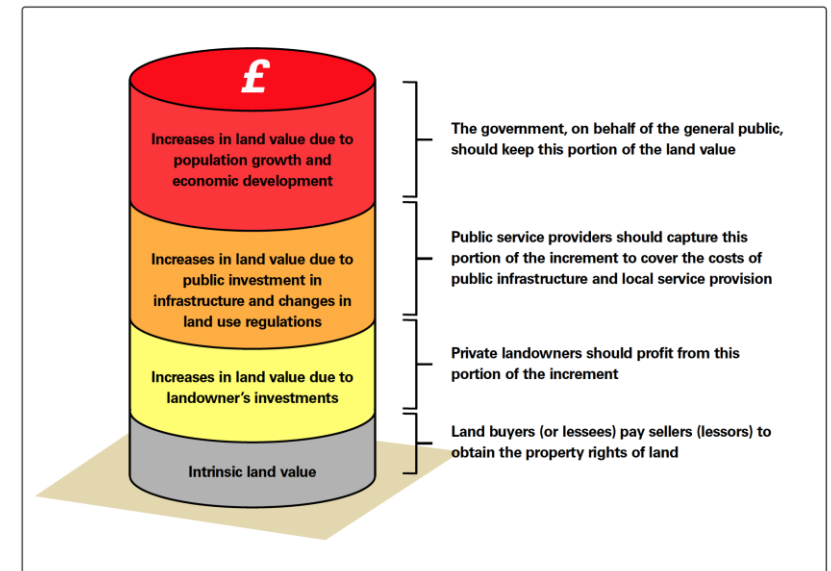
Town & Country Planning
Tomorrow Series Paper 20

sharing the uplift in land values

a fairer system for funding and
delivering housing growth

Dr Nicholas Falk
URBED Trust

The URBED
Trust

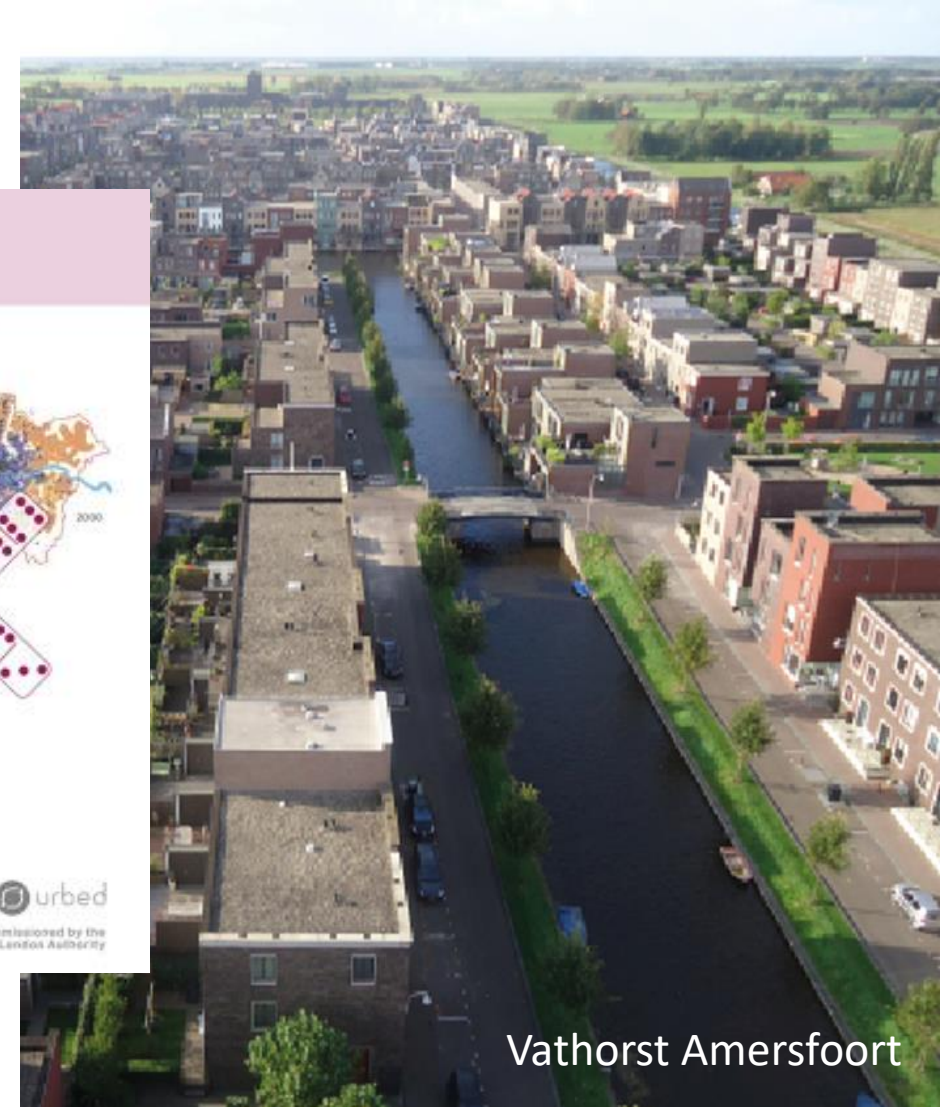
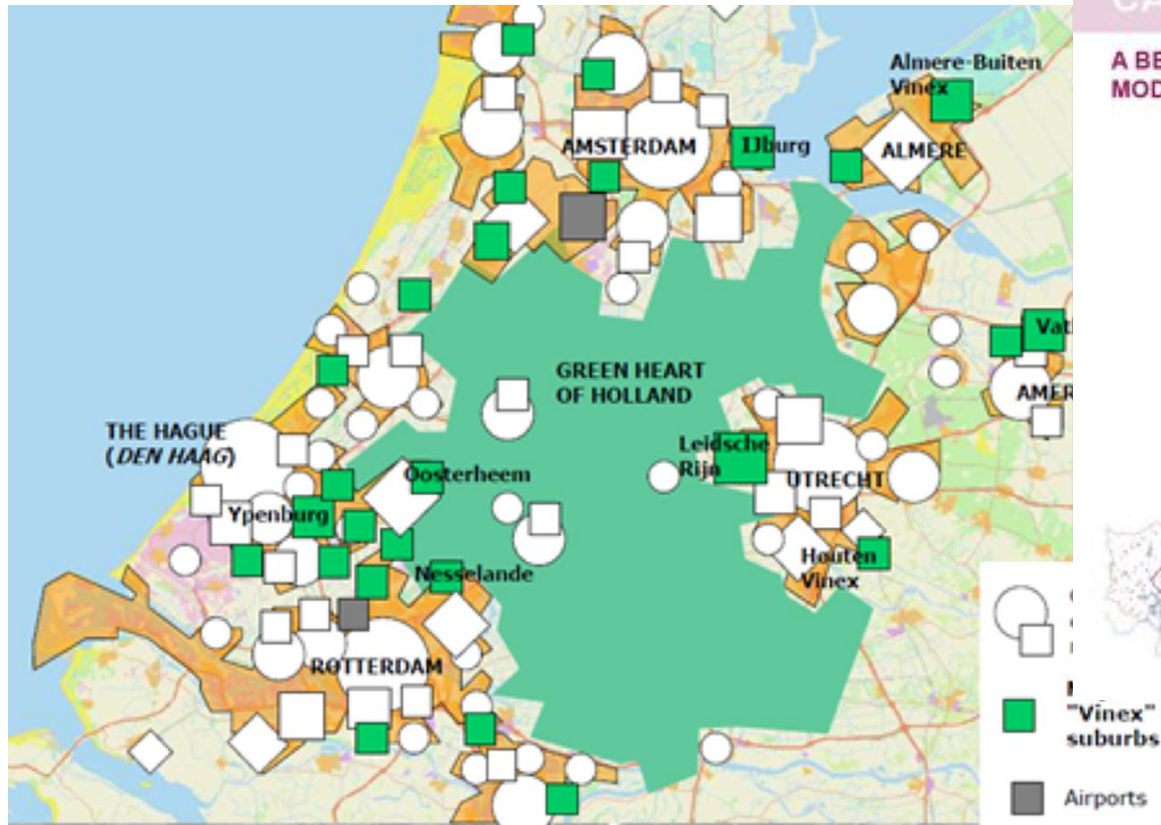


Source: H Suzuki et al.:
Financing Transit-Oriented
Development with Land
Values. World Bank Group.
Jan 2015

1. We should learn from how the Dutch plan growth



a. Spatial growth plans for 95 sustainable suburbs (VINEX)



2. Financial devolution is key



- a. **Development land charge**
- b. **Land value rating**
- c. **Property tax reform**
- d. **Growth bonds**
- e. **State investment banks**



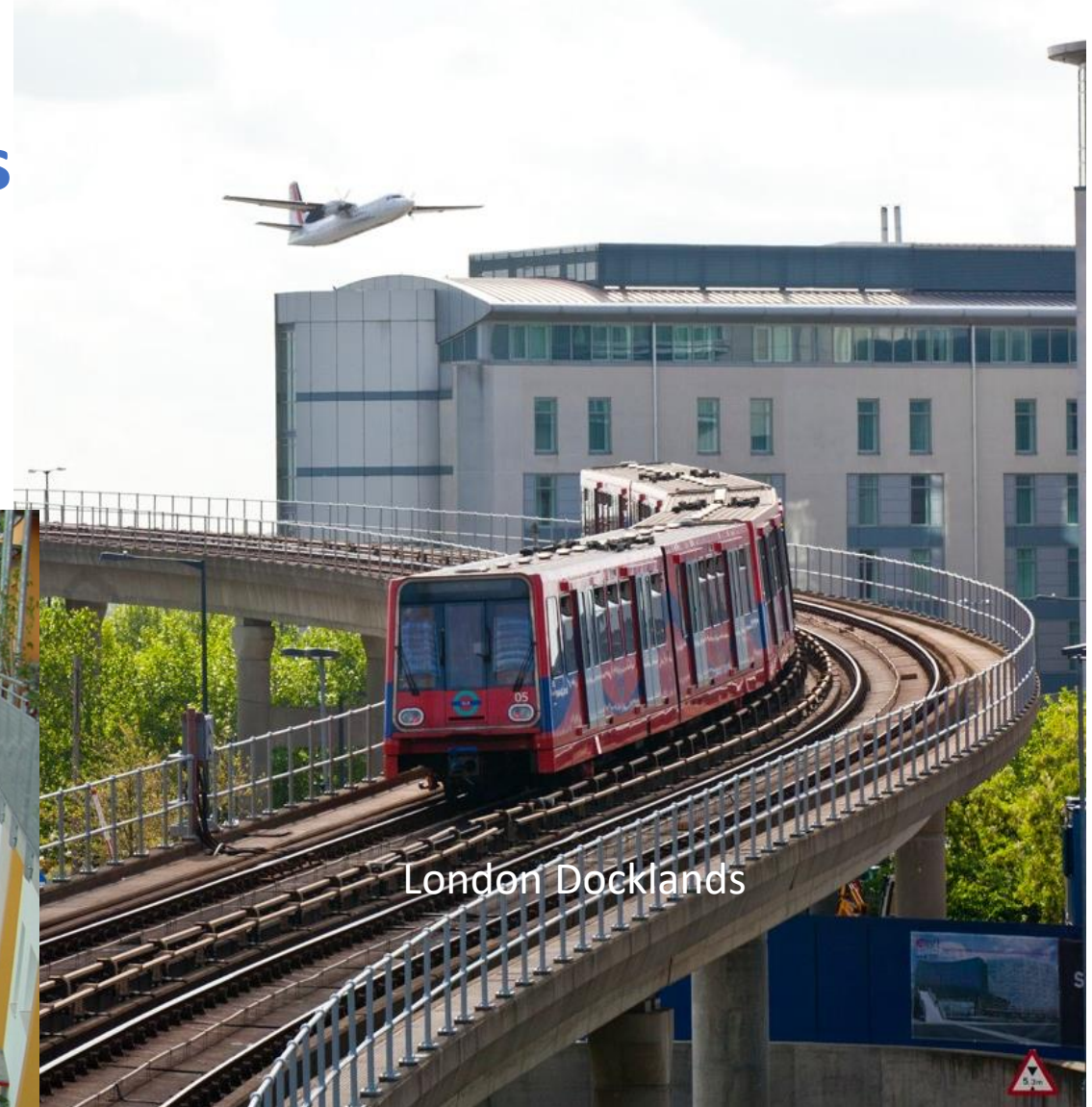
3. Local capacity must be rebuilt



- Development corporations
- Community land trusts
- A cadre of 'doers' and urbanists

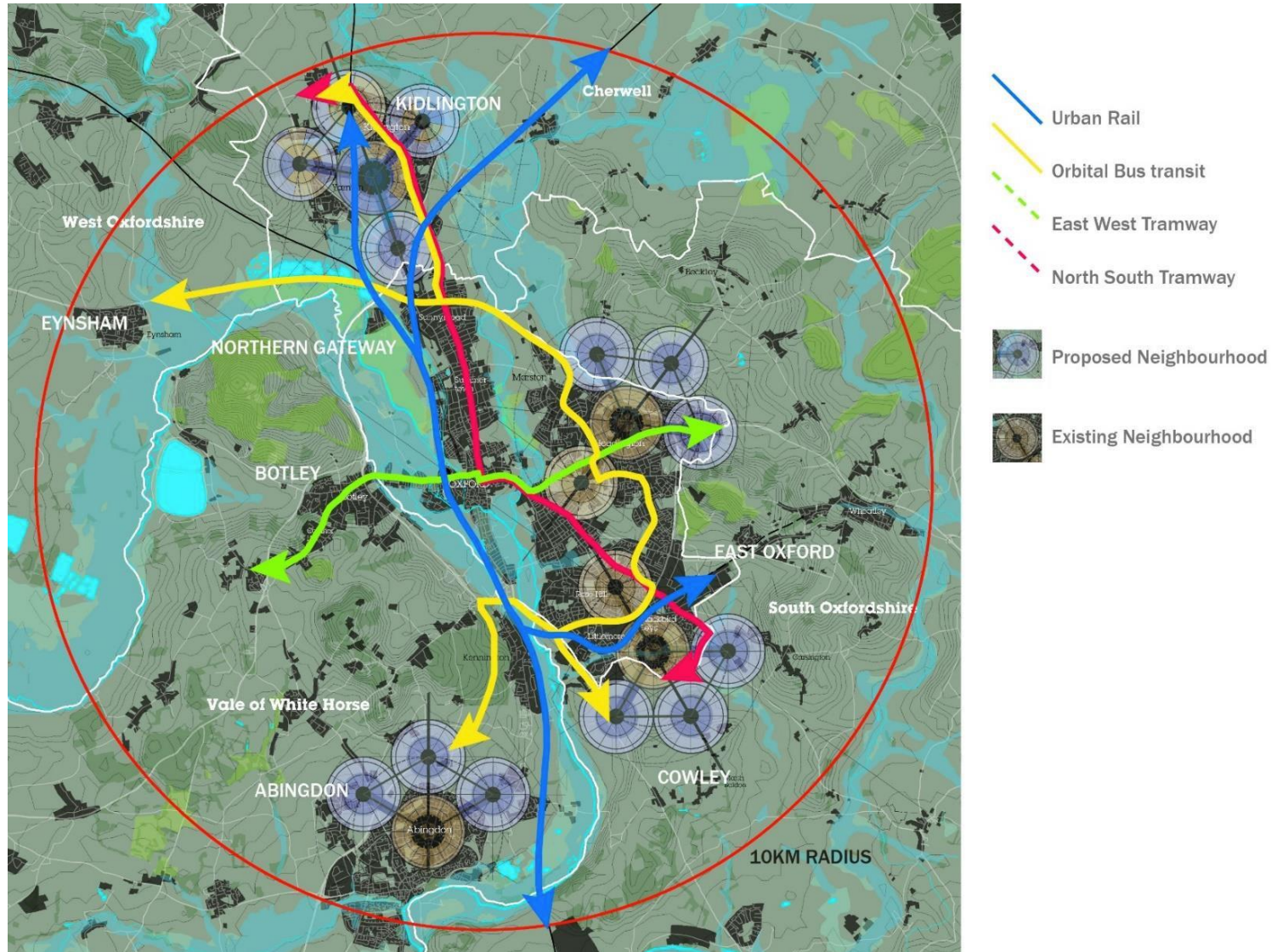


Reiselfeld Freiburg



London Docklands

A Metro would provide the framework for sustainable urban growth

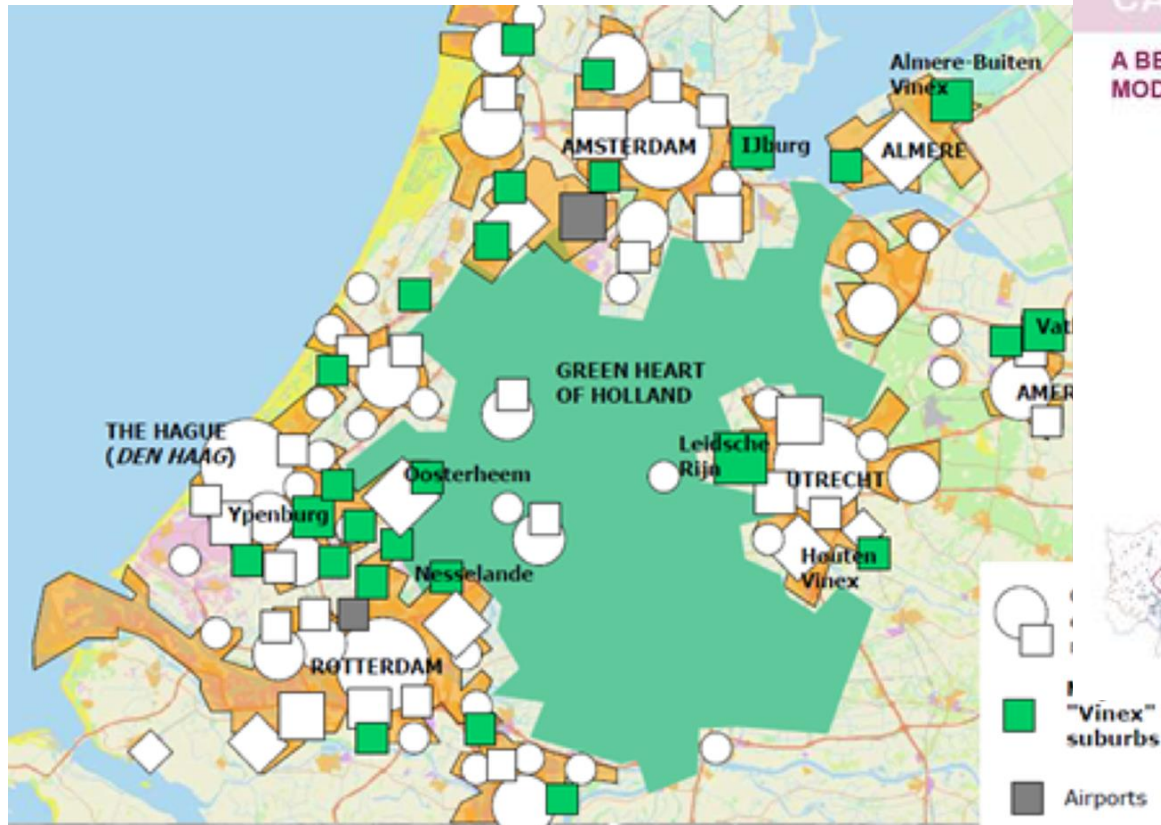


Source: Oxfordshire
Futures 2050

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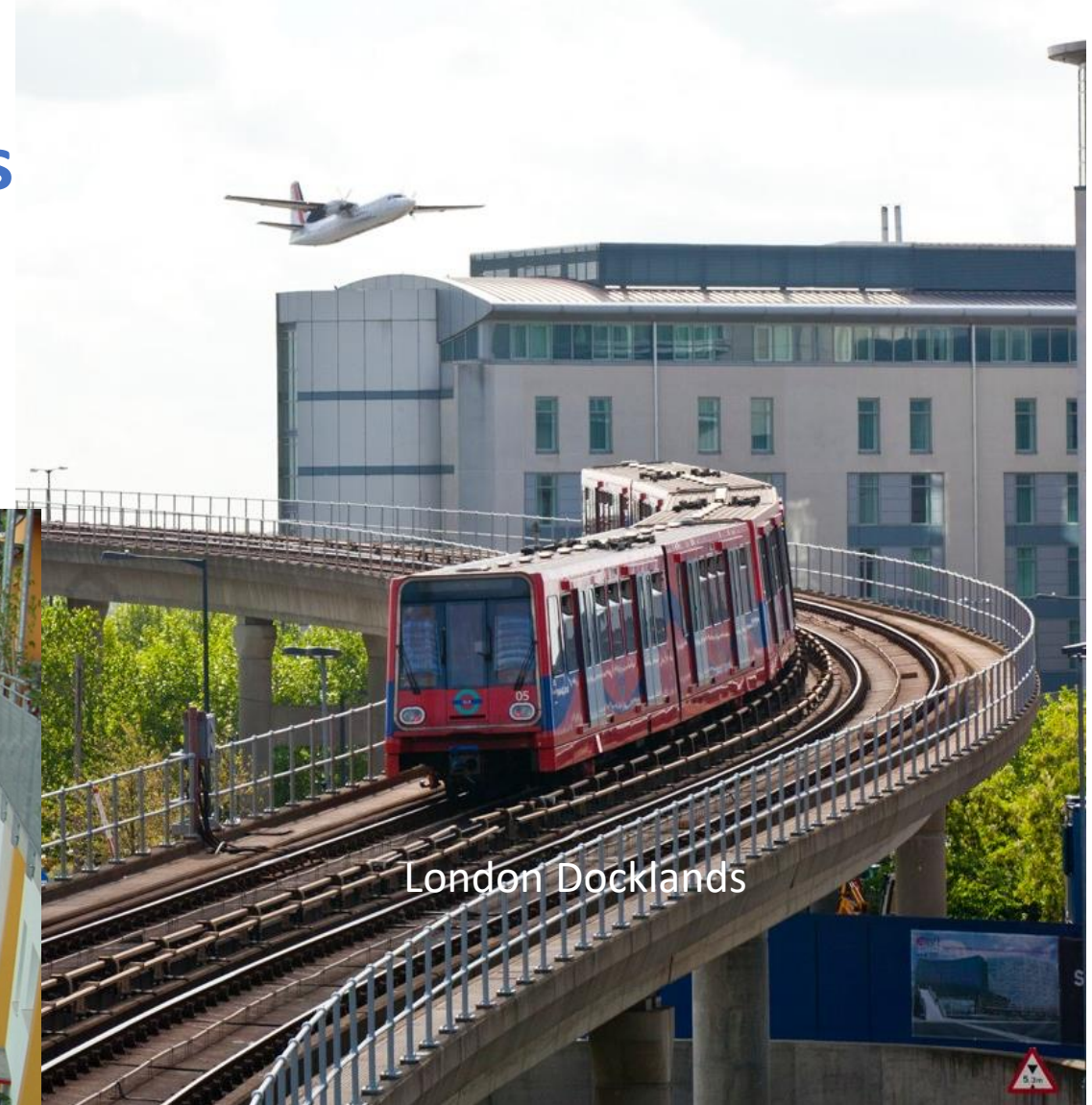
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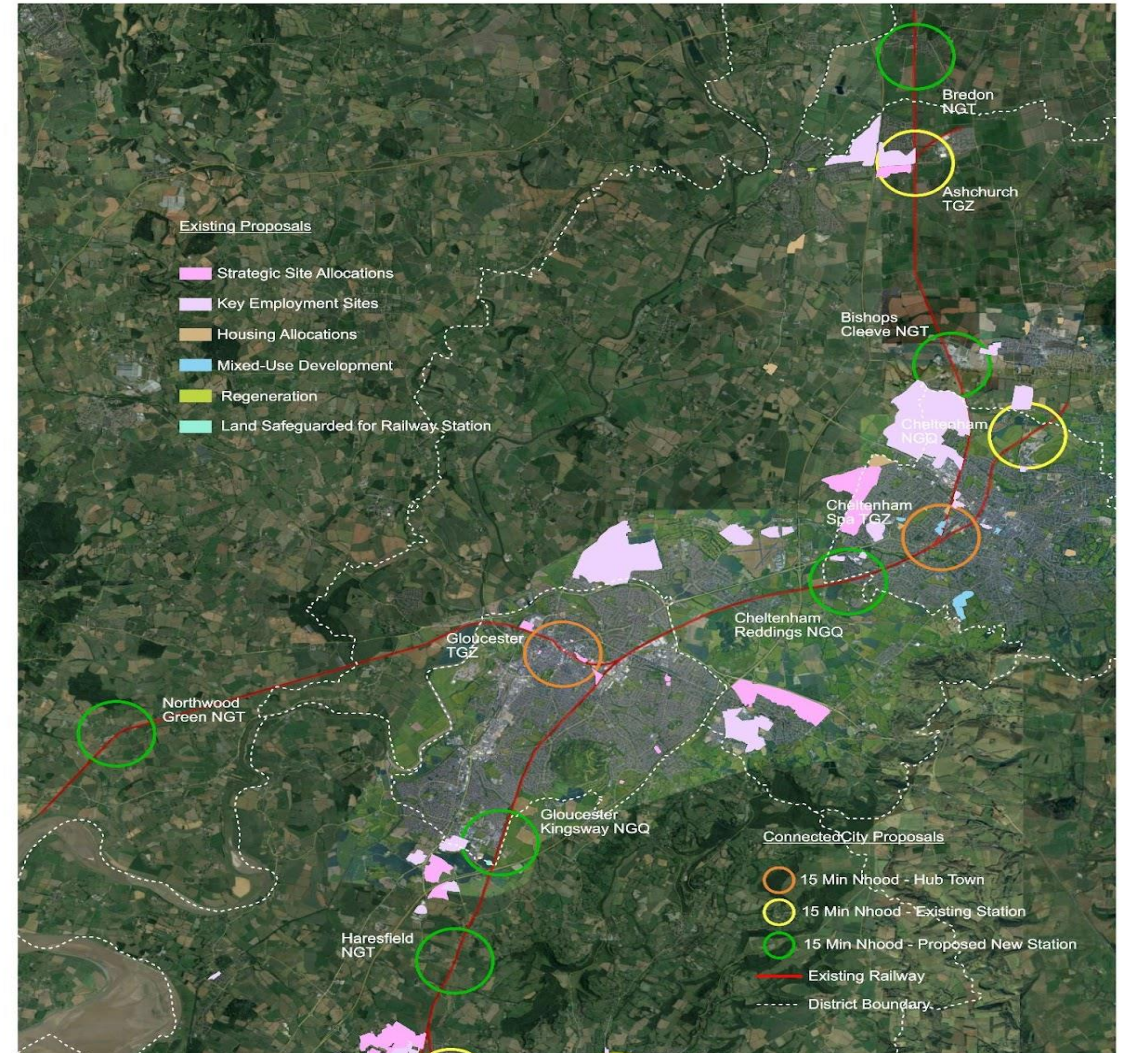


London Docklands

Let's start with under-used assets

harnessing towns and cities for better growth

Nicholas Falk and Richard Simmons explain how a 'considered reset of how we do development' could transform the economy and reinvigorate urban life



Six steps for accelerating delivery

- 1. Make best use of existing assets**
- 2. Plan for sustainability and resilience**
- 3. Build what people want**
- 4. Invest in infrastructure upfront**
- 5. Strengthen delivery capacity**
- 6. Align finance with housing policy**