

# HARLOW & GILSTON GARDEN TOWN



## HGGT Stewardship Charter

### June 2023 Progress Update

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## The HGGT Definition of Stewardship

*The Harlow & Gilston Garden Town defines stewardship as, “The inclusive, proactive and responsive planning, placemaking and care of public assets alongside ambitious community development practices to ensure that the environmental, social, and economic benefits of the Garden Town can be enjoyed by present and future generations, equally.”*

Definition adapted from *Place-keeping, Open Space Management in Practice*, by Nicola Dempsey, Harry Smith, Mel Burton (2014)

# Why have a Stewardship Charter?

- Stewardship is essential to the Harlow & Gilston Garden Town Vision
- To create a cohesive place we need a unified stewardship approach across the Garden Town
- Build upon the stewardship approach at Gilston
- Provide clear guidance to meet expectations for quality and community participation



**Placemaking and Homes**

**Economy and Regeneration**

**Landscape and Green Infrastructure**

**Sustainable Movement**

**Social Value and Culture**

**Public Health**

## A principled approach

- The Charter is an opportunity to formalise a set of principles – our outcomes based requirements - which can be commonly applied to emerging stewardship proposals across the Garden Town.
- It strikes a balance between providing a positive steer on what outcomes are expected of stewardship arrangements without being overly prescriptive about how to achieve them.
- The Charter reflects that, although the Garden Town seeks to create a cohesive town, each site has its own characteristics that will need to be reflected in the preferred stewardship approach.

Principle	Description	Justification
<b>1. Collaborative stewardship</b>	Sets out how stewardship arrangements will be designed in partnership with existing and future communities to <b>embed community participation and sense of ownership</b>	Collaboration with affected stakeholders will be critical to the success of stewardship and avoiding a perception that it has been imposed on communities. <b>It builds trust and empowerment</b>
<b>2. Community assets</b>	Describes <b>how community assets will be identified, designed, agreed, and cared for</b> in the long-term, as well as how and when they will be transferred to stewardship bodies.	Asset management is central to effective stewardship and <b>creating a pride of place amongst residents</b> . Setting out how management should be established and operate following their transfer is therefore an essential part of the Charter.
<b>3. Community development</b>	Sets out the role of stewardship bodies in supporting the creation of cohesive and integrated new communities. Through <b>social and place based community development projects and services</b> , to support social connectivity, and connectivity to place.	Community development will be one of the areas that separates HGGT stewardship from ‘standard estate management’ arrangements. It will provide resources and activities to give local residents opportunities to access new <b>social and support networks, deepen sense of belonging and empowerment</b> .
<b>4. Governance</b>	Describes how stewardship arrangements will be <b>locally accountable and democratic</b> .	To ensure communities feel a sense of ownership over the way their neighbourhoods are managed it will be vital that they can <b>influence decisions regarding how their local area is managed</b> .
<b>5. Financial sustainability</b>	Requires stewardship arrangements to be established on <b>sound financial foundations whilst also allowing for freedom to be entrepreneurial</b> .	Sustainable funding and financing will be essential to <b>stewardship activities surviving and hopefully thriving over the long-term</b> .
<b>6. Monitoring</b>	Embeds ambitious environmental and social practice monitoring into the activities of the stewardship bodies to <b>ensure that maximum value is created, through a holistic approach</b> .	Stewardship functions will be used to <b>enhance and realise other policy goals</b> such as those relating to ecology, quality of life, and sustainable transport use; and to <b>ensure that stewardship arrangements are objectively benefiting people and place</b> .

## How will the Charter be used?

- We want the Charter to be positive influence and help with developing stewardship approaches.
- The intention is for it to be a material planning consideration in the determination of planning applications.
- As the Charter will set out key requirements, it will also be linked to our monitoring framework, beginning with our Quality of Life Monitoring Strategy, where KPIs are being linked to stewardship requirements
- We therefore need to understand opportunities and concerns to make the most out of the document and ensure that it is widely used and applied; and enable flexibility for it to respond to community needs - social, economic, and environmental - over time

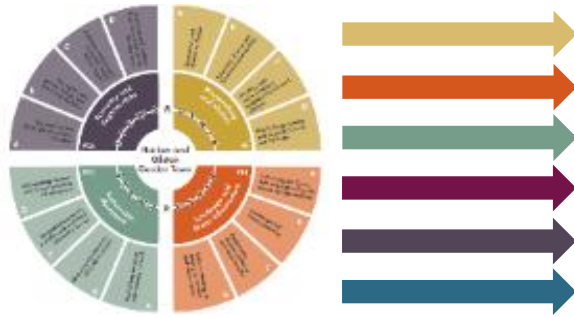


# How will we measure success?

**Quality of Life Recommendations,** HGGT principles for healthy growth and stewardship; QoL Foundation's Monitoring Framework, national data

**Quality of Life Monitoring Strategy,** Stewardship KPIs, aligned with Charter, adapts over time

**Public Facing Digital Dashboard,** accessible collaboration

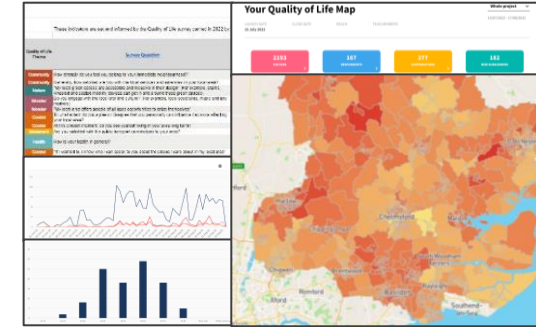


Appendix to Section 106  
Stewardship Key Principles & Objectives

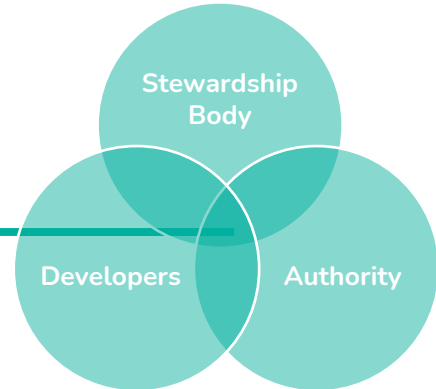
Section	Objective	Key Principles	Key Objectives
1	Supporting the development of a vibrant, sustainable and inclusive community	Supporting the development of a vibrant, sustainable and inclusive community	Supporting the development of a vibrant, sustainable and inclusive community
2	Supporting the development of a vibrant, sustainable and inclusive community	Supporting the development of a vibrant, sustainable and inclusive community	Supporting the development of a vibrant, sustainable and inclusive community
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Quality of Life Indicators (DRAFT)

Quality of Life Theme	Screening Question	Response Principle	Response Objective	Quality of Life Metric	2022 Baseline Data	2025 Target
Community	How strong is the local community and its ability to support its residents?	4	5.75	75%	58%	58%
Environment	How well do we manage our natural and built environment?	2.65	3.25	61%	61%	61%
Health	How well do we support the health and wellbeing of our residents?	4	4	100%	100%	100%
Infrastructure	How well do we support the infrastructure needs of our residents?	4	4	100%	100%	100%
Quality of Life	How well do we support the overall quality of life of our residents?	4	4	100%	100%	100%



**Ongoing digital and in-person engagement and feedback loop.**



## Engagement so far

- EHDC officer comments to reflect Gilston lessons learned
- Member engagement - July 2022
- Quality of Life Project – what local people value and need – July-Oct 2022
- HGGT Developers’ Forum – February 2023
  - “Tell us your Member-supported requirements”
  - “Give us templates and a clear process”
- Quality Review Panel – April 2023
- HGGT Board reviewed in (June) for approval to carry out public consultation.



## Next steps

- Eight week consultation during summer, with targeted engagement for specific groups
  - Community: SMEs, underrepresented groups, parish councils, neighbourhood planning groups
  - Professionals: further officer workshops, Developers, Members, Stewardship WGs, etc.
- Adoption by the HGGT Board in (late 2023, likely December)
- Adoption by Local Planning Authorities in (early 2024)
- Becomes a material planning consideration in determination of planning applications at Garden Town sites , ie, it will have weight

## Estate charging...

- From an estate charges perspective the draft Charter includes the following text:
  - *Any service and estate charges (residential and/or commercial) will be set at and maintained at a **reasonable** level that is commensurate with the level of cost that is incurred in maintaining or servicing the relevant assets.*
  - *Any service charges will be enforced in an **equitable** manner without compromising the occupancy or ownership of residents' homes. Charging schedules will be subject to regular reviews to ensure **value for money**. Services charges will be properly brought to the attention of initial and future prospective residents within marketing materials and wherever else necessary to ensure **early awareness**.*