

## Community-Led Housing Fund - Summary of Spending Plans

### 1. What is the name of your Local Authority?

Weymouth and Portland Borough Council

### 2. Intended use of the grant: Revenue support to groups

*This could include any plans that your local authority has for providing grants to CLH groups for technical advice and seed-corn funding to establish themselves; further technical advice and professional fees to develop their plans; funding for existing organisations to provide advice and support to CLH groups in your local authority area.*

We plan to set aside £50,000 per year from the Community-Led Housing Fund to support the establishment of CLTs and to provide technical and planning support to bring sites forward. Portland Community Partnership are in the early stages of setting up a CLT and we will support any community groups in Weymouth who are looking at community-led housing schemes.

### 3. Intended use of the grant: Capital

*What plans do you have to make grants or loans available to community groups to deliver affordable units? Capital can be used to make mixed tenure schemes viable, and to increase the number of schemes within the delivery pipelines. If known, please indicate the number of additional homes that you expect the grants/loans will enable over the next 3-5 years.*

We are working with Portland Neighbourhood Planning group who have identified some sites with the potential to deliver community-led affordable housing. We are in discussions with landowners on Portland about bringing sites forward.

It is anticipated that grant of around £35,000 per affordable unit will be required and we will work to either directly acquire sites or work in partnership with housing associations to bring sites forward

### 4. Joint plans across your local area

*What discussions, if any, has your local authority had with neighbouring authorities to pool part of the funds? This could include supporting an existing – or establishing a new – local enabling service, or providing a shared resource to support delivery (such as a revolving land purchase fund).*

We have had discussions with local authorities across Devon, Dorset and Somerset about agreeing a joint service proposal from Wessex Community Land Trust Project. This would ensure that there is support for emerging CLTs and would help the Council to continue to promote community-led housing. WPBC will sign up to this agreement.

Weymouth and Portland is also part of the Dorset Councils Partnership (with North Dorset and West Dorset) and will ensure that support for community-led housing projects is available across the area as well as looking for any opportunities that working across three councils may bring.

#### 5. Advice obtained

*In drawing up these plans, which CLH specialists or other stakeholders (e.g. housing partnerships, housing associations, other community associations) have your local authority engaged?*

Weymouth and Portland has not delivered any community-led housing schemes. However, WPBC is part of a partnership with West Dorset District Council where there is considerable experience in delivering community land trust schemes. This experience will be utilised to bring forward projects in this area.

Discussions about the community-led housing fund have taken place with Portland Neighbourhood Plan group, WPBC Councillors and local housing associations.

We work closely with the Wessex Community Land Trust Project and Locality who will support any emerging CLTs.

We have also engaged with the National Rural Housing Enabling Group.

#### 6. Existing local activity

*Which CLH groups already exist in your local authority's area; which other community organisations might want to develop housing; and which other planned developments are you aware of that could become community-led?*

Portland Community Partnerships are currently in the process of setting up a CLT and are receiving support from Locality for this. We are supporting this and a potential site has been identified for the first project. A grant £20,000 will be made to do site investigations and to bring forward a planning application.

#### 7. Intended use of the Fund – developing your plans for the fund

*What plans does your local authority have to use the grant to procure further advice or additional officer capacity?*

We intend to use this fund to secure support from Wessex Community Land Trust Project. This will be part of the regional agreement to ensure support for community-led housing and will cost in the region of £6,000 per year. There is also the opportunity to secure support from Locality who are assisting Portland Community Partnership with setting up their CLT.

We have some existing internal experience of community-led housing but will closely monitor this to decide if additional resources are required.

#### 8. Other plans

*What other plans – not covered above – does your local authority have to deploy the grant funds in accordance with the aims of the programme? Plans could include use of your or others' financial or staff resources, or through your policies and asset management plans.*

WPBC are currently reviewing their land holdings. It is possible that a community-led approach will assist in unlocking some of these sites and the delivery of new homes, an amount of these funds will be used to assist in bringing these sites forward. We are also in talks with the County Council about their land holdings.

WPBC are in the process of creating an Accelerated Home Building programme which is a community-centric initiative to with the aim to deliver the right homes in the right place. The Housing Finance Institute are assisting with this work and the community-led housing fund will be used to help unlock sites that without community involvement would not be deliverable in the short term.