



Dorset Councils Partnership

Local Authority support for Community-Led Housing

31st July 2018



Dorset Councils Partnership

- Cover the three Councils of;
- North Dorset District Council
- West Dorset District Council
- Weymouth and Portland Borough Council
- Creating a Unitary Council with East Dorset, Purbeck and Dorset CC

What is community-led housing?

- Community-led housing is about local people playing a leading and lasting role in solving local housing problems, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing.

Community-led housing in West Dorset

- Buckland Newton – first CLT in West Dorset formed in 2006
- Completed a scheme of 10 units in 2011
- Learnt a lot of lessons but a really good example of what could be achieved

Community-led housing in West Dorset

- Four schemes completed 2014 – 2016
- Marshwood – 8 homes
- Toller Porcorum – 6 homes
- Maiden Newton – 14 homes
- Symondsburry – 10 homes

Marshwood



Symene



Community-led housing in West Dorset

- Current schemes -
- Lyme Regis – 15 homes just completed
- Powerstock
- Dorchester
- Bishops Caundle
- Broadwindsor
- Will mean over 100 community owned homes in West Dorset

Lyme Regis



Powerstock



Community-led housing in West Dorset

- All schemes support by Wessex
- All working partnership with an RP
- Had capital grant from HCA
- Set up costs paid by WDDC
- Completed schemes all rural exception sites

Lessons from recently completed schemes

- Sites chosen may not be the easiest to develop
- Schemes often complex
- Can be expensive
- Need to spend time on community engagement
- Ensure good housing needs data

How does WDDC support CLTs

- Financial support for set up fees
- Capital grant for some schemes
- Help with housing needs work
- Supported schemes through planning
- Helped to overcome problems
- Informal support

Why does WDDC support CLTs

- They work
- Delivered homes that would not otherwise be built – help to meet targets
- Providing a range of genuinely affordable housing in perpetuity
- New homes bonus

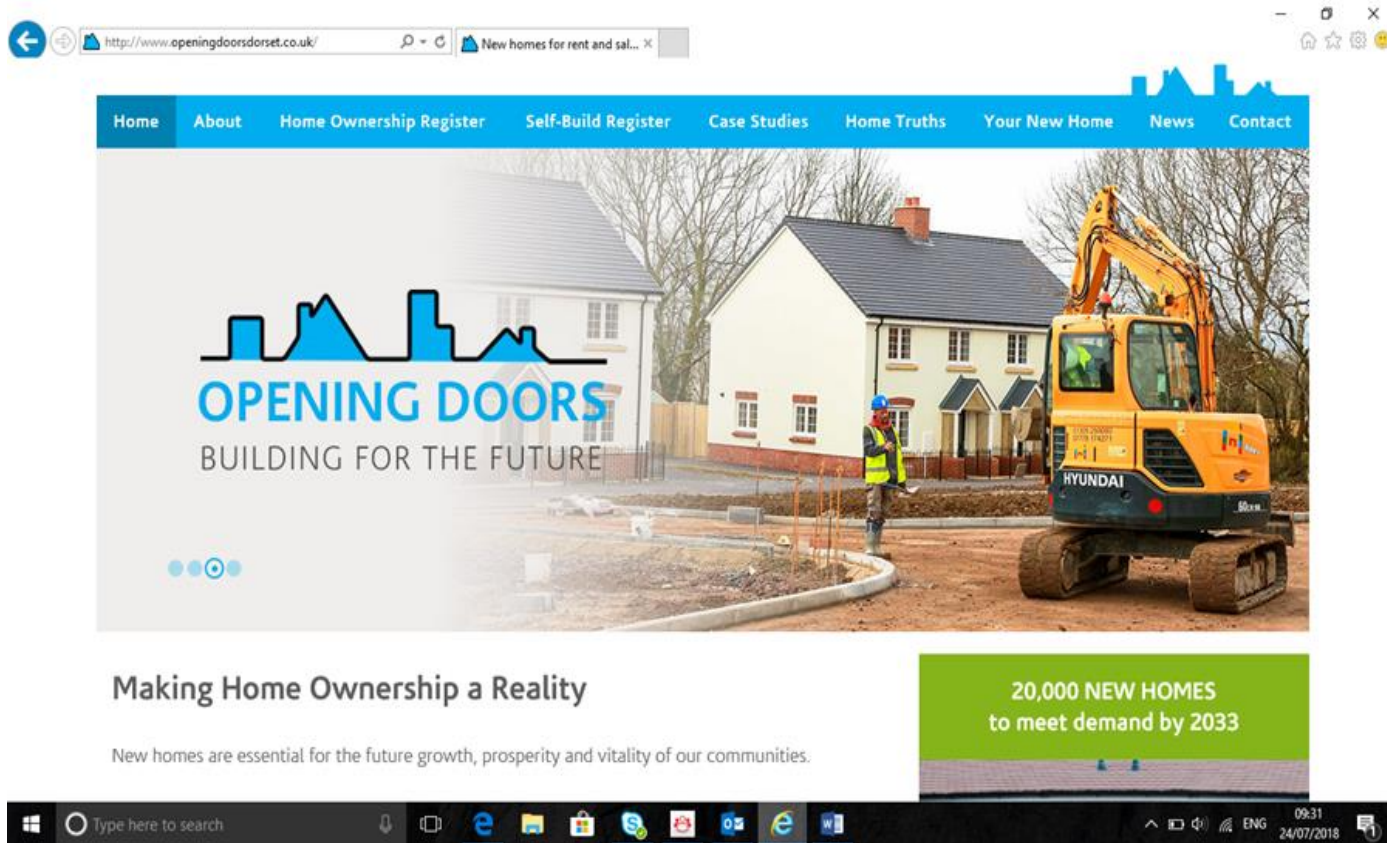
Why does WDDC support CLTs housing?

- Mobilising public support for new homes
- High quality and imaginatively designed homes and neighbourhoods
- Giving community organisations control over assets and revenue

Why does WDDC support CLTs

- Genuine community engagement
- Help to preserve the sustainability of rural areas
- Economic benefits
- Good publicity

Why does WDDC support CLTs



Community Led Housing Fund

- £60 million annual fund
- First year allocated directly to Local Authorities
- Fund may be used as
 - capital investment, technical support and revenue
 - to make more schemes viable and
 - significantly increase community groups' current delivery pipelines.

Role of Councillors

- Support of local Cllr important
- Cllrs understand the community
- Local trust Cllrs
- Cllrs can help Councils access community groups



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