

## NOTES OF PWP MEETING on 25 AUGUST 2022

Present :

Hilary, Joyce, Nick Ziebland, Chris Noon, Clare Mahaddie (Chair)

Simon Parker (DC Housing Enabling Team) by audio link.

### 1) Introduction

Simon explained that there is now a tried and tested route to the provision of affordable housing (AH) in parishes by means of a Community Land Trust (CLT) This had been developed after provision of the 9 homes in Whitchurch. The only alternative route is via DC's Housing Register which now lists about 9,000 people and is open to residents anywhere in the entire DC area.

Once formed, the CLT is run by local people, usually in conjunction with a Housing Association, and operates entirely separately from the Parish Council, although individual Councillors may choose to join. The Trust is a registered legal entity able to raise funds, administer projects, and obtain planning permission on land not otherwise available for development (e.g. rural exception sites).

Simon explained that

The Parish Council's role would be limited to holding an initial public meeting which would be attended by a member of Dorset Council's Housing Enabling team and also by a representative of a partner organisation called MiddleMarch. MiddleMarch is a group of independent advisors employed under a grant scheme by DC to help and support CLTs throughout their AH project.

The aim of the meeting would be to explain the process, examine the need for local affordable housing, and invite local people to join a CLT. In the past, almost all such meetings have led to establishment of a CLT.

Typically, it takes between 3 and 10 years from formation of a Trust to completion of the project. The first task of the CLT is to identify the need more accurately, enrol members, and then find a suitable site or sites.

## 2) Results of the recent Housing Needs Survey in Char Valley

It was agreed that the survey results did not provide a clear picture of the current situation. It was hard to interpret but apparently showed potential demand for only 4 houses. However, Simon believed that the results did indicate sufficient interest to justify holding a public meeting. Further surveys could be carried out during the course of the project and additional people could be encouraged to join in at a later stage.

Simon left the meeting after item 2

## 3) PWP discussion

Both Chris and Nick expressed reservations because they did not believe there was sufficient proof of need from the survey. Nick said that affordable housing should be located close to main centres of employment in order to minimise traffic movements and car usage in general and that such a project is likely to be divisive for the community as it was 10 years ago. Chris was concerned about the lack of local services to support those who would be living in affordable housing in Char Valley.

After some discussion, it was agreed (with 1 abstaining), that PWP should ask CVPC to approve preparations for a public meeting to explore the potential for a CLT to provide affordable housing in Char Valley Parish. It was noted that, unlike the previous scheme, which

had focussed on Whitchurch, any CLT should have a wider remit to include the whole of Char Valley. Some residents in Morcombelake had taken part in the survey. There was already an AH scheme in Wootton Fitzpaine run by the Pass family Estate and representative from that should be invited to attend.

It was considered vitally important that the public meeting should be widely publicised by all possible means and that CVPC should provide funding to achieve this. Possible ways might include social media, leafletting and postal delivery.

## CONCLUSION

CVPC is asked to approve preparation for a well-publicised public meeting, probably in November 2022, to discuss any need for affordable housing within Char Valley, to introduce the CLT process as a route to the provision of affordable housing, and to explore the potential for such a Trust in Char Valley.

CVPC is also asked to approve a budget for publicity, including hall hire, if necessary.