



Dorset
Council

Housing Enabling & Delivery Team



The Housing Enabling & Delivery Team



Plan and deliver affordable housing schemes across the Dorset Council area

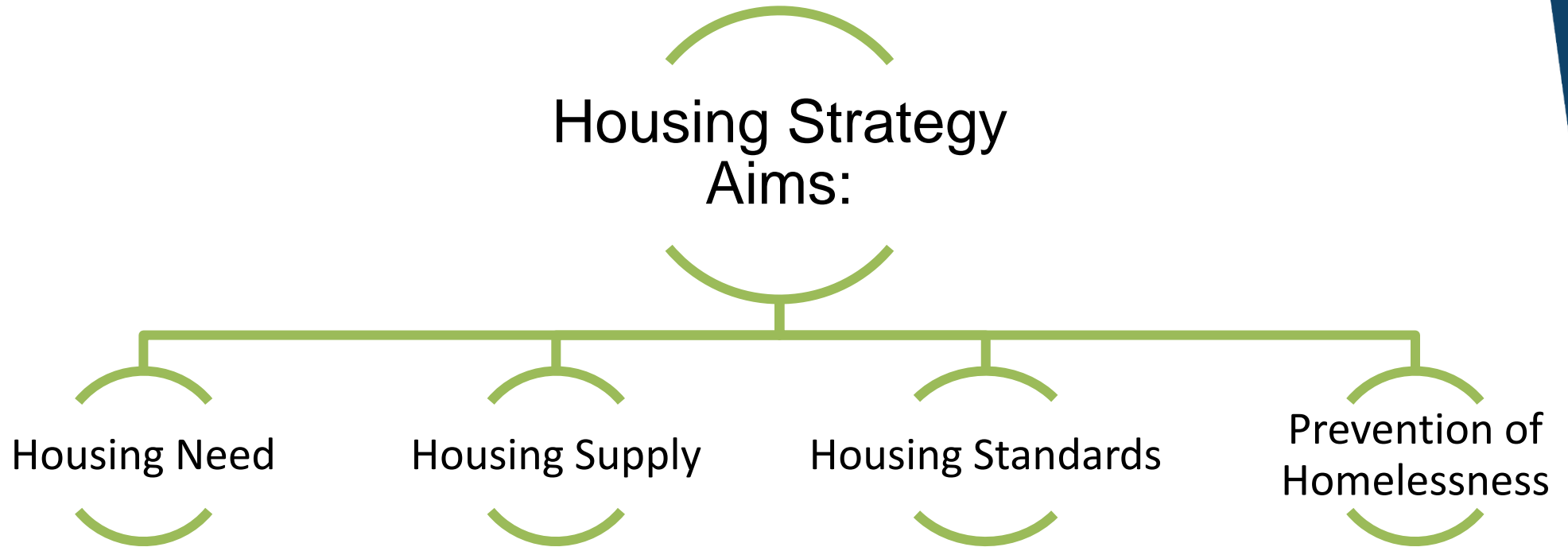
Work with Registered Providers (RP) to develop affordable homes

Dorset has been a leader in the work to establish Community Land Trusts (CLTs)

Dorset Council is now an RP providing a range of temporary accommodation

Bid for homeless funding from Homes England to support this aim

Contact us through our main inbox:
housingenabling@dorsetcouncil.gov.uk



Housing Strategy



Home In On Housing Programme:

- Identified 16 Themes to meet the Housing Strategy Aims

Programme Development:

- with internal stakeholders and Partner engagement
- Identifying links and existing projects
- Developing projects, communicating and Publishing the programme

Phase 1 of programme approved and underway

- Focussing on priority areas including:
- increasing supply and exploring Dorset's role
- supporting new LP development.

Current Housing Need - June 2024

Approximately 500 new applications are being made every month



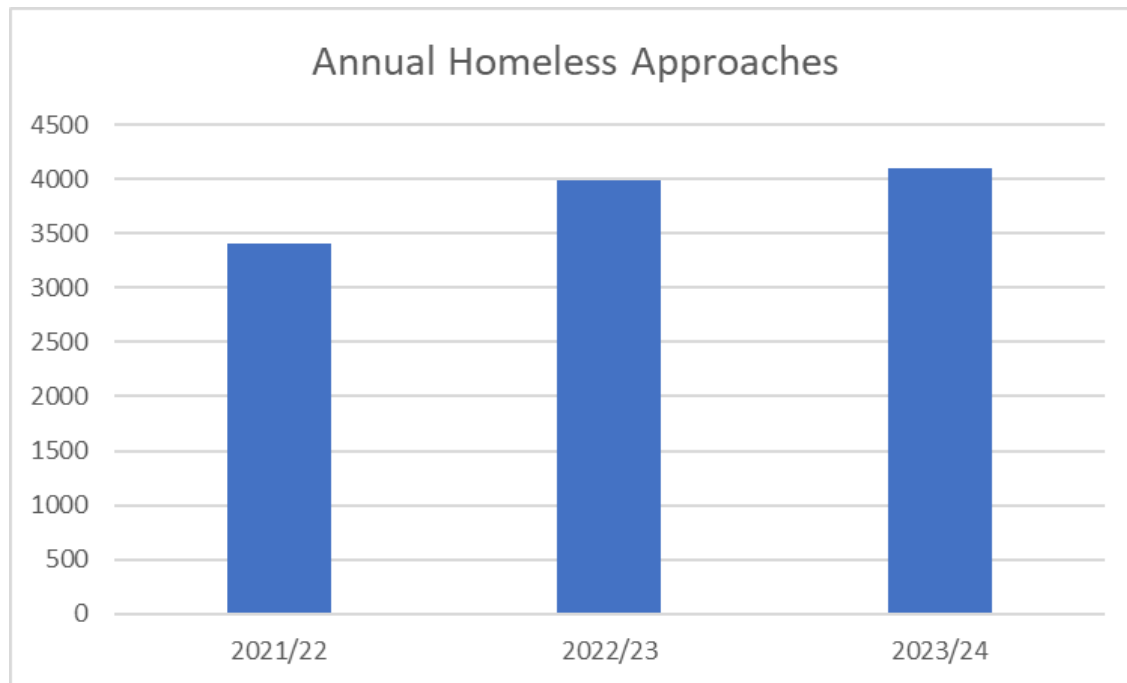
Dorset Area - Active Applications on the Housing Register

Housing Band	Bedrooms							Grand Total
	1	2	3	4	5	6	7	
Band A - Urgent Housing Need	138	63	67	28	9	2		307
Band B - High Housing Need	505	181	115	82	20	7	1	911
Band C - Medium Housing Need	537	340	476	115	6	1		1475
Band D - Low Housing Need	2085	854	297	46	8	3		3293
Grand Total	3265	1438	955	271	43	13	1	5986

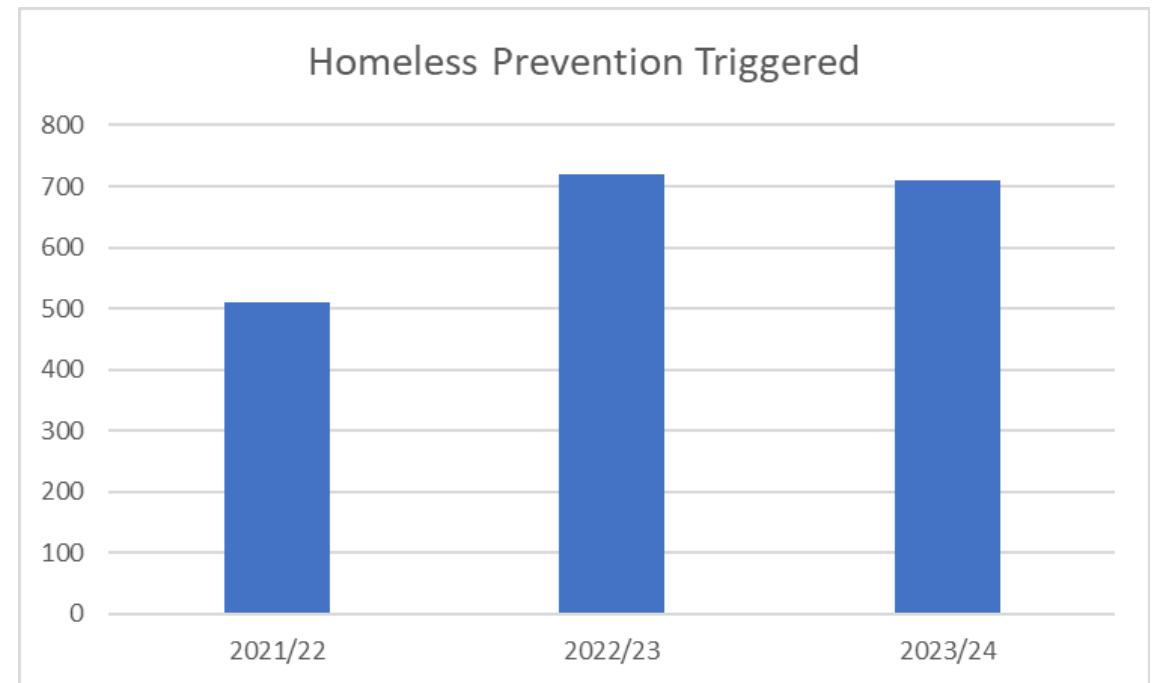
Homelessness in Dorset



Homeless approaches in Dorset increasing

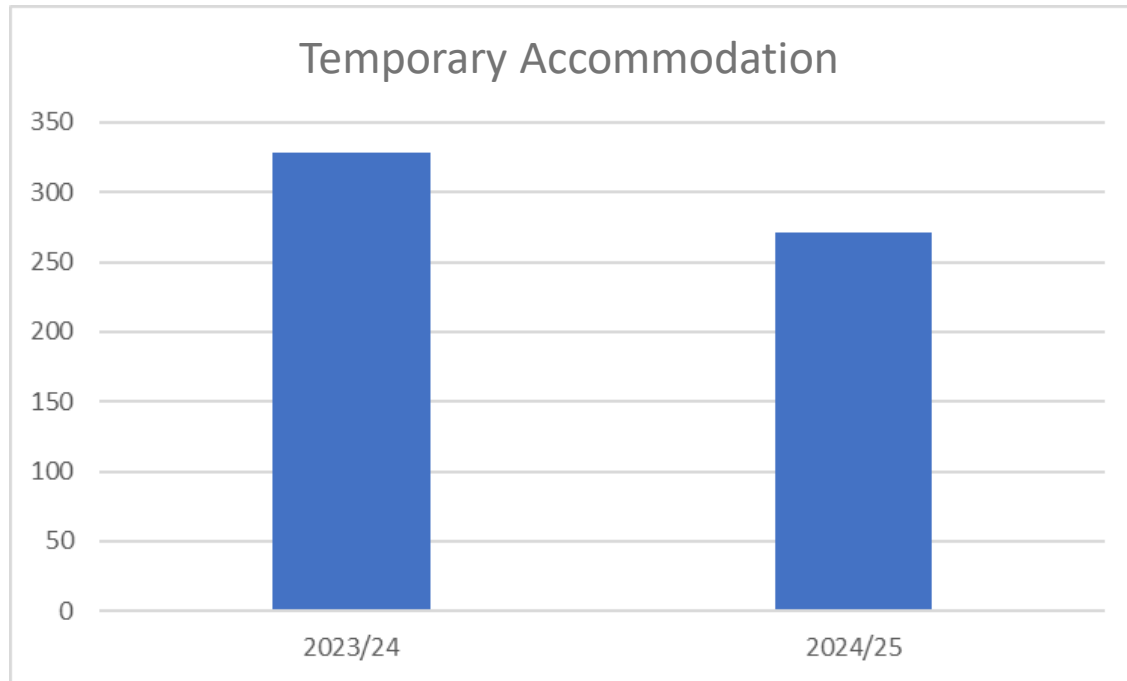


Early prevention approach effective. In 2023/24 65.5% of prevention triggers led to successful prevention outcomes for households

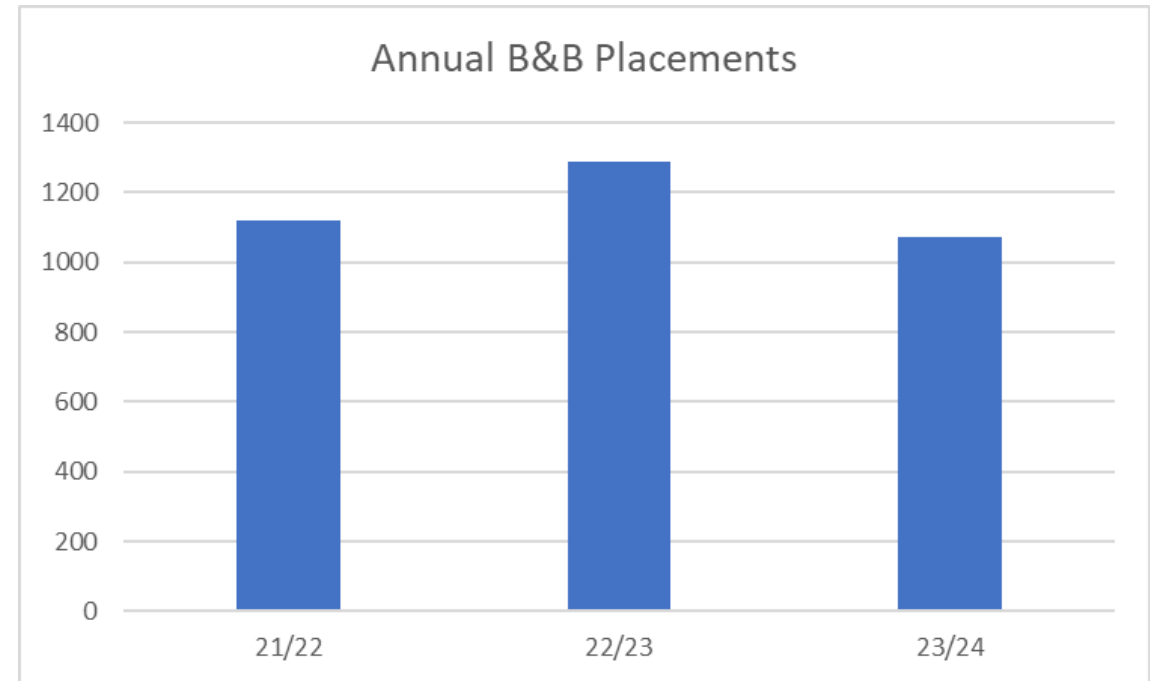


Temporary Accommodation

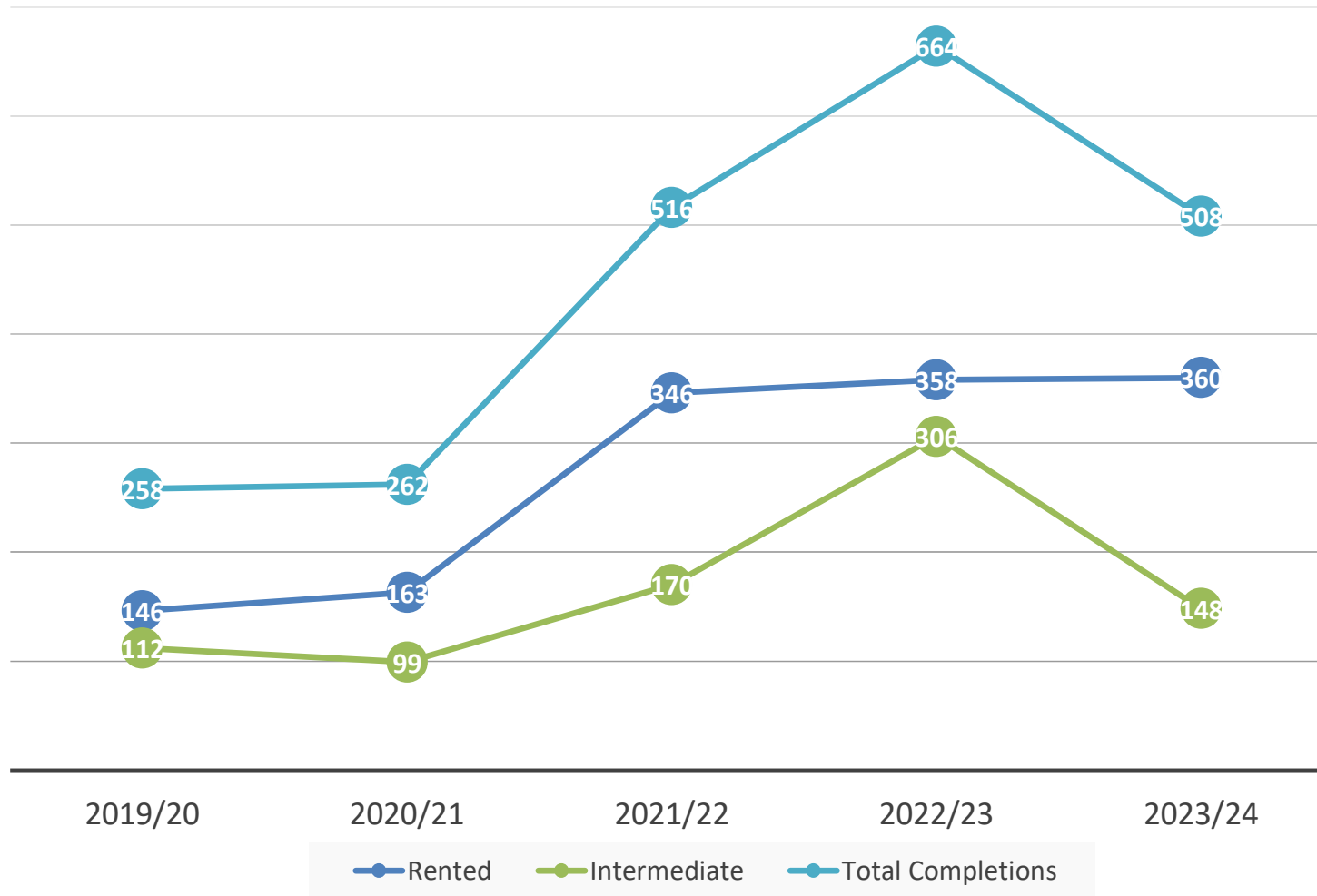
Household numbers in temporary accommodation reduced by 17.4%



Initial B&B placements are incrementally reducing.



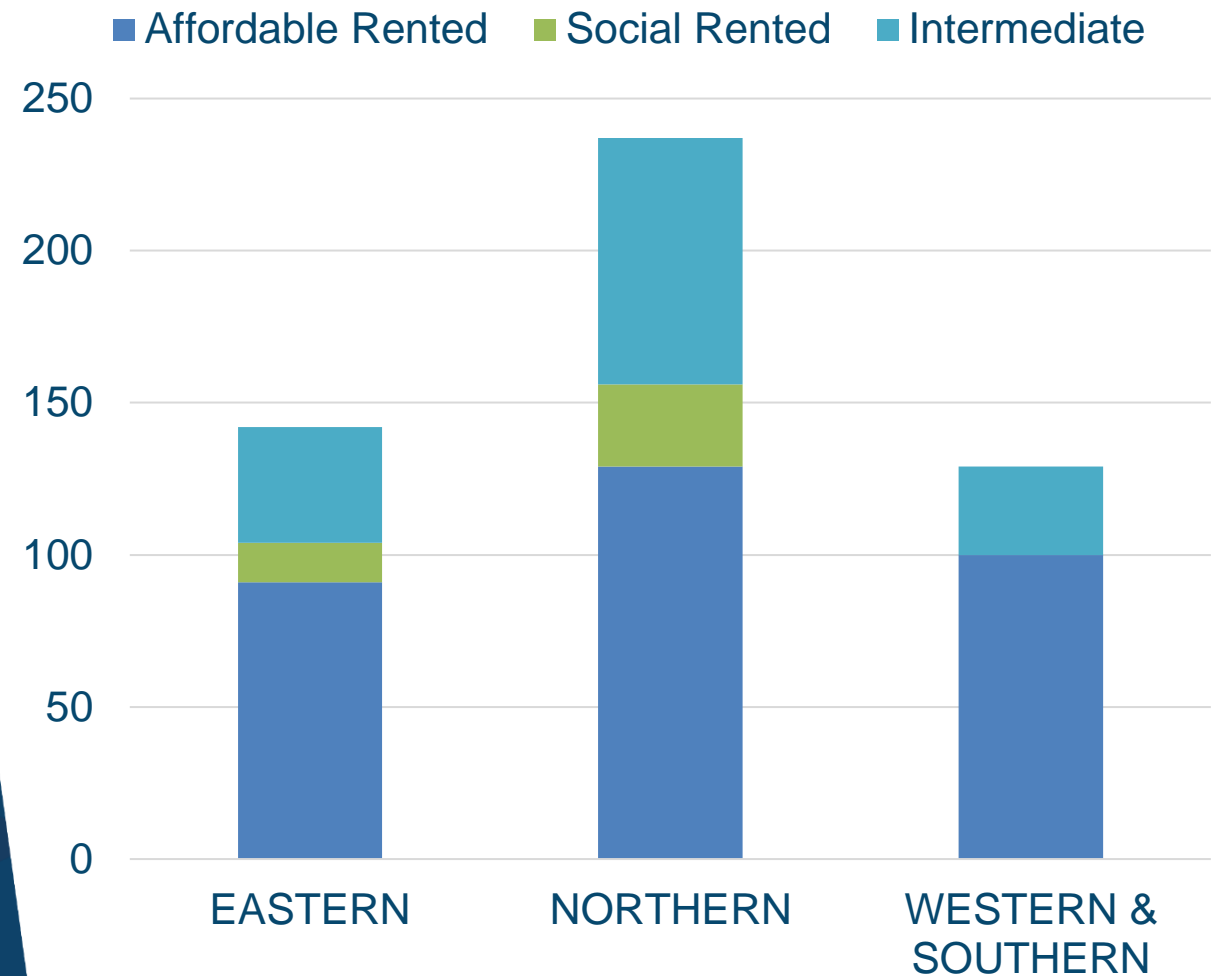
Affordable housing completions:



- High numbers in 2022/23
- Good completion numbers in 2023/24
- Homes England Strategic Partnership delivery model has increased development

2023/24 Completions:

- Social rented homes increasing
- Intermediate nearly all shared ownership
- First Homes starting to be developed



Challenges and Opportunities in Affordable Housing Development



UNCERTAIN
HOUSING
MARKET



BUILD COSTS AND
VIABILITY
CHALLENGES



S106 HOMES



DEMAND ON RP
FINANCES



NUTRIENT
NEUTRALITY



LOCAL PLAN AND
FIVE-YEAR LAND
SUPPLY

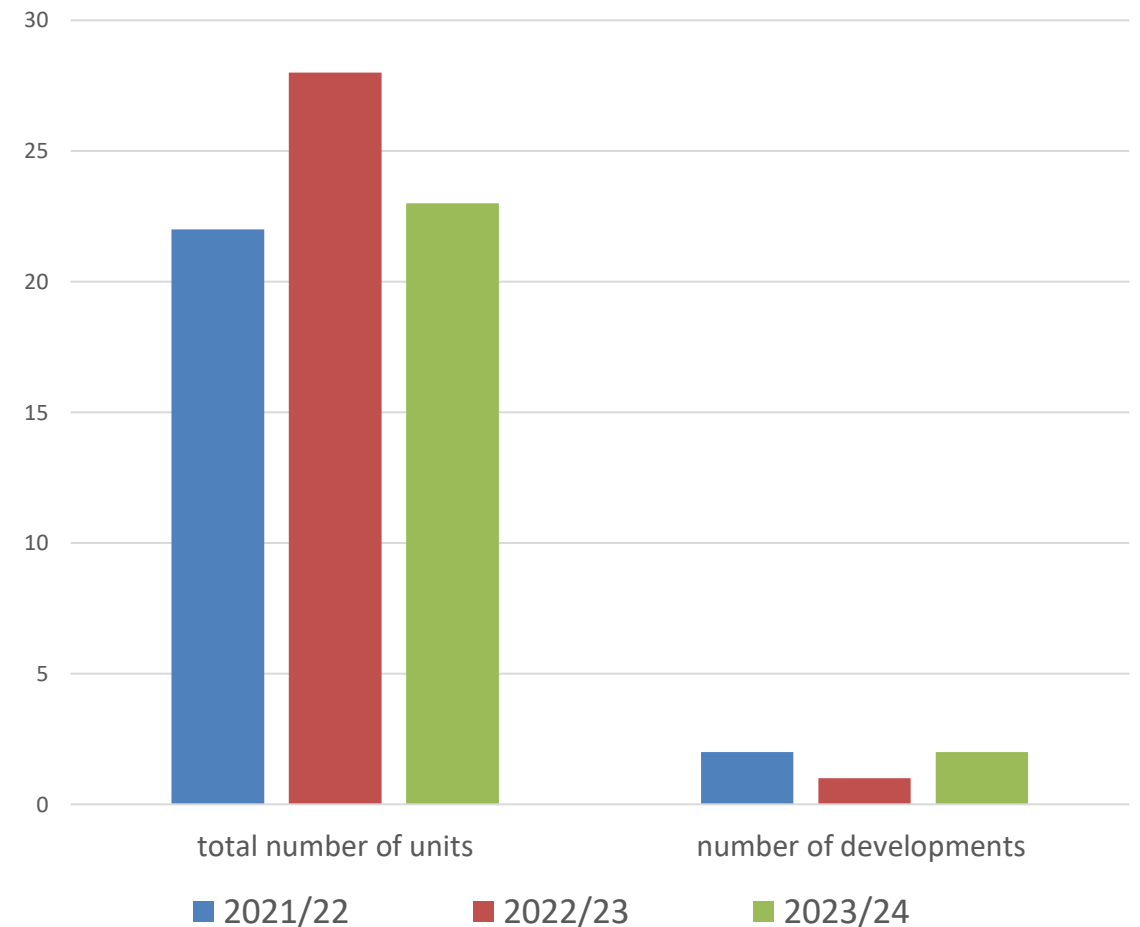
Rural Exception Site Delivery

- 2021/22 22 units, two developments
- 2022/23 28 units, one development
- 2023/24 23 units, two developments

All Affordable Rural Housing Schemes

- 2022/23 31 units, two developments

Rural Exception Site Delivery



Exception Site Policy

All Dorset Council
Local Plans have
exception site
policies

Some more
restrictive

Varied approach
to open market
housing

Draft policy in
emerging Local
Plan

Emerging Local Plan Draft Policy

HOUS3: Affordable housing exception sites

An affordable housing exception scheme will be permitted if:

- I. it is adjoining an existing settlement;
 - II. the proposal is capable of meeting an identified local need for affordable housing within the settlement, parish or group of parishes where the scheme is located, including within the Green Belt, which cannot otherwise be met;
 - III. the character, scale and design of the scheme is appropriate to the location and size of the existing settlement;
- and
- IV. there are secure arrangements to ensure the homes remain affordable in perpetuity.

Challenges and Opportunities in Rural Exception Sites



SITE
AVAILABILITY



COMMUNITY
ENGAGEMENT AND
NEIGHBOURHOOD
PLANS



RP COMMITMENT
TO SMALLER
SITES



GRANT
REQUIREMENT



PLANNING
REQUIREMENTS



ACRE
PARTNERSHIP

ACRE Partnership

- National Rural Housing Enabler Programme funded through DEFRA to boost the supply of new affordable housing in rural communities.
- A network of independent advisors for an initial one-year period as a Free of Charge service
- Delivered by Action with Communities in Rural England (ACRE), administered in this area by Dorset Community Action



ACRE Partnership

“The advisors will help identify suitable development opportunities in communities, and support site owners and community representatives to navigate the planning system and create developments in rural areas that meet the needs of local people.”

ACRE

Dorset Rural Housing Enabling Officer is
Jacqui Cuff.

Email: jacqui.cuff@dorsetcommunityaction.org.uk
Mobile: 07421 994590





Bull Bridge Mead, Halstock

- Rural Exception Site
- 100% affordable housing
 - **8 homes:**
6 social rent, 2 shared ownership
- Developed by Magna Housing
- Modular factory-built homes

Violet Cross, Hazelbury Bryan

- **21 homes:**
6 affordable rent, 15 shared ownership
- Delivered a policy compliant amount of affordable housing
- All units completed as affordable outside of S106 requirements
- Funded through Homes England Strategic Partnership model
- Delivered by Abri





Northcombe Lea, Drimpton

- 15 affordable homes for rent
- Development led by local Community Land Trust
- Site selected through consultation with community
 - Owned and built by Abri
- Grant from Dorset Council and Homes England

Community Led Housing:



Eleven completed community led housing projects

133 community owned affordable homes

Most in partnership with Registered providers

These homes would not have been delivered in any other way

Numbers of new community land trusts beginning to increase after Covid

Working with Dorset Community Action to promote rural housing schemes

Bridport Co-Housing supported by Dorset Council:

- The Housing Enabling Team / Dorset Council started working with the group in 2012
- The Council wanted to support community led housing, having just completed the first Community Land Trust (CLT) project in the area
- The scheme had the potential to deliver a significant number of affordable homes
- Good community engagement and political support for the scheme
- Grants to support set up of CLT and to obtain planning
- Used community housing fund to support project
- Made successful bid for £808,000 from the Homes England Community Housing Infrastructure Fund
- Worked to support planning applications – including with internal colleagues
- Helped to agree allocations process





Benefits for the Council

- **53 affordable homes** that would not have been delivered by any other method
 - Range of tenures
 - Key worker housing
- Affordable rented are being advertised on Dorset Home Choice
 - Positive publicity and political support
- Will encourage more community led housing

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