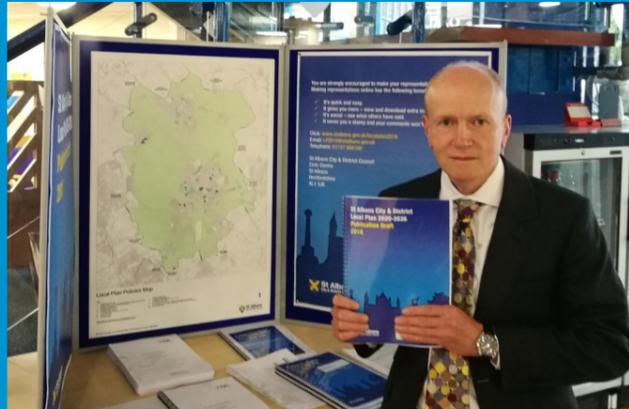


St Albans Conservatives listen, make decisions and deliver.



PLANNING FOR OUR FUTURE

We have completed and submitted a draft Local Plan to the government for inspection. Once adopted this will provide a blueprint for delivery of **14,500 homes plus 14 primary and 4 secondary schools** across the District. Our target is for **40% affordable** properties on larger development sites.

We will work with neighbouring authorities and Hertfordshire County Council to ensure that supporting infrastructure including sustainable transport is delivered.



BUILDING AFFORDABLE HOMES

We have completed **109 new high-quality affordable homes** on derelict garage sites to meet the needs of those on the Council's housing register. **The first in a generation!**

We have an extensive sheltered housing re-development programme including Wavell House to be rebuilt providing **24 homes for the over 55s**. This is part funded by **£720,000 from Homes England**. A Commercial & Development department has been set up to progress construction.



MAJOR CITY CENTRE SCHEME

We are progressing the redevelopment of the old police station and NHS health centre into **56,000 sq ft of new offices, 98 housing units and 118 car parking spaces**. This includes **35 additional affordable homes**.

We will progress a second stage of City centre redevelopment with more - including affordable - homes and office space. We will **develop publicly owned land to meet local need and where there is a public interest**.



NEW JOBS

We have worked with Partners to successfully set up an Enviro-Tech Enterprise Zone that is expected to create **8,000 to 12,000 jobs in 800 companies by 2042**.

We will work to make this successful and ensure the retained business rates are invested in local infrastructure. The partners are: Herts LEP, HCC, St Albans City and District Council, Dacorum Borough Council, BRE Group, Rothamsted Research and the University of Herts.

It's a good Council, keep it that way – vote Conservative.



VERULAMIUM PARK LAKES AND RIVER VER PLAN

We have worked with the Environment Agency to create plans to **clean up Verulamium Park lakes and revitalize the River Ver** as a natural chalk stream.

We will consult, as detailed plans progress and seek funding to enable delivery.



SUPPORTING NHS SERVICES

We have made space in the Civic Centre for the NHS to move in and **provide a range of essential services in the City**. Additional services will be added and closer working between Council and NHS staff will be enabled.

We will continue to work with the NHS to complete the refurbishment of their new space so that it can **open later in 2019**.



LOW COUNCIL TAX

Your Conservative-run District Council provides over 60 services including recycling collections, events, museums and gallery, parks, open spaces, leisure centres and swimming pools.

Our share of the Council Tax is just £177 (Band D).

Remember, of the total Council Tax you pay, around 78% goes to Hertfordshire County Council, 10% to the Police and 2% to those areas that have parish and town councils.

We have limited increases to a total of 3% in 8 years!



HAPPY ST ALBANS

In our latest three yearly independent survey of over 1,300 residents, **90% are satisfied or very satisfied with their local area as a place to live**. **66% of you are happy with how your Conservative Council runs things**.

Perhaps one of the best figures to note is that **87% of residents agree that this area is a place where people from different backgrounds get on well together**. We are proud of the strong sense of cohesion within our communities.