

Surveyors in Planning and Regeneration: Impacts on the Social and Welfare Benefits of Communities Arising in Regenerating Historic Military Port Towns

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SUMMARY

The purpose of this paper is to examine the past endeavours of surveyors in designing military property and how this has now had an impact on the present and future work of surveyors in property regeneration for social and welfare benefits. The case study relates to the Portsmouth Harbour area where much of the historic property was designed and developed by military surveyors. The City of Portsmouth and the Town of Gosport have successfully used the proceeds of National Lottery Funding to assist regeneration of the west and east side of the harbour. With the release of Ministry of Defence land, new developments have given rise to homes, retail units, new employment and has transformed an areas previously in decline. In doing so hundreds of years after Surveyors constructed much of this property the Surveyor again has had a significant role. As well as looking at the role of the Surveyor the paper critically analyses Government, local authority private sector partnerships, and the institutional frameworks that assisted developing several schemes before or near to the 2000 Millennium celebrations. The paper also considers how and why some projects are still under construction. What caused the delays and examines the cost to the community. The conclusions made, relate to the overall benefits to Portsmouth and Gosport's populations, existing businesses and increased revenue in Council Tax and Business Rates collected by local authorities. The conclusions also analyse the complex role of the Surveyor over a prolonged period of time. The significance of this paper is that it provides an insight into how Surveyors both develop property and manage it over a considerable period of time, influence regeneration, help create new business, employment, housing and wealth in declining areas. It also provides guidelines for other Port Cities when considering urban regeneration issues.