Delivering a Healthy Garden City for the 21st Century

Kevin McGeough, Director, Healthy New Towns Programme

Homes and health: how housing and the NHS can work together, Manchester, 26th September 2019
Ebbsfleet Garden City,

Sharing the lessons of delivering a Healthy New Town in a 21st Century Garden City

Kevin McGeough, Director Ebbsfleet Garden City Healthy New Town Programme
Our Ambition...

- Redefining Garden City concept in our local context
- Rediscovering the importance of designing for healthier lifestyles in a large scale planned community
- Sharing the lessons learnt to a new generation of Garden Communities and Healthy New Towns
- Delivering:
  - 15,000 new homes of all tenures;
  - Seven new city parks and a network of green corridors;
  - New public transport network;
  - Up to 30,000 new jobs
  - A vibrant new town centre built around Ebbsfleet International station;
  - A world class health and education campus
Developing an exemplar approach to health, housing and care in a 21st Century Garden City.

- Learn the positive lessons from historic examples of large scale planned development.
Developing an exemplar approach to health, housing and care in a 21st Century Garden City.

- Avoid the mistakes of the past
Developing an exemplar approach to health, housing and care in a 21st Century Garden City.

- Sharing our lessons of experience
- The Garden City Legacy

Letchworth, 1906 Cheap Cottages Exhibition
Links between Health and Housing

- ‘Good health starts with safe housing’, Matt Hancock, SoS Health, Nov 2018
- ‘A decent home, a job and friends are more important to good health than the NHS’, Duncan Selbie, CEO, PHE, June 2017
- ‘It is estimated that the cost of poor housing to the NHS is £1.4 billion per annum’, BRE, 2015
- ‘Poor housing conditions increase the risk of severe ill-health or disability by up to 25% during childhood’, Shelter, 2006
- ‘The connection between health and the dwelling of the population is one of the most important that exists’, Florence Nightingale, 1901

‘You cannot deal with the people and their houses separately’
Redcross Gardens, Southwark, Octavia Hill

Aneurin "Nye" Bevan, Minister for Health with responsibility for housing (1945-51)

Harold McMillan, minister for Housing with responsibility for Health (1951-54)
How can Housing Associations get involved?

Social housing has been at the heart of housing innovation for generations, responding directly to health issues.

Health Issues have changed;
Typhus, Consumption, Over-crowding, Obesity, Diabetes, Cardio vascular disease, Respiratory disease, Mental health, Over-heating, Ageing, Falls, Loneliness

What are the commonalities in the solutions?
We can address 21st Century health issues through the design of homes and through healthy place-making?

Bourne Estate, winner of Healthy Homes Award at Housing Design Awards 2018
Overview Of Ebbsfleet Garden City
Healthy New Town Programme

**Strategic Outcome 1**: Patients in control

**Strategic Outcome 2**: Vibrant and inclusive city

**Strategic Outcome 3**: Better quality of life

**Strategic Outcome 4**: Accessible blue, green and physical environment

**Strategic Outcome 5**: Living in your home for longer
Lessons from Ebbsfleet

New model of local care

Health and well-being Hub.
The three components of successful intergenerational housing

- Design and quality of homes
- Integrated communal facilities
- Long term investment and support

Working with key stakeholders and potential providers to define an agreed set of Principles for Intergeneration Housing

Lessons from Ebbsfleet
Putting heath into place

Defining and delivering an exemplar Built Environment

Innovating at every scale; from the scale of the home to the scale of a new city.

Lessons from Ebbsfleet

What is HomesPlus?

WE KNOW WHAT MAKES HOMES HEALTHIER TO LIVE IN.

These could be the plus points of your new home.

NHS England's Healthy New Towns has a quality mark for new homes that have design and specification features to support healthier and safer lives, Plus Points.

Look out for the "Outstanding" or "Very Good" HomesPlus tick. Their Plus Points will support you in leading a healthy life.

Working with developers and housing associations to define and test the key ingredients for Healthy Homes, responding to what people value most.
Landscape Design Challenge

Setting the level of ambition for the delivery of a city-wide network of exemplar city parks, cycleways, pedestrian routes, and public realm
Working with local communities—building on existing foundations will have the greatest impact.

Culture. Arts, Events and Meantime uses

Sports, Leisure and Physical activity

Healthy Eating and Food Growing

Tools to support Community Activation in Ebbsfleet Garden City
Exploring co-location and co-creating spaces with the local community to deliver a city wide civic infrastructure to support a long-term stewardship model.
Ebbsfleet Stewardship Strategy

The need for patient investors and long-term commitment putting local people at the heart of governance

Lessons from Ebbsfleet
Opportunities to influence a new generation of Garden Towns and Villages

Through collaboration with Healthy New Town demonstrator sites.

By applying the HNT principles to all projects at every scale

A garden town is a development of more than 10,000 homes. Garden villages are smaller settlements of between 1,500 and 10,000 homes.
Keep in touch!

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