

Portland Community Partnership – Information Sheet

Underhill Junior (Cliff) School – Registration as a Community Asset

Background

In January 2013, as part of the development of a Neighbourhood Plan for Portland, a community consultation held at Underhill Junior and Royal Manor (IPACA Campus) identified concerns with the possible development potential of the redundant school sites following the intention of IPACA to move to Southwell Business Park. The community identified a number of possible uses for these sites as shown in the Community Consultation File.

In mid 2013 as part of its community engagement programme in Underhill (entitled “Working with You”) Weymouth and Portland Borough Council included these details in their project listings and also identified a further project with the possible use of the school pool.

Portland Community Partnership (PCP) was shown as the partner organisation tasked to communicate with Dorset County Council (DCC) over these issues with other partners also identified in regard to the pool.

PCP notified DCC and in addition the project listings were shown on the “Dorset for You” website.

PCP presumed that discussions about the site would occur once the move by IPACA to Southwell Business Park had been confirmed. However PCP was not aware that DCC had declared the site redundant and had progressed its disposal via committee and Cabinet.

In April 2015 the site was advertised for sale by tender. Following agreement with our management group and a representation of members it was decided that it was important that the community interest in the site be expressed and a Community Asset Registration was accepted by WPBC.

It is understood that the guide price for the site was £500,000 and that DCC are in a position to dispose of this.

PCP has until the 22 July 2015 to decide whether to submit an application for a Community Right to Bid. This will then trigger a further six months moratorium to allow time for funds to be raised.

Another qualifying group may also register their intention to bid before the 22nd July.

The moratorium does not signify any preferential rights and DCC does not have to accept any bid.

Why are we holding this consultation ?

PCP is holding this consultation to enable the public to inform its decision about proceeding further.

The Community Consultation File holds more detailed information and at the end is an opportunity for you to comment via an online survey which will help guide the PCP.

Thank you for your time and support.

January 2013 Consultation and Working With You Action Plan

Community Hub – Junior School &
Brackenbury

Proposals to incorporate variety of uses,
such as Children's Centre, Elderly Care
Centre, GP Surgery, Health Centre,
Library, Bank, Independent Living
Centre. Arts Centre/Studio, Business
Start Ups, Additional Needs facilities.
Toddler Swimming shallow pool
required

Some relevant Information from Community Consultation during mid 2014

- more productive use of old buildings
- protect heritage and old buildings
- concerns about housing provision for elderly
- access to services issues in Underhill

Extracts from the Plan's Evidence Base

- A number of existing community facilities in Underhill have been identified as possible housing sites
- Portland is not self sufficient in services
- Residents would like to see more services delivered locally and more choice
- Young people - are facilities and services adequate for current and future needs ?

Portland Population Projections 2011-2031

	2011	2021	2031		2011	2021	2031
0-15	2,240	2,190	1,930		17.6%	16.7%	14.7%
16-64	8,390	7,930	7,340		65.8%	60.6%	56.0%
65-84	1,880	2,570	3,140		14.7%	19.6%	24.0%
85+	250	410	700		2.0%	3.1%	5.3%
Total	12,760	13,090	13,110				

The population is ageing

The care needs of the frail elderly are changing

More capacity in local health services is required

Economic Background

Classifications	DCC Dorset	Portland
% Wealthy Achievers	40.1	4.2
% Urban Prosperity	7.1	7.4
% Comfortably Off	33.2	20.3
% Moderate Means	9.2	51.3
% Hard Pressed	10.2	16.8
% unclassified	0.2	0.0

Socio-economic classifications: 2010 ACORN

ACORN is a geodemographic segmentation of the UK's population which segments small neighbourhoods, postcodes, or consumer households into 5 categories, 17 groups and 56 types. The 5 higher level categories "wealthy achievers", "urban prosperity", "comfortably off", "moderate means" and "hard pressed" are shown above.

Year	Proportion of resident population aged 16-64 and actual number			Long Term Unemployed %
	Male	Female	Total	
July 2010	2.5 (124)	1.6 (62)	2.1 (186)	12.4
July 2011	2.1 (97)	1.5 (56)	1.9 (153)	6.5
July 2012	2.7 (125)	1.6 (58)	2.2 (183)	12.0
July 2013	2.9 (131)	2.0 (72)	2.5 (203)	16.3
July 2014	1.9 (86)	1.6 (57)	1.7 (143)	21.7

Source: ONS Claimant count from NOMIS

Economic Review Extracts

- The UK Competitiveness Index (UKCI) represents a benchmarking of the competitiveness of the UK localities. Weymouth and Portland is the least most competitiveness locality in the south west (apart from Torbay) and is placed 308 out of 379 local authority's in the UK.
- Low competitiveness indicates weaknesses in terms of skills, clusters of high growth companies and innovation. The percentage of self-employed residents is 14%, which is the smallest proportion of self-employed residents among the Dorset districts. Low levels of self employment can be seen as a proxy for a lack of an entrepreneurial culture, which is seen as a key ingredient for economic growth

Key Employment Sectors

Dorset LEP has identified nine growth sectors, five of which are relevant to Portland, including:

Tourism, leisure and hospitality

Advanced engineering and manufacturing

Health and social care

Creative industries

Environmental goods and services.(sustainable energies, wind ,wave, tidal , solar)

Findings

Running Costs

Approximate annual costs for Underhill 2013/14

- Utilities: - Gas £4k, Electric £3.8k, Water £600
Rates: - £29k (£14.2k payable per annum)
- Insurance: TBC – Rebuild and contents (school) approx £3 million
- Pool: - For a test & inspection £234, to have commissioned £609, chemicals at a cost of £135 possibly for one term.

Findings Continued

- Structurally

The building is sound . If initially kept as is some redecoration is required approx £10k

Outside the Cliff Edge appears not to have eroded and the area is designated as one where the Environment Agency would 'hold the line' where sea defences exist

Findings Continued

DCC are confident that the £500k guide price is achievable.

Our advice is that this is the best indication of current value.

Any development would be subject to planning controls.

The main building has been recognised as an 'Important Local Building'

Findings – Important Local Building

- Under the National Planning Policy Framework , an Important Local Building is a Non-Designated Heritage Asset which is defined as:
- *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*
- The letter to Dorset County Council’s Property Division explains an *Important Local Building* as “one that makes a positive contribution to the special interest of a conservation area, and where this is the case, the building, structure or feature will be included in a local list within the conservation area appraisal. An *Important Local Building* although not protected by statute like a listed building, still has heritage significance that would be considered by the planning authority when deciding a planning application”. That is a material consideration.

Other organisations which could potentially register a right to buy

The voluntary or community bodies which may make community nominations are set out below:

- Parish councils and neighbouring parish councils
- Unincorporated groups. Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority
- Neighbourhood forums
- Community interest groups with a local connection which have one or more of the following structures:
 - 1. A charity
 - 2. A community interest company
 - 3. A company limited by guarantee that is non-profit distributing
 - 4. An industrial and provident society that is non-profit distributing

A Joined Up Approach to the Disposal of Assets

As part of the Neighbourhood Plan development. Lobbying has been made for Local Authorities and other agencies to look at asset disposals on an area basis and take account of changing services.

The approach has been supported nationally

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.

Looking at Assets Differently

- Local Authorities have assigned buildings to provide opportunities for supported business start ups.
- Each successful business supported assists the overall economy which can be valued against the pure cash receipt of disposal.
- We have had an approach by a not for profit organisation to propose this idea to DCC working in partnership

Options

- Bid to acquire whole site
- Work with developer on part site
- Work with partners on capital basis
- Seek agreement with DCC on a Revenue basis
- Withdraw
- Others ?

Funding options - Capital

- Grant applications
- Crowdfunding
- Collaborative Funding
- Work with developer

Funding Options - Revenue

- To cover running 'as is ' approx £15-£20k' per annum (although some relief could be available towards business rates)
- Admin/site development another £10k

It's DCC's decision

- Don't have to accept any tender
- As a newer building 'New Brackenburg' is likely to be more attractive to retain to provide services

Our questions to you

- A mixed development approach appears to be the best option if we proceed
- On this basis should we register a right to bid approach before the 22nd July ?
- Or should we seek to negotiate a different arrangement ?
- Or do you have other suggestions ?
- Please complete the online survey
<https://www.surveymonkey.com/r/8ZS6DGS>

