

# Portland Land Trust

Details Meeting 13<sup>th</sup> September 2017

Background and Context

PCP and Community Led Development -Strands

Current Position

Land Trust Development

## Background and Context

- PCP evolved from the Single Regeneration Budget Programme following the withdraw of the Navy in the late 90's
- Through Membership, taking a Strategic View and Action Plans,we support Community Empowerment and Rights. Enabling group formation to progress initiatives.
- Neighbourhood Plan as development framework , Community had greater say over development. Looks forward to 2031/36.
- [www.portlandplan.org.uk](http://www.portlandplan.org.uk) is website for latest information
- Town Council Neighbourhood Plan oversight and Management group meetings details available via <http://www.portlandtowncouncil.gov.uk/meetings.html>

## Background

### Housing Numbers and Local Need

- There are approximately a further 1,200 dwellings which have been identified or have planning permission for on Portland. The largest of which is from the former Hardy Block (a total of 554 )
- A site assessment conducted by the Neighbourhood Planning Group identified the potential for a further 160 dwellings on mainly school sites.
- The local housing register has been analysed and currently there are around 380 applicants who can demonstrate a 'Portland connection'
- There are an unknown number not on the register who may wish to downsize etc.
- A community land trust would focus on meeting the needs of local people

## Background

### Housing Numbers and Future Need

- Dorset LEP have identified the employment area on Portland as being able to yield an additional 3,000 jobs.
- In order to reduce the impact of commuting and strengthen communities DCC plans to encourage more local employment and sustainable transport options.
- Economic Vision strands and Action Plan (due to be reviewed) available via <https://www.portlandplan.org.uk/>

## Community Led Housing

Community-Led Housing projects are run by individual community groups determined to build the types of homes that local need and want. These projects are aimed at solving local problems through local control.

If your community is facing any of the following issues, community-led housing could be for you.

- young people struggle to get on the housing ladder because house prices are too high, or there simply are not enough smaller, more affordable homes available
- older residents want to downsize, but can't find the right kind of properties without moving many miles out of the area
- those in need, such as unemployed people or single parents, have very little chance of finding decent local houses in which to live
- reasonably priced family homes are in short supply
- developers are not building the kind of homes people want or need
- there is a long waiting list for council housing
- you have a motivated community group in place or are about to create one.

## Current Position

- PCP had undertaken some initial development work via Community Economic Development Grant Funding.
- Second homes particular issue and Central Govt multi year funding to address issue assigned to WPBC
- PCP work with WPBC to progress a Land Trust. Meeting on 13<sup>th</sup> September 2017
- 7/8 volunteers have come forward.
- Next proposed meeting in early October. If you feel you have the time and skills to become involved please email: [portlandcommunitypartnership@gmail.com](mailto:portlandcommunitypartnership@gmail.com)

## 13<sup>th</sup> September Presentations

- Paul Derrien – Housing Enabling Team Leader
- Wessex Land Trust
- See separate file