

New Towns Taskforce

Sir Michael Lyons

Chair of the New Towns Taskforce

1 July 2025

Dear Florence,

Thank you for your letter of 21 May and for the opportunity to speak to the Committee in May about the work of the New Towns Taskforce.

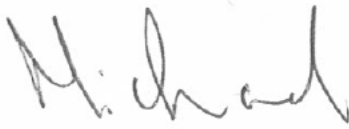
Thank you also for drawing the Taskforce's attention to the Committee's ongoing inquiry into land value capture. I am grateful to you for sharing the evidence you have heard. This is an area of significant interest for the Taskforce and I was pleased to note that as part of its engagement with stakeholder experts, the New Towns Taskforce has spoken to a number of the same organisations that the Committee heard from in its inquiry.

The Taskforce is looking carefully at land value capture and its role in delivering the next generation of New Towns. The Taskforce will make recommendations in its final report about how the government can achieve optimal land value capture from locations designated as New Towns.

We are currently finalising our recommendations and hope they will be published as part of our final report later this year. Once published, I hope that our report, and recommendations, can contribute to the Committee's inquiry, but I cannot pre-empt our final conclusions on land value capture at this time.

I look forward to being able to update the Committee in the future once the Taskforce has concluded its work.

Best wishes,

A handwritten signature in dark ink, appearing to read "Michael", is centered on the page. The signature is fluid and cursive, with the first letter 'M' being particularly large and stylized.

Sir Michael Lyons

Chair of the New Towns Taskforce