SHARED ASSETS
A new approach to public space
In the rush to build new homes, what happens to the spaces in between?

Developers are expecting to deliver 250,000 new homes a year, all of which will have some associated public open space. Local Authorities are increasingly unlikely to adopt these spaces.

Even after leasehold reform there is growing public concern over service charges on new developments and worries about escalating “fleecehold” costs. This will begin to affect the attractiveness of these homes to potential buyers.

How should developers respond?
Our solution: long-term community stewardship models

Existing and new communities can play a pragmatic role in managing public open space:

- Lowering risk for both developer & local authority
- Selling point for purchasers: more of a say in what happens to the space around you

But **there is no one size fits all**, in order to work, this requires:

- Early input into landscape design to support future management
- Flexible and adaptable governance models
- Focus on productivity & and flexibility in terms of both design and models
- Development support for emergent community organisations

*Shared Assets can work with you to make this happen*
Shared Assets is...

The UK’s only think & do tank focussing on new models of managing land.

We have unparalleled expertise, having supported development of 100 community enterprises, and worked with more than 15 landowners and local authorities to develop enterprising new land management models.

We are recognised governance experts - particularly in creating governance and management frameworks for complex assets, such as World Heritage sites, parks portfolios, country parks, and new developments.
Our skills and expertise

● **Governance**
We can help you think through how residents and other stakeholders influence or implement the management of public and open space, and other community assets in new communities.

● **Facilitation**
We can facilitate stakeholders to come together and understand commonalities in their objectives and visions to create shared goals and enable more effective partnership working and risk sharing.

● **Organisation/Business Development and Transition**
We can create flexible structures with staged transition plans across large scale sites to enable models to ‘grow’ alongside the community, and can facilitate individual community groups to consider legal structures or business models for their own initiatives.

● **Research**
We have broad experience of researching within the community and social enterprise sectors, particularly focused on community ownership/management and land based initiatives.
Ebbsfleet: a stewardship model for a new Garden City

- Commissioned by Ebbsfleet Development Corporation to develop a governance and business model for a new stewardship body to manage the green spaces and community assets arising from the development of a new town of 15,000 households.

- We developed a model capable of overcoming issues of fragmented land ownership and a complex stakeholder environment, and securing the buy-in of developers, local authorities and residents.
Kirklees: transitioning to a resident management company

The problem:
- Failure of commercial green space management companies to provide a responsive service to residents
- Play areas and communal spaces not being well used
- Service charge regime opaque and inefficient

Our solution:
- Transition the management company to resident control
- Support residents to redesign communal areas to better suit the needs of growing and changing community
We can help you

- Provide a more sustainable and resilient land management solution for new green spaces on your developments
- Differentiate your offer from other developers
- Secure planning permission more easily
- Add greater value to your properties both at the point of sale and in the long term
- Increase your reputation as a responsible developer

Get in touch! hello@sharedassets.org.uk