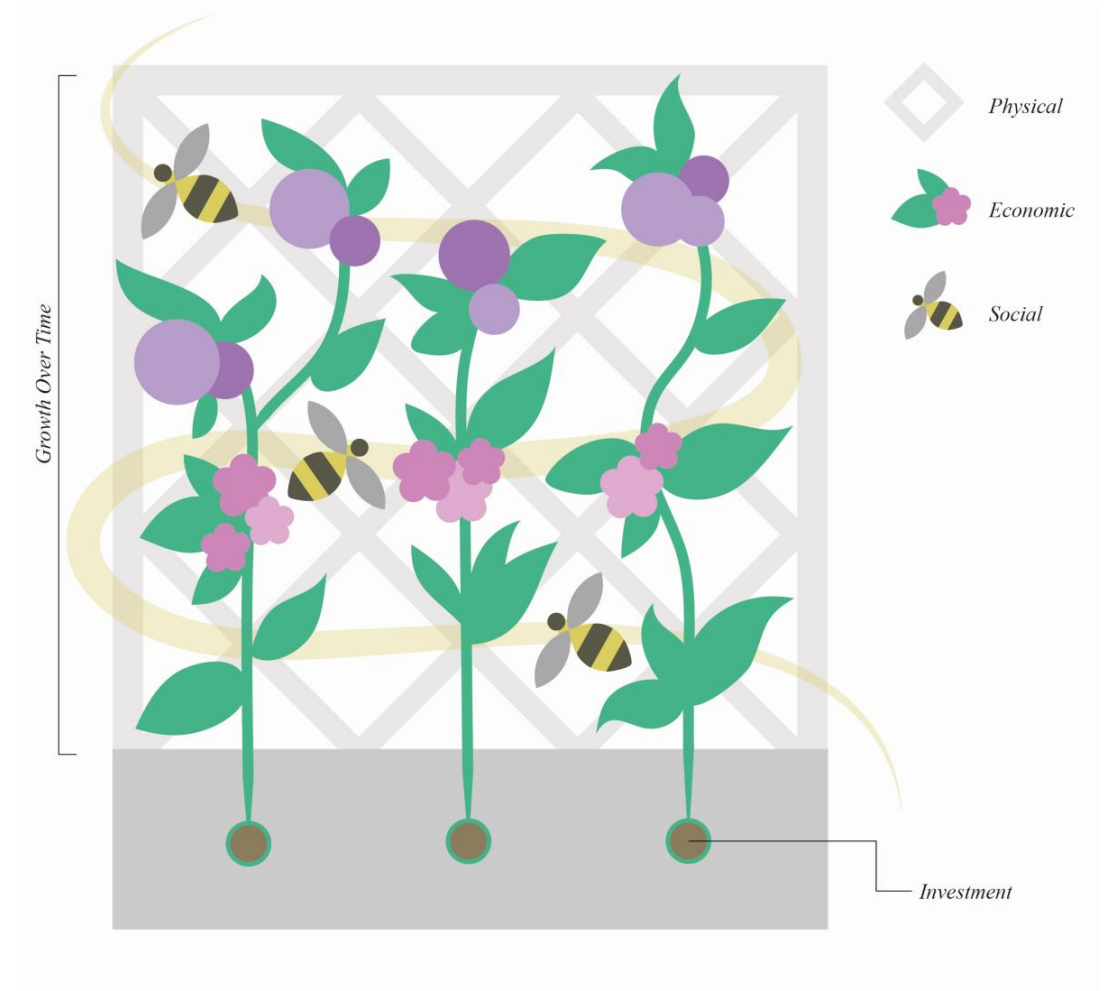
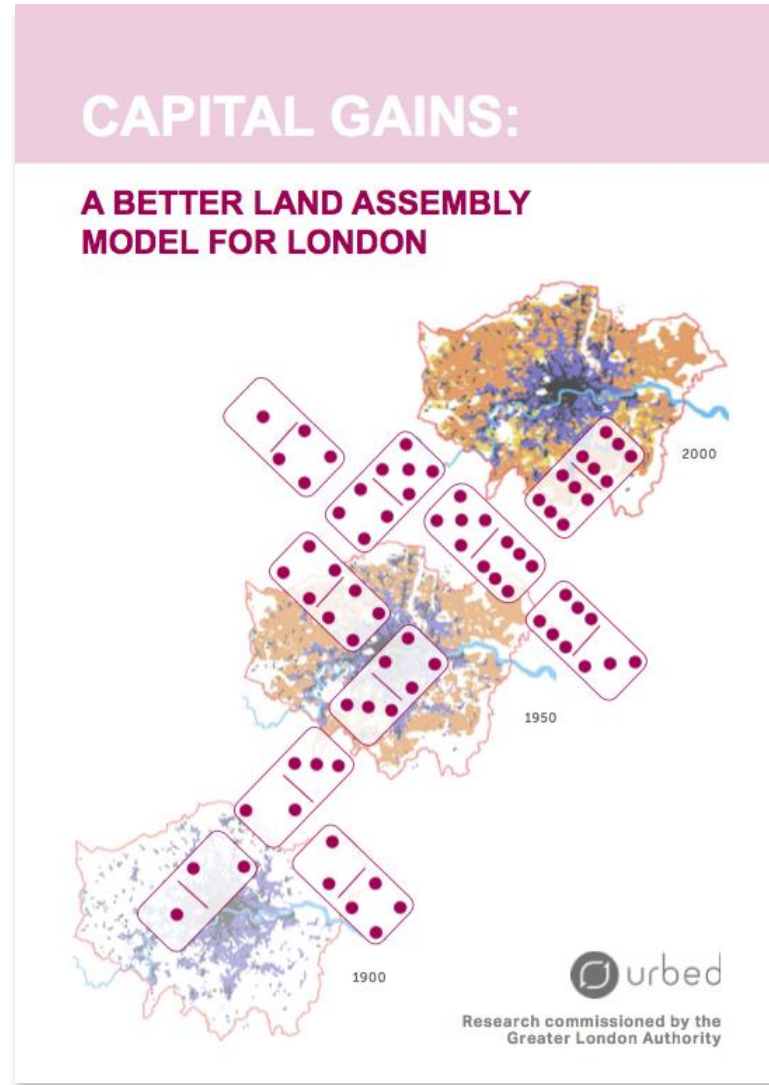


A EUROPEAN PERSPECTIVE: Joining up housing and transport



Cities grow like games of dominoes not jigsaw puzzles



We should learn from house building in Europe



Vienna leads the way in keeping housing costs down through mixed rental housing



Cultivated green space between housing Aspern Seestadt, Vienna



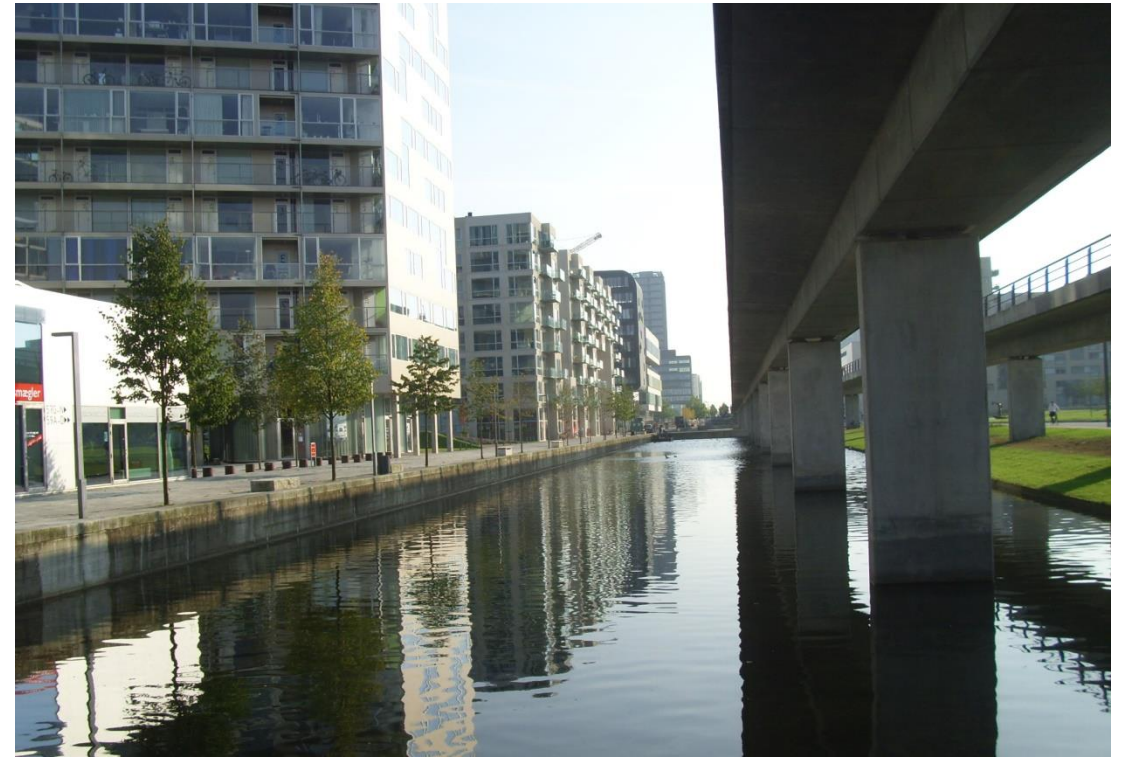
New rental apartments in Nordbahnhof, Vienna



Danish cities support cooperatives through Public Asset Corporations that pool public land



Ørestad New Town, Copenhagen



Ørestad funded Copenhagen's first metro

In Aarhus the local authority acquired land from the port



Aerial of Aarhus



Housing cooperatives in Aarhus



Dutch towns have built sustainable urban extensions with local authorities having 'First Choice', and use social housing to rebalance urban areas



Amersfoort used a joint venture partnership to build the sustainable urban extension Vathorst



Sustainable urban extensions in Vathorst, Amersfoort



Houten Station

German cities mobilise under or poorly used land using Building Groups to create diversity



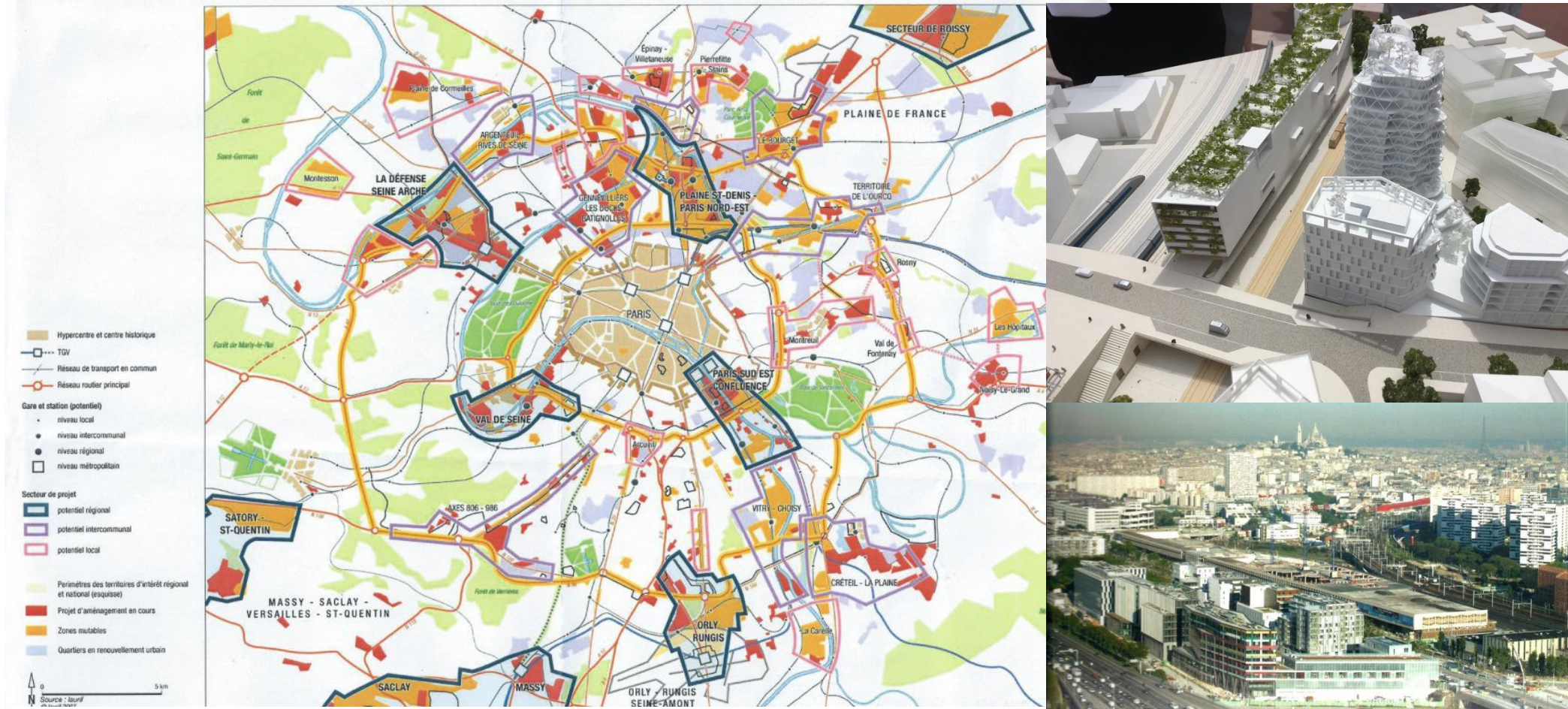
Aerial view of Rieselfeld, Freiburg



Housing built around courtyards in Rieselfeld



French cities use ZACs to join up development and infrastructure



ZAC developments in Paris

ZAC model and ZAC Claude Bernard

Montpellier is now the fastest growing city in France, thanks to its trams





Keys to good delivery include:

- 1. Spatial growth plans that**
 - a. Map infrastructure capacity
 - b. Anticipate demands
- 2. Land assembly powers to**
 - a. Pool public land
 - b. Mobilise under-used private land eg tax reform
- 3. Cheap finance for infrastructure**
 - a. Borrowing against land value uplift eg bonds
 - b. Repaid by selling off serviced plots
- 4. Frameworks for balanced incremental development**
 - a. Define affordable/social housing ratios
 - b. Endow trusts to maintain public space

Good housing delivery needs a strong framework:

