

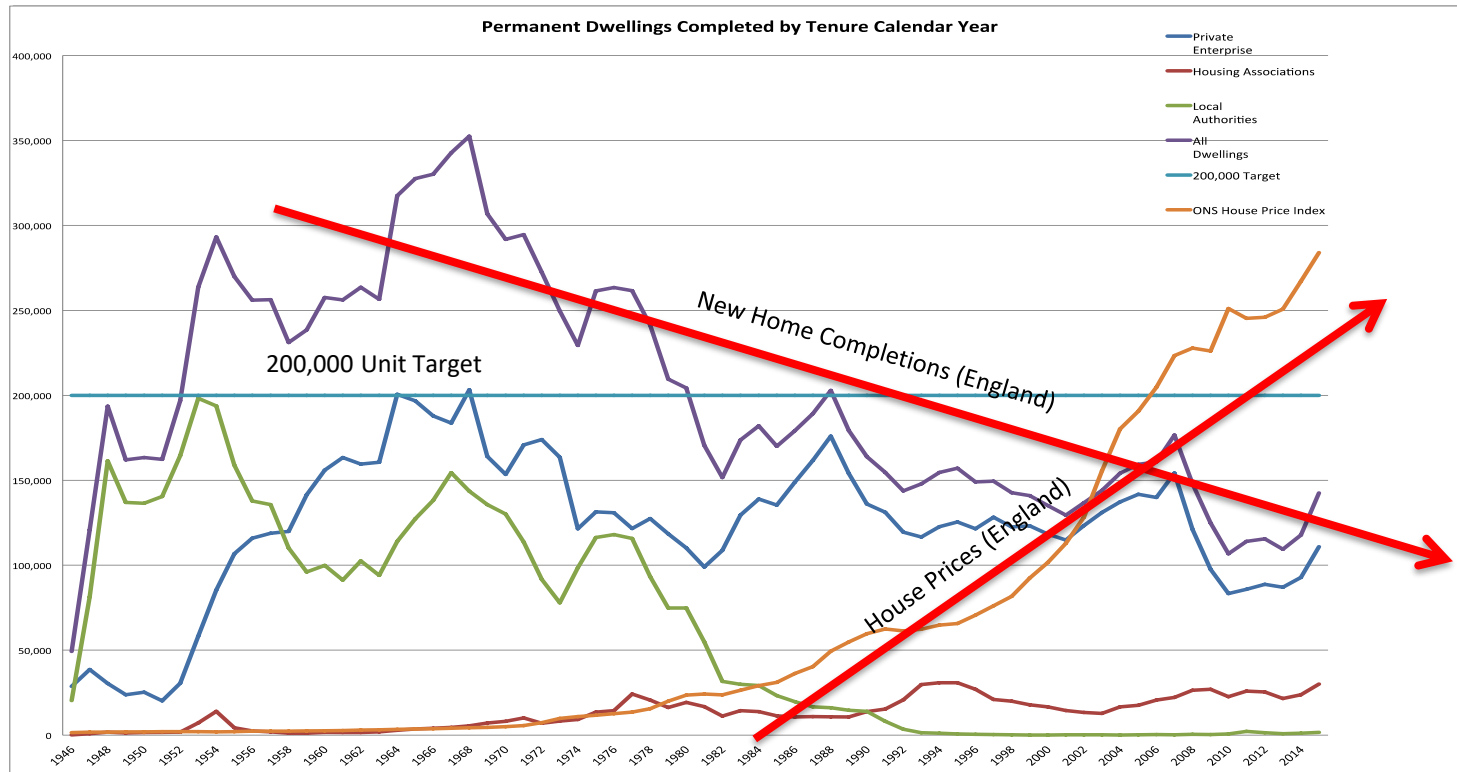
The Right to Build

Supporting Local Authorities In
Meeting Their New Duties



Fixing Our Failing Housing Market

We have consistently failed to build enough new homes to meet demand



The Solution? Encourage Alternative Delivery Models

Additional housing supply routes alongside volume housebuilders not instead of

- ✓ **Local authority housebuilding**
- ✓ **Affordable housing providers** - keen to build affordable and market housing
- ✓ **Private rental sector** – low risk investment attractive to institutional investors
- ✓ **SME builders** – historically a major home builder
- ✓ **Community led housing** – grass roots delivery of new homes
- ✓ **Custom and self build** – average 37% of new homes overseas vs 8% in the UK

Why Support The Custom and Self Build Sector?

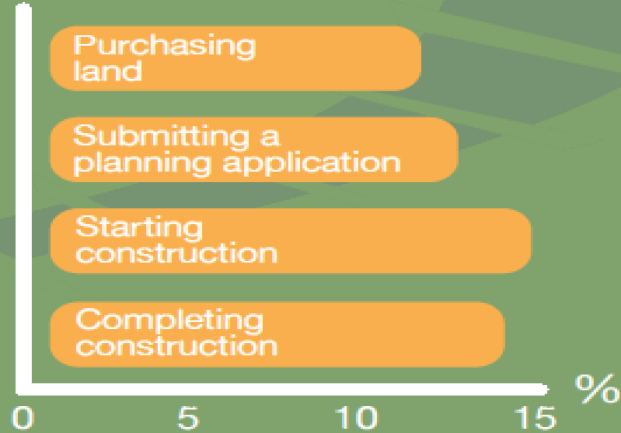
Potential to grow CSB sector to 50-60,000 homes per year by 2030

- ✓ Increase housing choice and diversity of supply across all tenures
- ✓ Improved affordability (especially self build, self finish, shared ownership)
- ✓ Accelerated delivery – faster build out rate, plus high uptake of MMC
- ✓ Increase sustainability – CSB homes are typically more energy efficient
- ✓ Support SME sector and local supply chain with wider benefits to local economy
- ✓ Opportunity for different community led housing models, CLTs, Co-Housing
- ✓ Can help to build out new garden cities, towns and villages as part of the mix
- ✓ Politically more acceptable – builds strong cohesive communities

What We Know About Demand for CSB Homes

Ipsos MORI NaCSBA Annual Omnibus Survey of 2,000 Adults Sponsored by Ipswich BS

Of those taking action these are the activities that they expect to undertake:



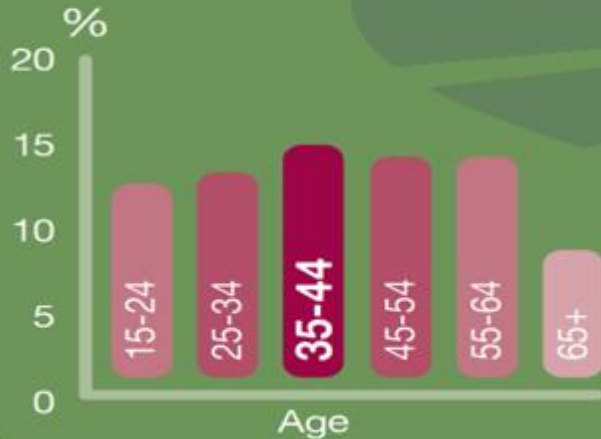
26m+ (53% of adults) would like to build their own home at some stage in life

15m+ will watch TV programmes about CSB like Grand Designs if on

6m+ One in eight will research how to build their own home in the next 12 months

1m+ will take specific actions in order to progress their self build dream in the

35-44 year olds are most interested in undertaking a self build project



19% of people believe that if custom or self build homes made up a larger share of new homes being built, public support for building new homes would increase

- Politically Acceptable (Shelter, CPRE)
- Support Needed for Neighbourhood Plan Making
- Support Needed for Community Led Housing

Those in Scotland, The South East and Wales are most interested in a self build project



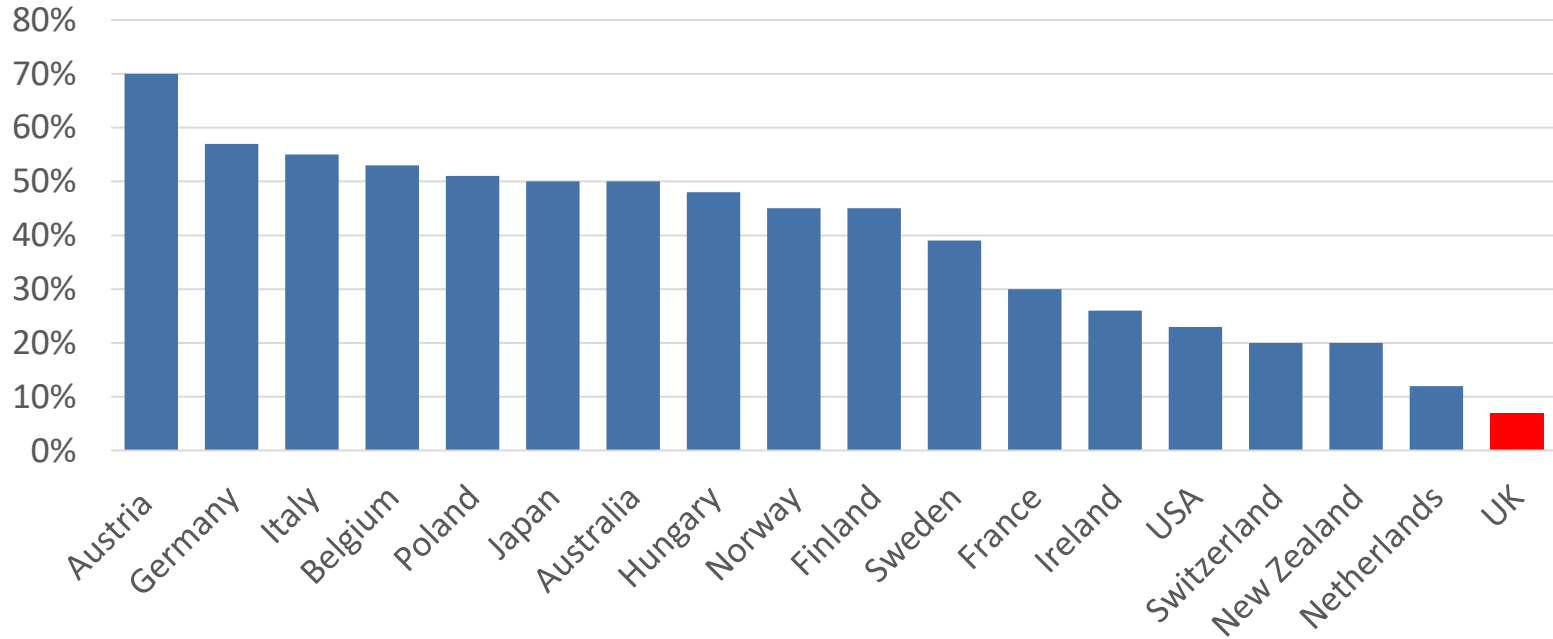
3% of the adult population say that they are likely to personally consider doing a custom or self build project on a plot that forms part of a larger development

- 15-20,000 Homes on Windfall Sites
- 15-20,000 Homes on Right to Build Plots
- 15-20,000 Custom Build Homes

The UK's Current Custom & Self Build Sector

Housing Delivery in the UK is Imbalanced Compared to Other Developed Economies

International comparison of Self-build and Custom Housebuilding



Access to Land is Key – But Requires A New Approach

LPA's need to allocate sites for alternative forms of delivery



Courtesy of Carillion-igloo, HomeMade™ Homes and HTA Design

The Right To Build Legislation

RTB potentially transformative to land supply for CSB sector

New legislation now implemented for England (Self-build and Custom Housebuilding Act 2015, as amended by Housing and Planning Act 2016)

Sets three main duties on all local authorities:

- to establish a local demand register for people who want to build their own home through CSB
- to have regard to this register when exercising their planning, housing, land disposal and regeneration functions
- to make enough permissioned serviced plots available for such housing on a rolling basis to meet the demand on their register

The Right To Build Legislation

The Story So Far

- ✓ Only 2 LPAs have yet to introduce a demand register (Commenced April 1st 2016)
- ✓ FOI request indicates 18,000 have registered in the first base period (7 months)
- ✓ 2016 permissions for single new dwellings up by 24% across the UK
- ✓ 1,000s of additional plots will come forward over the next three years
- ✓ Positive progress with the Welsh Government to promote CSB
- ✓ Positive progress with the Scottish Government to promote CSB
- ✓ White Paper: Significant Support for CSB

The Challenges

Barriers to change

- ✓ LPAs are under resourced to take on challenges, despite new burdens money
- ✓ Can be an assumption that CSB is only for the wealthy, building detached homes
- ✓ LPAs without significant land holdings are worried that they cannot deliver
- ✓ Cash strapped LPAs often feel 'Best Value' on disposal means the highest cash bid
- ✓ Some LPAs are burying their register and hoping it shows no CSB demand
- ✓ Some LPAs are choosing to apply high charges to constrain demand
- ✓ The RTB register could be used to justify no action if it shows no demand
- ✓ Sites for a five year land supply may already be allocated

What Is NaCSBA Doing to Help?

Single Website to Promote All Right to Build Demand Registers



The image shows a screenshot of the NaCSBA website. The header is teal with the NaCSBA logo on the left and the tagline 'THE CAMPAIGN FOR CUSTOM AND SELF BUILD IN THE UK' on the right. Below the header is a navigation menu with links for HOME, BUILD YOUR OWN HOME, CASE STUDIES, ASK AN EXPERT, NEWS & EVENTS, and ABOUT NACSBA, along with a search icon. The main content area has a light blue background with the headline 'YOU HAVE THE RIGHT TO BUILD'. Below this is a paragraph explaining that from April 2016, local councils must maintain a register of people who wish to build their own home. A teal button labeled 'WHAT IS THE RIGHT TO BUILD?' is positioned above a registration form. The form includes two input fields: 'Email address*' and 'Town/City/Postcode*', followed by an orange button labeled 'FIND THE REGISTER'. At the bottom of the page, a small line of text reads: 'Exercise your right to build. NaCSBA can help you register with the relevant local authority. We'll also sign you up to news updates. We promise no spam.'

NaCSBA
National Custom & Self Build Association

THE CAMPAIGN FOR CUSTOM AND SELF BUILD IN THE UK

HOME BUILD YOUR OWN HOME CASE STUDIES ASK AN EXPERT NEWS & EVENTS ABOUT NACSBA

YOU HAVE THE RIGHT TO BUILD

From April 2016, your local council needs to maintain a register of people who wish to build their own home, with a responsibility to identify and offer suitable sites. There are many ways to build your own home. Whatever route you choose, register now.

WHAT IS THE RIGHT TO BUILD?

Email address* Town/City/Postcode*

FIND THE REGISTER

Exercise your right to build. NaCSBA can help you register with the relevant local authority. We'll also sign you up to news updates. We promise no spam.

A Toolkit to Assist Local Authorities & Communities

Sharing Best Practice



The screenshot shows the homepage of the Custom & Self Build Toolkit website. The header is dark blue with the logo 'Custom & Self Build Toolkit' and the tagline 'Guidance to help deliver more homes'. A search bar is located in the top right. The main navigation menu includes 'MODELS', 'BRIEFING NOTES', 'CASE STUDIES', 'FORUMS', 'ABOUT', and 'CONTACT'. The main content area features a large image of a residential development with a 'WELCOME' section. Below this are two columns: 'HOW TO USE THIS TOOLKIT' and 'LATEST NEWS'.

Custom & Self Build Toolkit
Guidance to help deliver more homes

Search ...

HOME MODELS BRIEFING NOTES CASE STUDIES FORUMS ABOUT CONTACT

WELCOME

This website provides practical guidance and information for councils, housing associations, community organisations and builders/developers that want to facilitate custom and self build housing projects

HOW TO USE THIS TOOLKIT

If you are relatively new to custom and self build housing you will want to start by understanding the main delivery Models. This section explains that some models are enabled by councils, others by the private sector. Some are aimed at individuals who want to build their own home, while others are focussed on group projects. If you already understand the Models and want to know more about implementation, examine the guidance in the Briefing Notes. The Case Studies include a mix of early UK projects and examples of inspirational projects from abroad.

LATEST NEWS

Neighbourhood Plan in rural Norfolk includes self build percentage policy
1st November 2016

[READ MORE](#)

The Right To Build Expert Task Force

Support for local authorities, housing providers and community groups



The Right to Build Task Force

Industry Led Right to Build Task Force to ensure implementation

- The Netherlands Experience – legislation does not work in isolation
- LPAs are the key facilitators (and developers) but don't always have expertise in CSB planning policy, land assembly, infrastructure, finance, land marketing etc.
- Industry Led Task Force to offer direct Expert Advice for LPAs with bringing forward land for custom and self build
- Industry led RTB roadshow planned for 2017 (RTPI, RICS, LGA, NHF)
- Plans for a RTB consumer awareness campaign backed by Kevin McCloud, George Clarke & Charlie Luxton

The Key Routes for LPAs to Meet RTB Duties

Examples set out in the RTB Tool Kit

- ✓ Including CSB as a key element of housing strategy
- ✓ Planning policies supporting windfall sites for CSB to meet demand
- ✓ Planning policy on allocation of sites for CSB based on evidence of local demand
- ✓ The Teignbridge rule – requiring a percentage of CSB plots on all larger sites
- ✓ Use of public sector land for CSB, including the creation of serviced plots
- ✓ Acquiring land (often HCA land) for CSB and creation of serviced plots
- ✓ Supporting community led housebuilding, including exception sites
- ✓ Working with affordable housing providers using market CSB plots as subsidy

Help Develop Policy on CSB to Suit Local Demand

The experience of the Vanguard RTB LPAs is there is no one size fits all approach

- ✓ Can work across all tenures – including affordable rent and shared ownership
- ✓ Can meet specific housing need e.g. older persons housing, co-housing
- ✓ Can form part of regeneration programme to attract/retain wealth creators
- ✓ Can help reverse rural depopulation and help regenerate poor quality landscape
- ✓ Can deliver high density housing – suitable for urban environments
- ✓ Can utilise existing redundant buildings converted to use for housing
- ✓ Can meet demand for affordable rural housing using exception site policy
- ✓ Can diversify housing supply and build out rates in new settlements

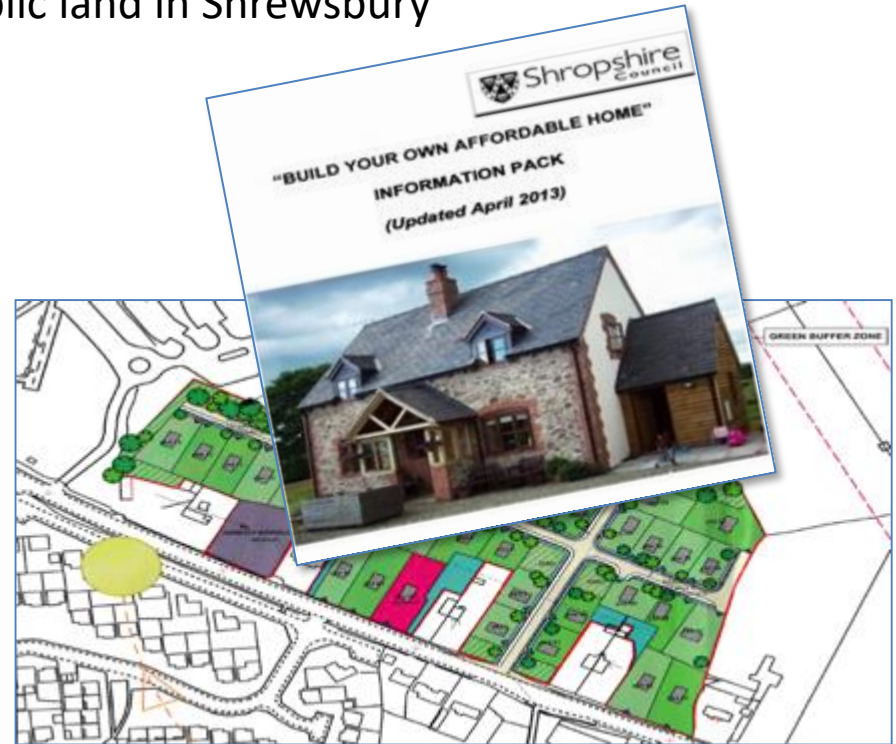
LB of Lewisham: Community Led Affordable CSB

Rural Urban Synthesis Society CLT. Community group selected in October 2015 by LB Lewisham to lead development of 30 affordable eco homes on former school site



Shropshire CC: Single Unit Rural Exception Site Policy

Council permits small custom/self build homes in rural areas on exception sites policy for single units. Used discounted market housing model (65%). Also progressing serviced plots project for 46 homes on public land in Shrewsbury



Liverpool City: Affordable Self Finish Homes

32 shared ownership homes for people who meet a local connection test and willing to donate 500 hours of DIY labour for a £10k discount. Land donated by Church. Cost £65k each and worth £120k. Sanctuary Group HA owns residual equity.



Plymouth City: Land Disposal Programme

City Council very proactive under its 'Plan for Homes'. Numerous modest infill type plots identified and being sold at prices from £35,000 to £60,000. Council also involved in larger group scheme to house veterans on secured social rent



Suffolk Coastal DC: Housing Association Led Self Finish

Orwell Housing Association Two 'self finish' projects in Felixstowe – residents save about £6k by doing tiling, decorating, landscaping and installing kitchens. Can part buy/part rent the homes for £500 a month



South Cambridgeshire DC: Community Led Co-housing

40 sustainable low cost homes being built by a cohousing community – in final stages of design and planning. CLT Model.



Cornwall Council: Community Led Affordable CSB

Second phase at Dingle's Way, Rock, Cornwall. 8 shared ownership self build homes retained at 33% of open market (through s106 agreement), plus 4 homes for social rent through Cornwall Rural Housing Association. First phase was for 12 self-build bungalows. St Minver CLT.



Bristol City Council: Community Led CSB

Bristol CLT. Working closely with United Communities on two projects that will deliver 48 self build homes.



LB Walthamstow: Community Led Self Build

Worked with CSBA and Circle Housing to turn redundant garage site into ten homes for affordable rent – residents had a big say in design.



Teignbridge DC: Community Led Affordable CSB

Six affordable eco homes built by local people in village of Broadhempston, Devon. Cost £140k per home (includes land and build). They formed a CLT and gained planning on an exception site basis.



Cherwell DC: Shared Ownership Self-Finish Homes

21 shared ownership homes – watertight shells that residents finished off in return for £10k discount. Site acquired as s106 contribution. Part of Council's wider *Build!* programme that has delivered 250 affordable homes



Basingstoke & Deane BC: Developer Led Custom Build

120 custom build plots forming part of the redevelopment of the Park Prewett Hospital site in Rooksdown. 10% allocation of 1,250 new and affordable homes on HCA land



Cornwall Council: Developer Led Custom Build

91 low energy custom build homes on a former tin mining site in Pool, Cornwall.

HCA involved in the regeneration of the site.

Igloo are enabling developers and there are nine different standard house types with multiple permutations of each to allow choice and individuality



Basildon Council: Housing Association Led Custom Build

251 custom build homes in Essex - second largest custom build site to gain planning permission. Regeneration project at Beechwood West with development partners Swan Housing Association - Nu-Living. First phase of over 970 new homes



Cherwell DC: Local Authority Enabled CSB

Europe's biggest Council-led custom/self build project

Almost 2,000 new self build opportunities – including modestly priced serviced plots (from about £40k), and collective projects. First plots starting later this year

First new build housing Local Development Order linked to design code



NaCSBA Campaigning For Planning Reform

Assist LPAs to meet demand under the Right to Build through the following measures:

- Strengthen the National Practice Guidance on SHMAs - ensuring that RTB Registers are not the sole measure of demand for CSB when forming housing strategy
- Provide more guidance on how the CIL exemption for CSB can be applied on larger sites through phased planning permissions
- Remove restrictions on councils that want to grant planning permission for housing on their own land and then sell for housing (Basingstoke has land for 10,000 homes and is interested in Custom Build but is facing challenges)

What's Next? Future Policy Initiatives

Making Custom and Self build a Mainstream Housing Choice

- ✓ Raise public awareness of The Right to Build by launching a consumer campaign
- ✓ Make Custom Build more affordable through a Help to Buy Equity Loan Scheme
- ✓ Incentivise landowners to create and sell serviced plots by equalising taxation
- ✓ Introduce an evidence based demand assessment tool for CSB homes
- ✓ Release more public sector land for custom and self build housing
- ✓ Ensure s106 exemption for small sites becomes planning policy