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A Manifesto for a Sustainable Built Environment

1. Centred Places

a Democratic right to Access Services Land Value Tax

2. The Social Model of Sustainability Local Democracy Empowered Communities a Sustainable Community is a Loved one

2. Work with the Environment, don't hide from it The Natural Environment
The Built Environment

4. The Virtues of Use, Reuse and Extension

... instead of Landfill "Regeneration" Intensify Existing New Use fit Extensions that Open Up a level VAT Playing Field

5. Materials & Technology Low Tech, Carbon Lock, Non-toxic

6. Sun, View & Ventilation



National Review of Town Centres External Advisory Group Report:

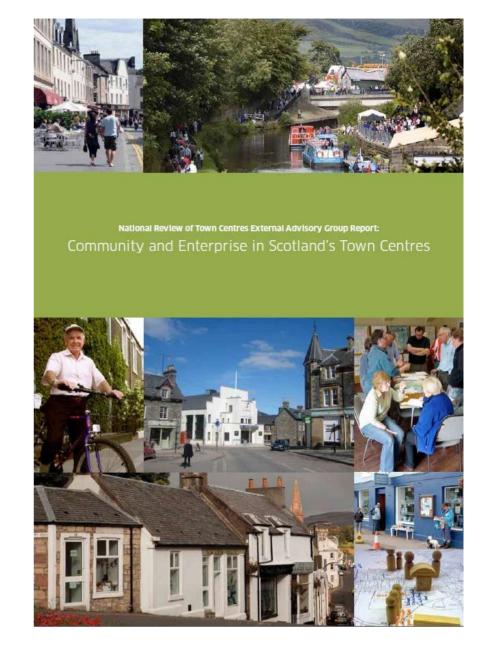
Community and Enterprise in Scotland's Town Centres



1. Centred Places

Why do Town Centres Matter?

- . Folk they are places that are Accessible for all the Community
- . Work they are places of *Creativity* and *Economic Enterprise*
- . Place they have existing infrastructure (schools, sewers... communities) and are our true "Eco Towns"



1. Centred Places - a Democratic right to Access Services





National Review of Town Centres External Advisory Group Report:

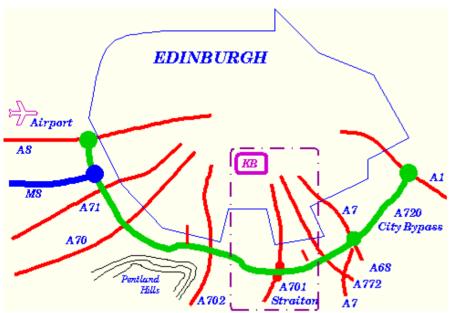
Community and Enterprise in Scotland's Town Centres

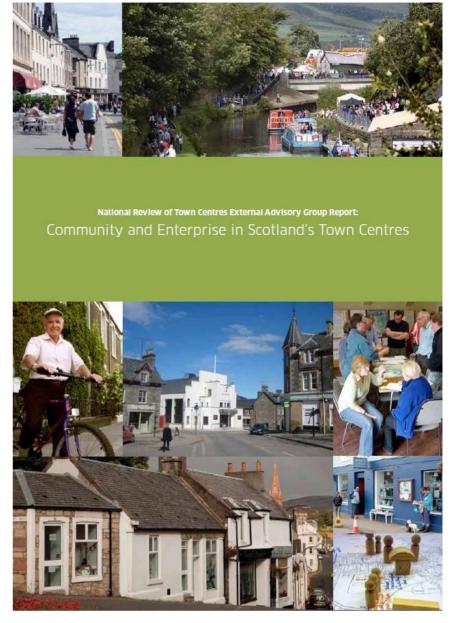




1. Centred Places - a Democratic right to Access Services







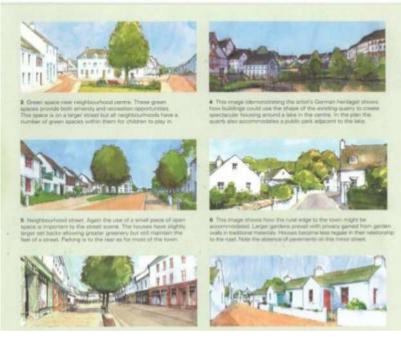
1. Centred Places - a Democratic right to Access Services





1. Centred Places - a Town Centre First policy



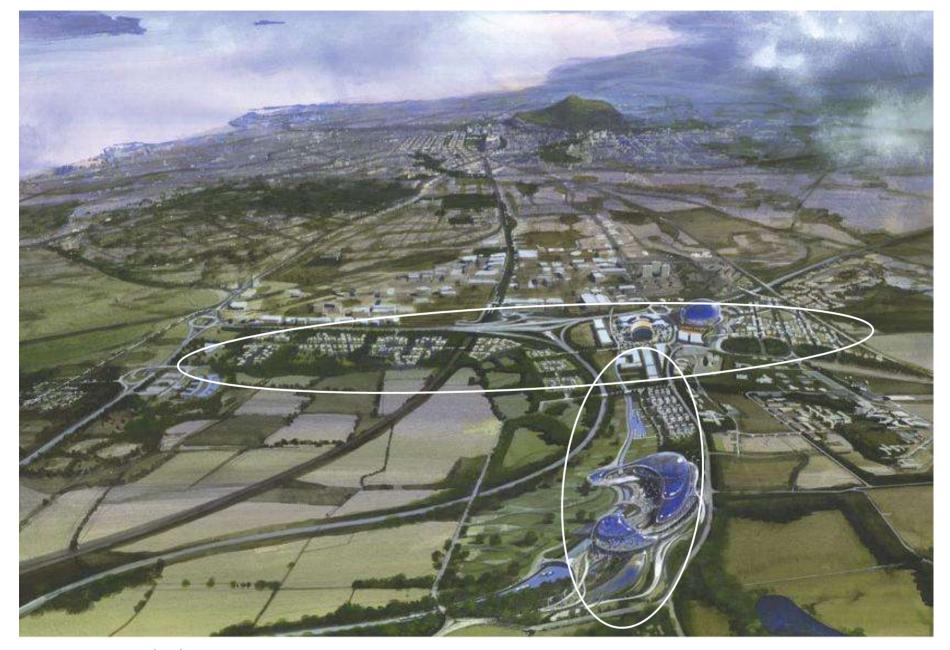




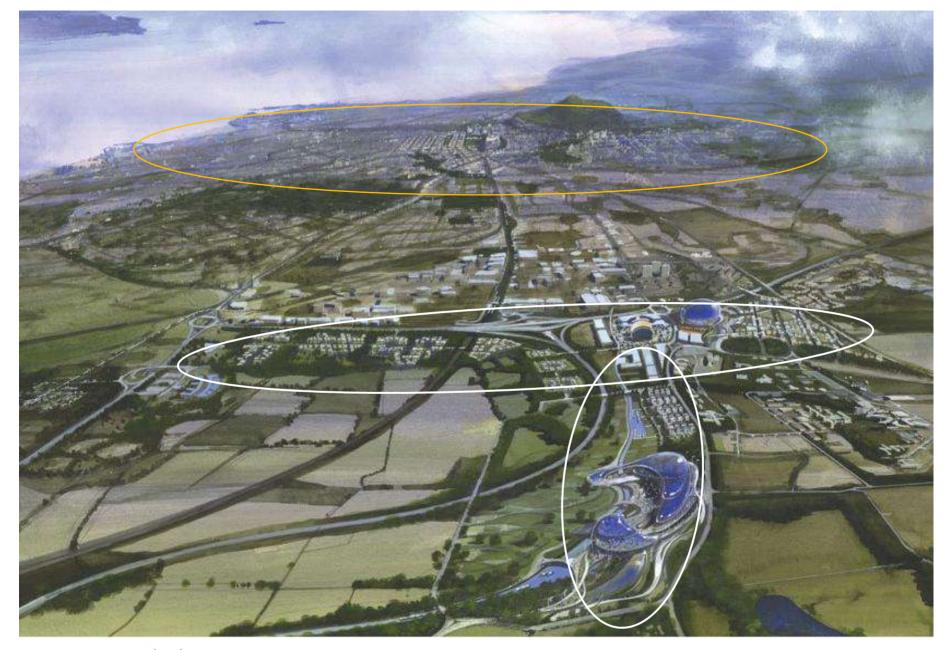
1. Centred Places v. Eco-Greenwash



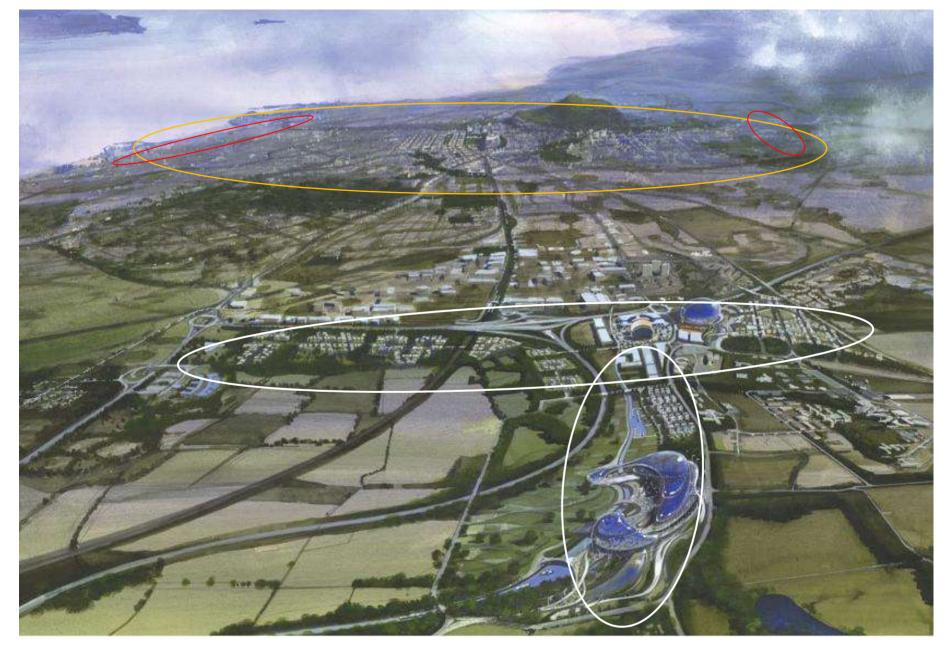
1. Centred Places



1. Centred Places



1. Centred Places



1. Centred Places



1. Centred Places



1. Centred Places - Land Value Tax



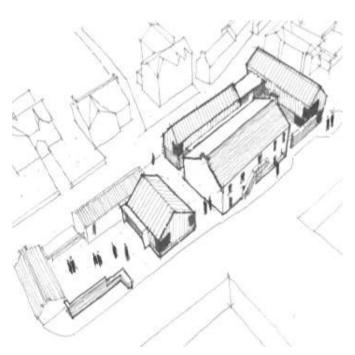
2. The Social Model of Sustainability

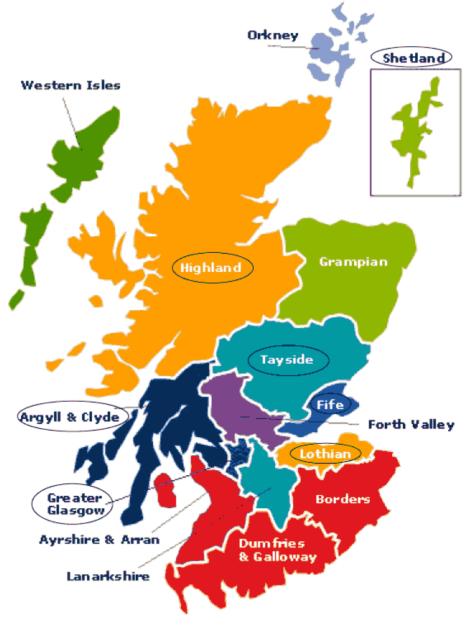




2. The Social Model of Sustainability - Local Democracy

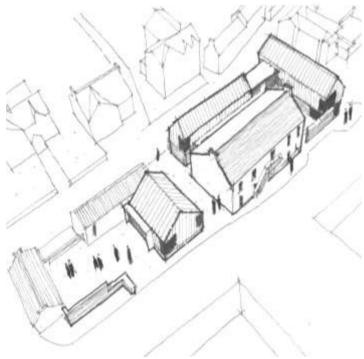






2. The Social Model of Sustainability - Local Democracy





2. The Social Model of Sustainability - Empowered Communities





















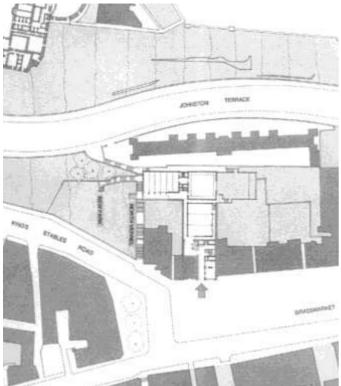
Scottish Storytelling Centre







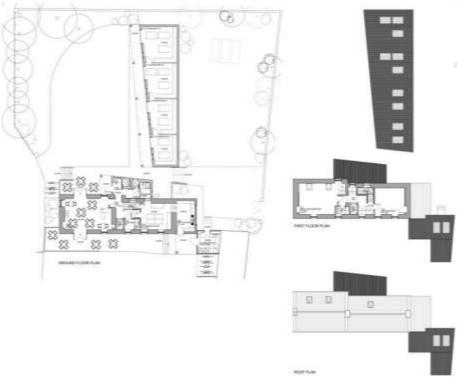










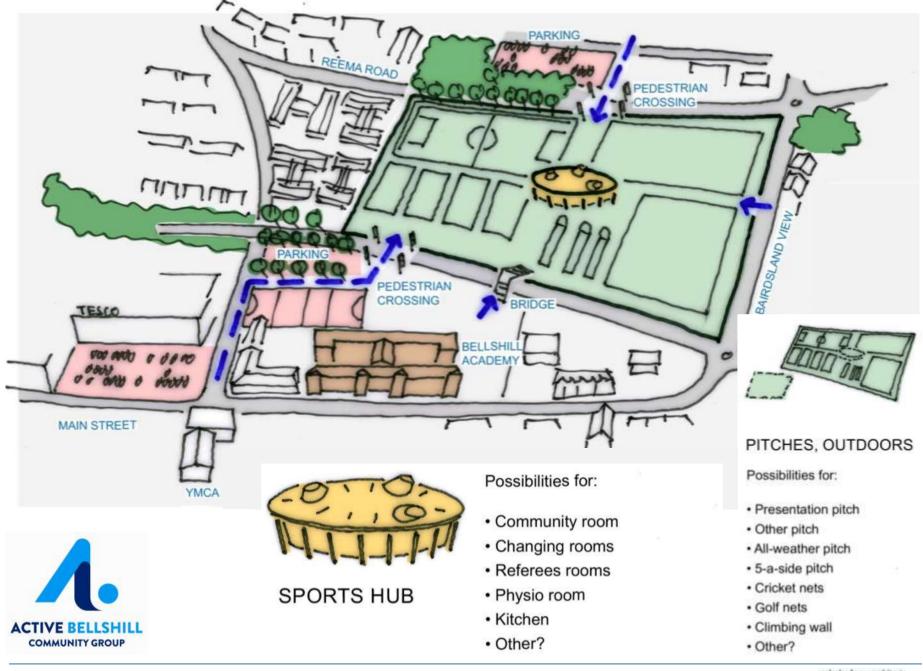












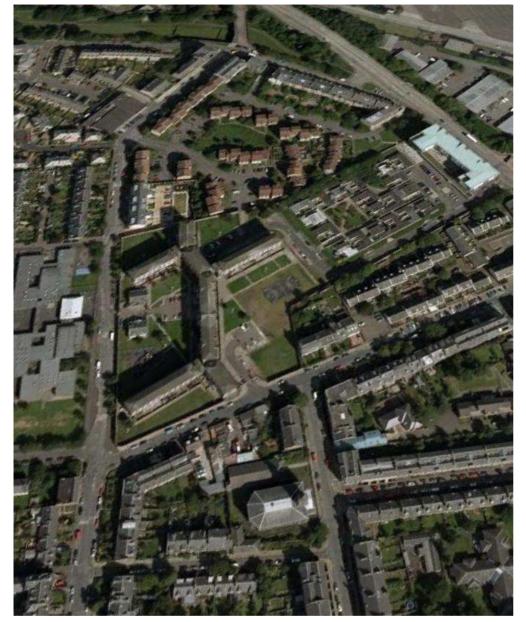


2. The Social Model of Sustainability - a Sustainable Community is a Loved One



Leith Fort Colonies – Edinburgh Council, Port-of-Leith H.A.









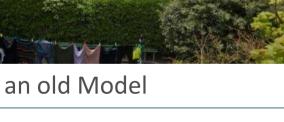


Developer's Models























an old Model



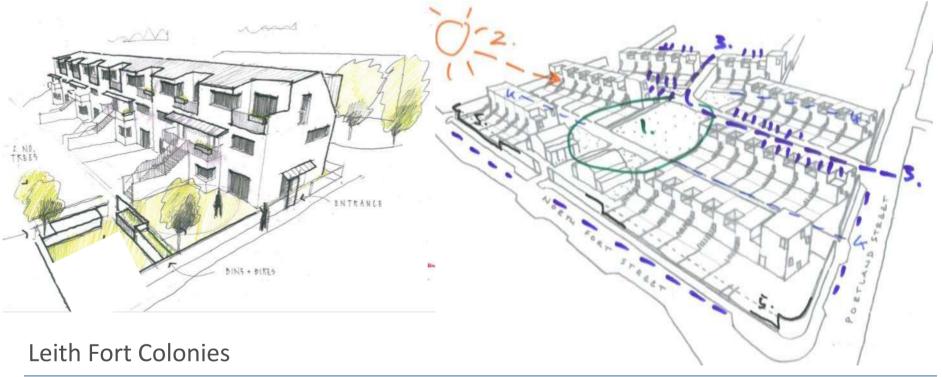






... renewed











Leith Fort Colonies

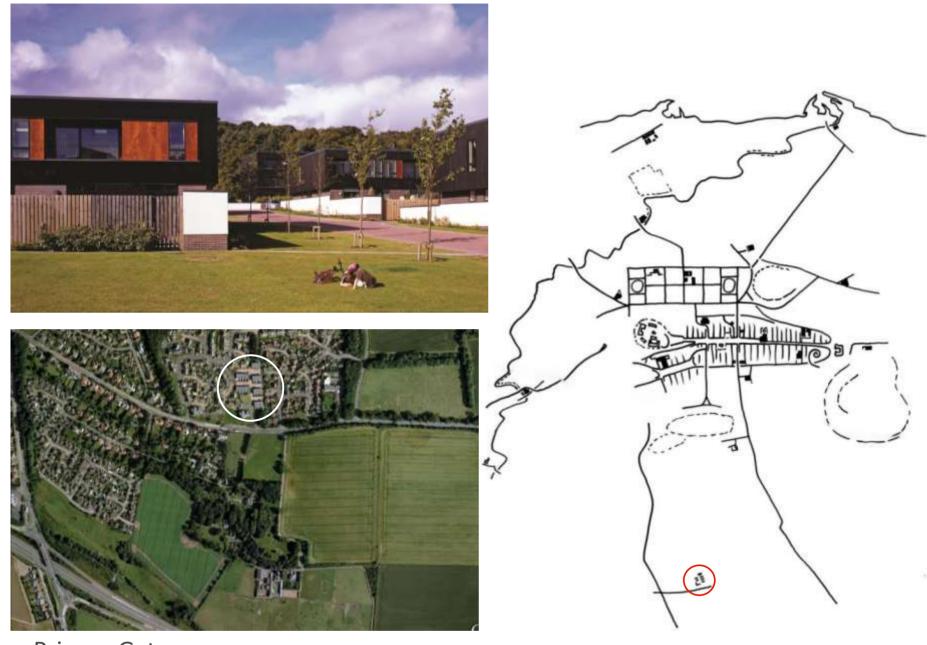




3. Work WITH the Environment, don't hide from it - the Natural Environment

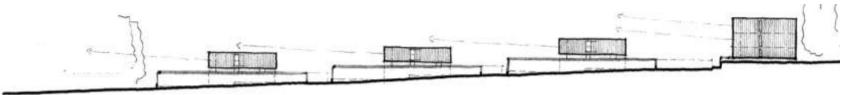






Princes Gate



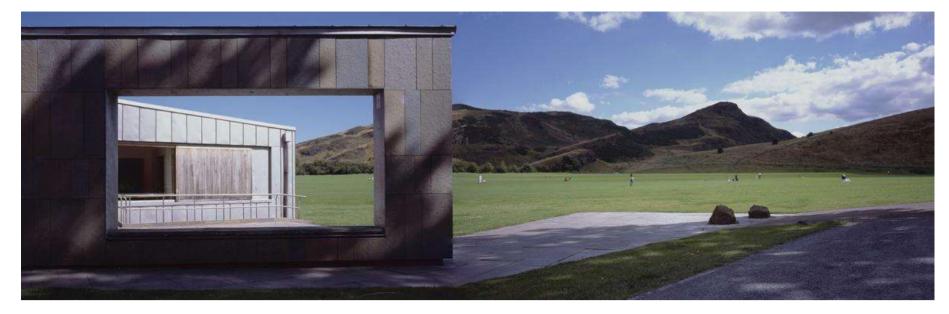










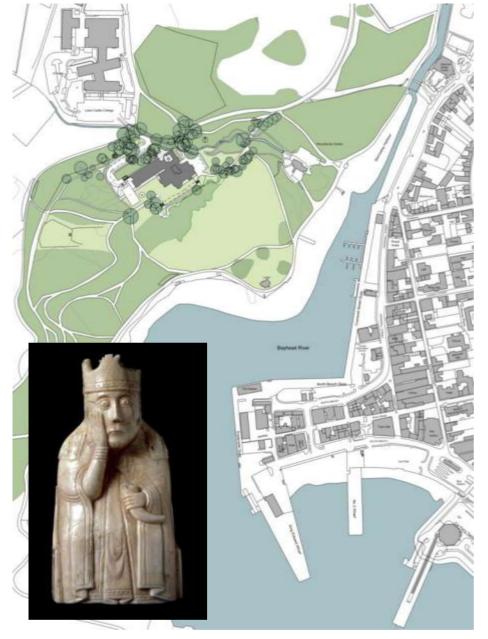




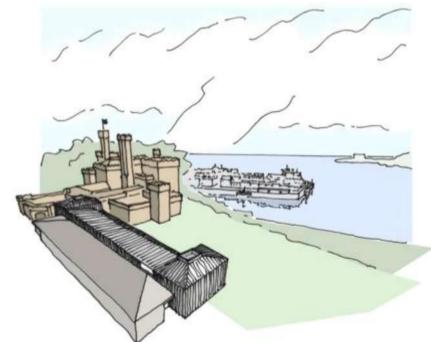








Lews Castle/Museum an Eilean, Stornoway

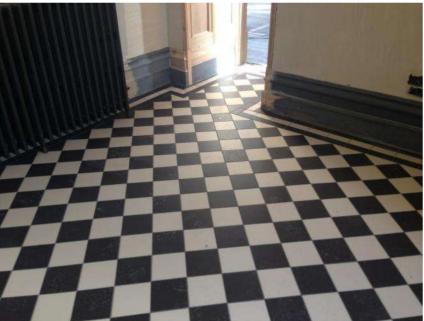


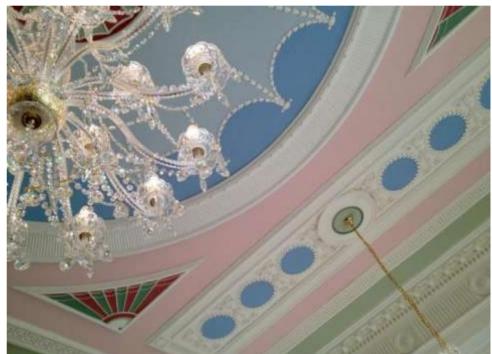


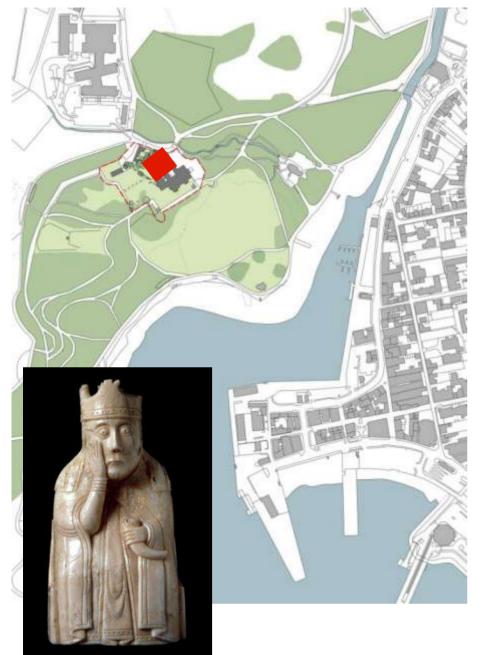




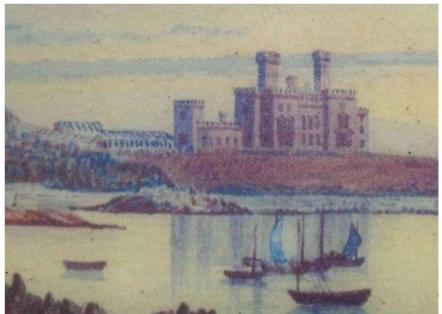


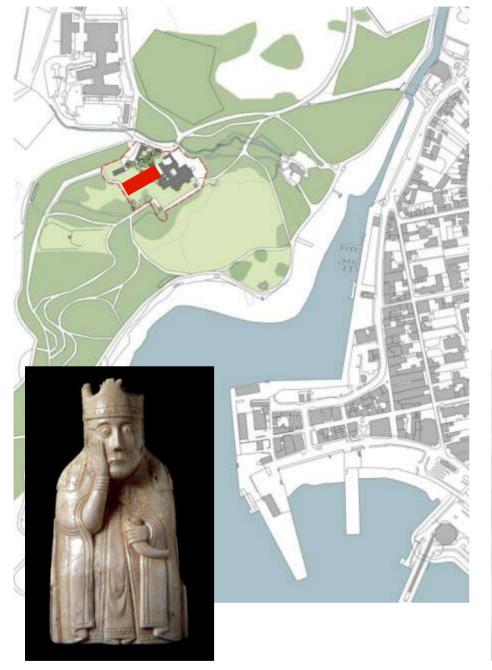


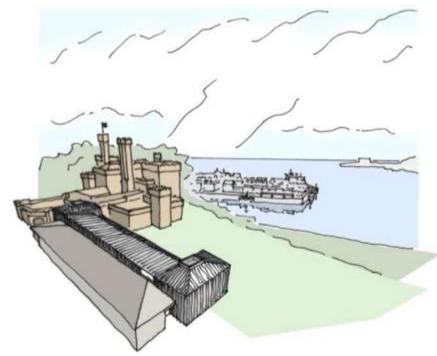




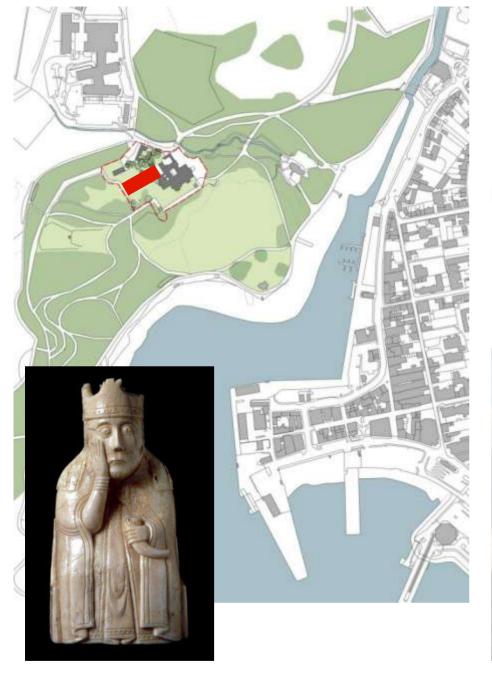


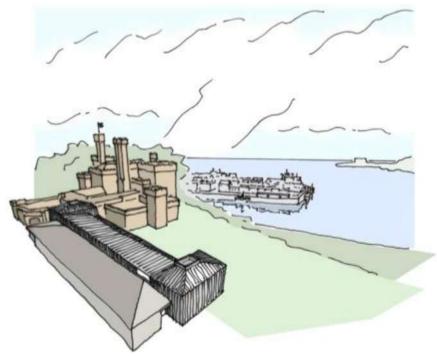




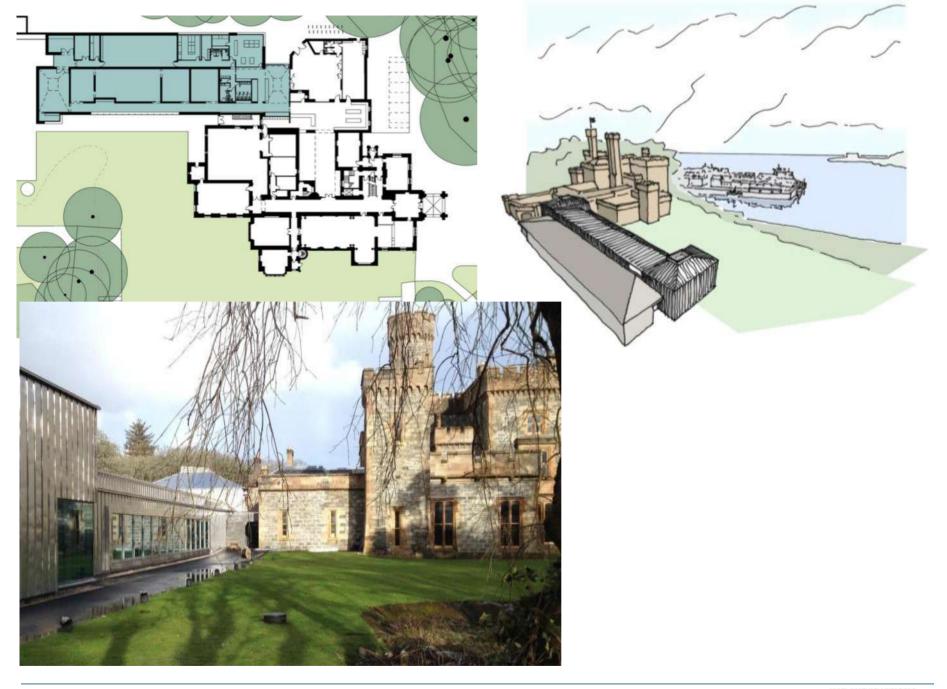
















MOST of in any trying to reduce over curbon Rollspread by sucycutting shows on one level

But now of horelands richest there is belong the green labory's to the statement, musting down has

otherd's buggest house-build ing companies, plans to dense of the grante manners, on the odged a planning application to exist a conferencemental house

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The pupiling bone, and to be worth (11 million, in two urps rate proporties on a spourting 16 acresses in Abstriction's operate

But My Million, ST, who in chara-ment of Alberteen Foodball Clish,

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Winterlaw styled basics

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region can be proud for presen-

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The application will be dis-custed by Shendern City Granoff) planning committee later

ign firm, fronkmane, out! "We gent marris Senter that will revo name of the most appropria seed in brome of stature, gr

Stemal gardens blending ten softer landscapes and mergon

Mr Miller recently sended in

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and remark his framels of the Earth, and "I's great that a builder is taking this step, thope-





4. The Virtues of Use, Reuse and Extension v the Landfill Model of "Sustainability"

























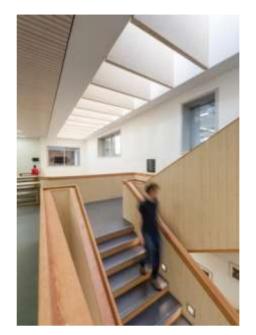






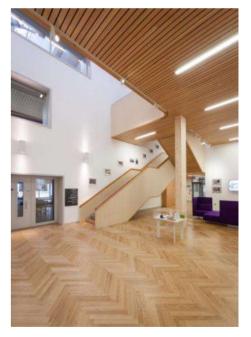










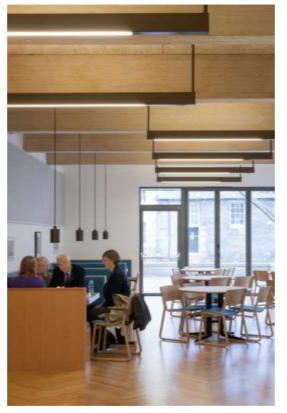


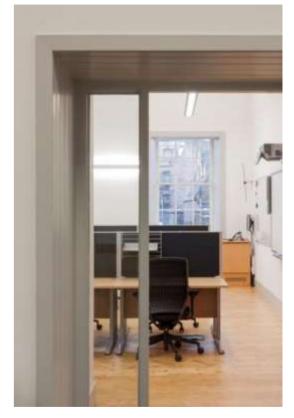




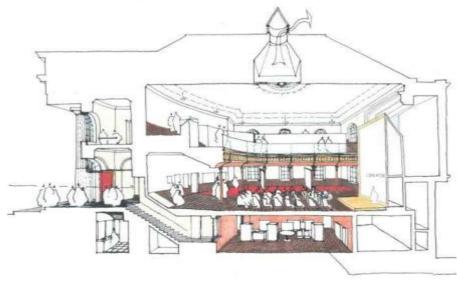














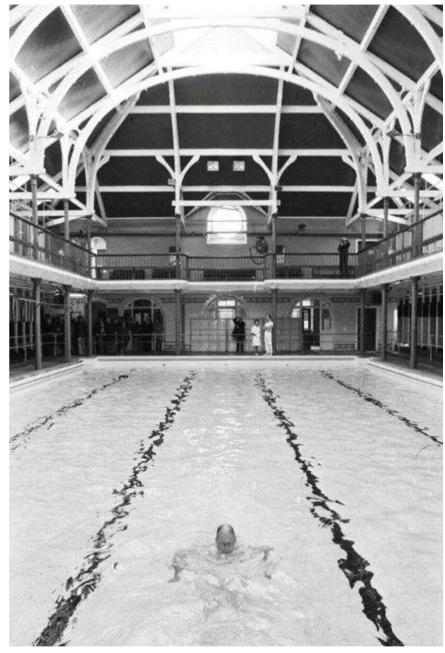








Dovecot Studios, Infirmary Street Baths







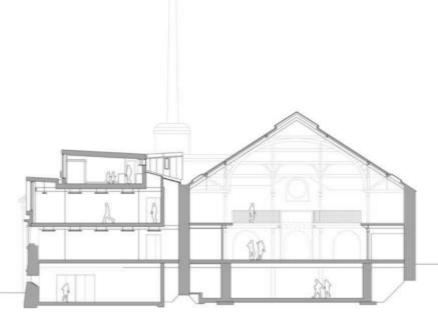








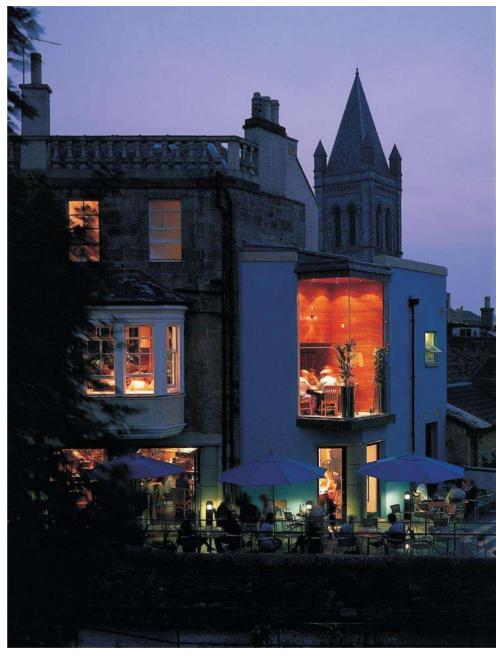








Pizza Express, Stockbridge



Current Situation: VAT on repair is rated at 17%%, demolition and new-build at 0%. Though there are exemptions - which, in themselves, add to beaurocracy and red-tape - the net effect is very significant economic leverage that encourages the replacement, rather than repair, of our existing building stock.

What Harmonised VAT across Construction would achieve:

Employment: repair is more labour-intensive, and a shift in emphasis from new-build would create jobs.

Reduction in the Black Economy: lower rates of VAT for repairs and maintenance reduces the incentive to use the black economy, so reducing illegal activity and raising new tax income-

Tax-take: analysis by the RICS (below) suggests a time of adjustment, then balance, under a harmonised 5% rate. Higher harmonised rates would bring increased tax-takes.

Red-tape: the complexities of exemption, and beaurography of application, adds to the uncertainties and difficulties around building, and the costs of such beaurocracy disincentives development.

Regeneration: high rates of VAT are a brake on regeneration, discouraging new economic activity.

Sustainability: given the embodied energy in existing building stock, the relatively long-life of traditional buildings (compared to 30-50 years for new) and the current, circa, 0.5% replacement rate of our building-stock, the repair and upgrading of existing building stock is the primary weapon in the built environment's fight against climate change.

Heritage: the Heritage Community, denied economic balance, often have to resort to sentiment to save and re-use buildings. The removal of the imbalance would remove a prime irritant between the development and heritage communities.

Housing: there would be an increase in empty properties being brought back into the market.

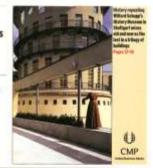
Campaigns, Support and Links: Campaigns for harmonised VAT have been launched by bodies right across the building industry including: RIBA, RIAS, UK Federation of Builders, English Heritage, SAVE Britain's Heritage, the Heritage Link and the Construction Products Association, Good, current summaries of evidence and potential come from the RICS - Royal Institution of Chartered Surveyors: http://www.rics.org/site/scripts/download_info.aspx?fileID=81&categoryID=413 http://www.rics.org/site/scripts/download_info.aspx?fileID=3508&categoryID=450

Support has also come from inside the UK Parliament, from then Deputy Prime Minister, John Prescott, in 2005, and from the Parliamentary Select Committee in 2006



Drapon at bay: Why Weish no prizes When in Rome

The 18th century Robert Adam's sabbatical



on Brokitorty has subscribed ductour for the 1974 talled Age for directions Anothers Connected for will regulate \$10.

schemes unravels

unique to beautiful privately Financial Societal ashemes into after the larest baseh of schemes they to be tondered in first this. mirath may broken up.

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the Surspanic Community - have been sold up because "projects. are not at a matchin state of

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The raise bold back developes

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"The hig shape is this EU sevices," Riggree told AS. "Both tops of contraction should be



High-profile support for flat VAT rate on all construction as BO launches campaign

Between Blanch L. Charlie Galler

Circles Brown is facine a seco m-a-decade appearability to end a serverse tax organs that has held nel regramation in regime of urban fiction.

This summer the government on a chieses to reform the rules governing V4T on construction float penalties refurbidisaries and bounded devlopment

The European Union to you buting a new treits of paror a "flat NAT" regions that irrate d construction the name for tax surpose. WT is carrords rged at 17.17% on the majority refurbilishment and repair rack while no tax is charged on

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80's flat WC campaign by Task Force chief Nichard Bugers, MEA product George Freig nos, Tom Blockers, chairman of developer Urban Splash, and jun Kilby Wr. charperus of the cross-party regeneration



technical highligan and charge better if they were the same. You buildings, to her not accepted the case for a Chicago of VOI on stally inspectant than we get server going to be building to the way we want on brownished sites of toolding work lineares, the government will carefully say oder the representations from with this personne VAT system."

After a series of budgets when ringlish Herringe and other hed-an for a industriate on all halding repeir week to the control of the chanceler has reprinted calls for reform, the government

saw appears to be intending Bit is also moving a name Michalosh sold this week: "The nion for linear states of 645 on olding report and has judpermission that more, paper of NAC era-'Tel: belles towards a ledge! '187' the countraction of new bouning,

could bead as such as the end of Cintown & States hav when

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But Force and hand of Countries sale Properties, said. The last lung we need in to disease's pro-

the latest lates ED is planning to write to fo the month from an tes support the company sob rise roules lines you see

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General and Advisor looking for the straw that breaks antifered senses, there y'll SVI could be to it becomes (Nilson

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Office) to get a charge are

4. The Virtues of Use, Reuse and Extension - a level VAT playing field











5. Materials & Technology – Low-Tech, Carbon-Lock, Non-Toxic

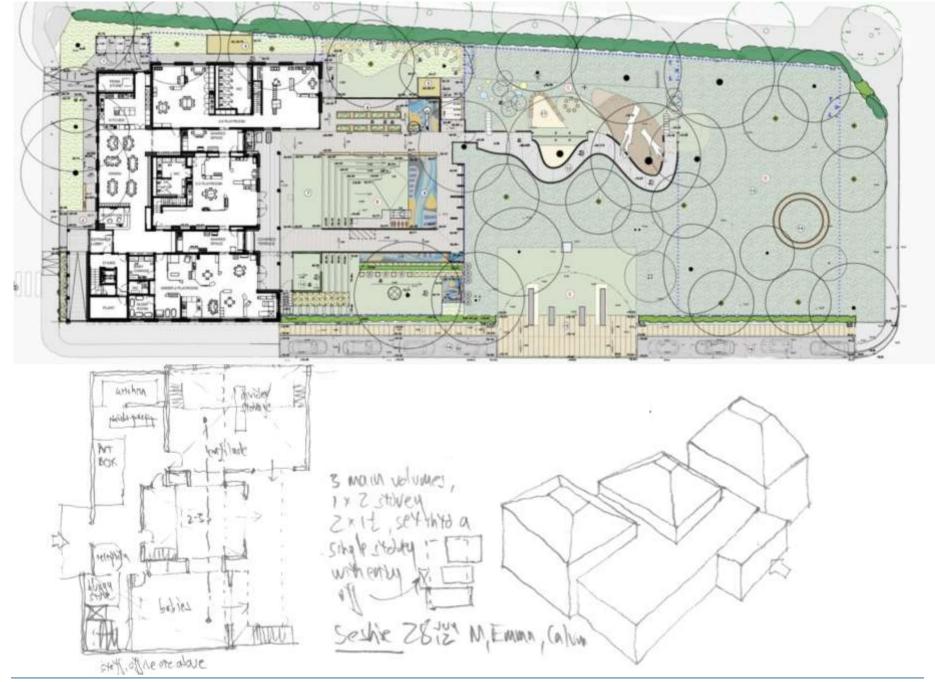


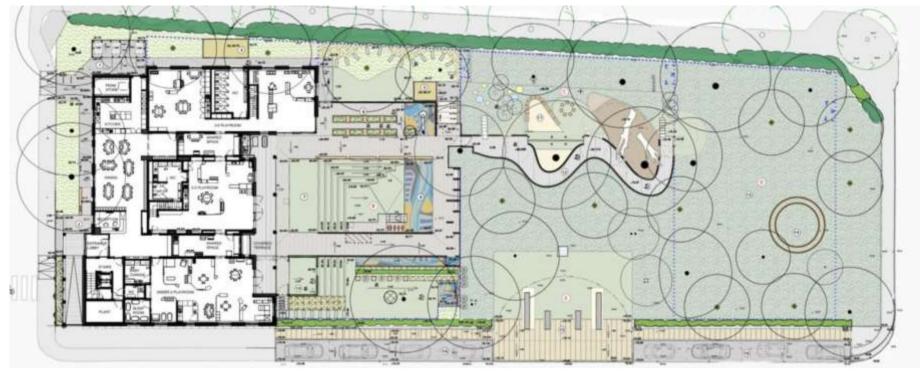
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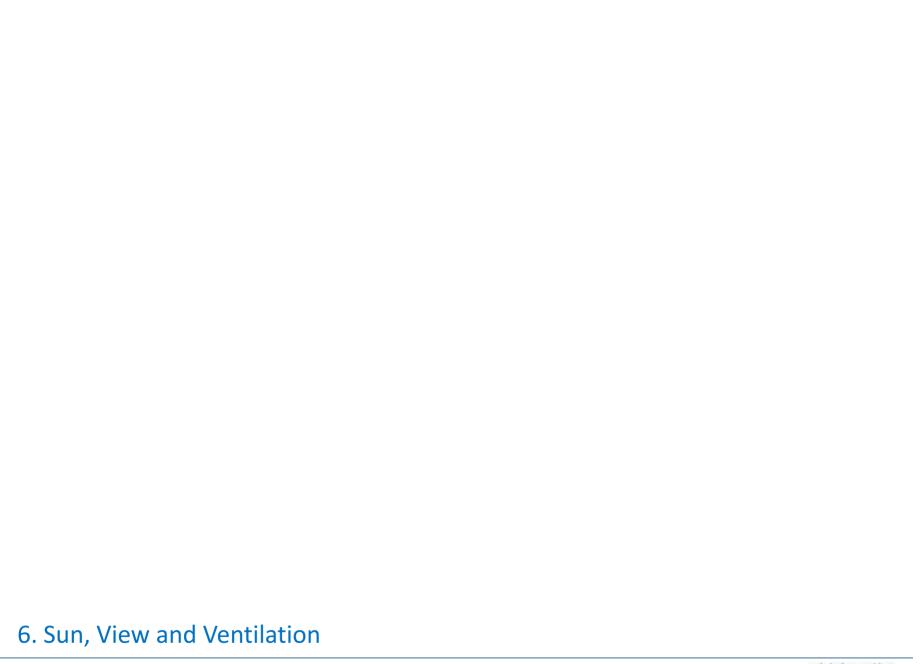






















6. Sun, View and Ventilation

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Common Weal and the Built Environment

- 1. Public Services
- 1.1 a democratic right of access





