

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK
CUSTOM BUILD AND SELF BUILD POLICY DEVELOPMENT TASK GROUP

**Minutes from the Meeting of the Custom Build and Self Build Policy
Development Task Group held on Thursday, 25th August, 2016 at 4.00 pm
in the Committee Suite, King's Court, Chapel Street, King's Lynn**

PRESENT: Councillors R Blunt, Mrs S Collop and C Manning

Officers:

Alan Gomm, LDF Manager
Duncan Hall, Housing Services Manager
Karl Patterson, Housing Development Officer
Nikki Patton, Housing Strategy Officer
Hannah Wood-Handy, Principal Planner

1 APPOINTMENT OF CHAIRMAN

RESOLVED: That Councillor Blunt be appointed Chairman of the Task Group.

2 APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor Manning be appointed as Vice Chairman to the Task Group.

3 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Bubb.

4 DECLARATIONS OF INTEREST

There was none.

5 MEMBERS PRESENT UNDER STANDING ORDER 34

There was none.

**6 INTRODUCTION AND BACKGROUND COVERING GOVERNMENT
POLICY AND RELEVANT LEGISLATION**

Officers present introduced themselves.

The Housing Services Manager gave a Presentation on the background covering Government Policy and relevant Legislation, as attached.

Officers responded to questions from Members of the Task Group, as summarised below:

- In terms of the final use of the home and if the owner could resell etc., this would be looked at in the Planning definitions and the land Use Policies.
- Different options were available for the ownership of land. Some companies offered sites and were in control of the site, which still came under Custom Build. Some companies released plots and they were in control of the owner.
- With regard to the term 'serviced plots', it was clarified that this meant that the plots did not have to be serviced before they were released for build. However, consideration needed to be given to the accessibility of services to the plots, for example drainage and electricity etc. needed to be available in the vicinity.
- A register was available for people to register their interest in Custom Build and Self Build plots. The register asked for details such as budget, timescales and type of plot desired.
- The Task Group was advised that Custom Build and Self Build plots were exempt from CIL, however if they were sold on within a number of years, they could be liable to CIL.
- Custom Build and Self Build projects offered opportunities for economies of scale if an organisation or group of people worked together.
- Affordable properties at Shropshire were provided as an example and the Task Group were informed that over 250 affordable Self Build properties had been available in this area. The resale value of the properties was restricted and applicants had to meet certain eligibility criteria to apply for a property.
- Examples of a scheme in Cambridge were provided. Individuals could pay a membership to an organisation and would have control over the design of the properties they wanted to live in.
- Discussions were held as to whether it was better to engage further with the public now, or wait until policies had been formulated.

The Housing Development Officer informed the Task Group that the register had been launched in April, with an accompanying press release. The register had been created in conjunction with other Norfolk Authorities so that a Norfolk wide register could be provided as well as registers for the individual organisations. 28 individuals had registered so far, and further promotion of the register would be carried out in due course. The Task Group was informed that it was a statutory requirement for Authorities to provide a register and the Council's response to the register would be formulated into Policy. The Housing Development Officer explained that recent additional guidance had been received on the register and Local Authorities could charge people for joining the register, however it was felt that this could act as a deterrent. The Register could also be restricted to those with local connections and those with the financial capacity to develop self-build. The Council's current register was not restricted, but it did ask questions about local connections and budget available.

The Task Group was informed that the Council had an obligation, as set out in the Act, to give permission for sufficient serviceable plots to meet the demand of the register within three years.

The Housing Services Manager explained that communication and promotion of the register and strategy would include estate agents and planning agents as it could be a useful tool for their clients.

ACTIONS:

(i) The Housing Strategy Officer to confirm the timescales involved in the liability to pay CIL if properties were sold on.

(ii) Members of the Task Group to look at the Custom and Self Build Toolkit Website.

(iii) The LDF Manager and the Principal Planner to look at how many self-build/individual sites had come forward for Planning Permission recently.

7 **OBJECTIVES OF THE TASK GROUP/TERMS OF REFERENCE**

The Terms of Reference for the Task Group had been approved by the Regeneration and Development Panel.

The Housing Services Manager explained that consideration could be given to widening the remit of the Group to include wider issues such as starter homes and housing supply policy development.

It was anticipated that the Group would report back to the Regeneration and Development Panel with their final report in early 2017.

The Housing Services Manager explained that if the Task Group decided to look at wider issues it may be necessary to invite the relevant Portfolio Holder.

8 **LOCAL PLAN REVIEW**

The LDF Manager provided the Group with the background on Exception Sites and how they were defined in policy. He explained that one option could be to allow self-build outside of the development boundary, similar to what was allowed in exception sites. He explained that the Task Group would also need to give consideration to the rural countryside and if self-build should be permitted.

The LDF Manager referred to the Shropshire model and explained that the Policy could include different build types across the spectrum.

He explained that the value to the land owner would need to be investigated and self-build plots could be sold at market value. The Principal Planner explained that a percentage threshold could be introduced with regard to self-build plots, along similar lines to what

had been introduced for the provision of affordable housing. The Task Group was informed that there were lots of options which could be considered to encourage facilitation and delivery of sites.

Consideration would also need to be given to the Councils role and how involved they wanted to get. The Task Group was informed that some Councils had already allocated land for self-build projects

ACTIONS:

(i) Examples from Cambs CC and Teignbridge be brought to a future meeting of the Task Group.

9 **OVERVIEW OF POLICY OPTIONS**

The Housing Services Manager circulated two documents to the Task Group, as attached. The documents provided background on the legislation and also examples of what was happening in other Local Authority areas.

The Housing Services Manager explained that to get the 'ball rolling' Councils were offering their own land for self-build. He felt that if the Council wanted to be ambitious with their offer, they needed a mix of their own land and other sites to be brought forward.

10 **NEXT STEPS**

The Task Group discussed their next steps and actions were agreed as set out below.

The Chairman of the Task Group asked those present to give consideration to increasing the size of the Task Group to a nine Member Task Group. The Task Group agreed that the size of the Group be increased and a recommendation would be presented to the Regeneration and Development Panel at its meeting on 30th August 2016.

ACTIONS:

(i) The Housing Services Manager to circulate the supplementary planning document created by Teignbridge.

(ii) The Housing Development Officer to bring forward an analysis of the register to a future meeting of the Task Group including preferred areas and budget etc.

(iii) The Housing Services Manager to contact the National Group which had been set up to help Authorities to formulate their Policies and invite them to a future meeting of the Task Group.

(iv) The Property Services Manager and Portfolio Holder for Regeneration and Industrial Assets be contacted to discuss Council owned parcels of land which could be considered for self-build plots.

(v) More detail on the Cambridge site to be provided to the Task Group and representatives from South Cambs be invited to a future meeting of the Task Group.

RECOMMENDATIONS:

(i) That the Regeneration and Development Panel increase the size of the Task Group from five Members to nine Members.

(ii) The Custom Build and Self Build Policy Development Task Group's Terms of Reference be amended to reflect the increase of Membership.

(iii) That the Group Leaders be contacted by the Democratic Services Officer to ask for their nominations for additional Members to the Task Group.

11 **SCHEDULE OF MEETINGS**

RESOLVED: The schedule of meetings was agreed as follows:

Tuesday 27th September 2016 at 4.00pm in Meeting Room 1.

Tuesday 18th October 2016 at 4.00pm in Meeting Room 1.

Tuesday 15th November 2016 at 4.00pm in Meeting Room 1.

Tuesday 20th December 2016 at 4.00pm in Meeting Room 1.

Tuesday 31st January 2017 at 4.00pm in Meeting Room 1.

12 **ANY OTHER BUSINESS**

There was none.

13 **DATE OF THE NEXT MEETING**

The next meeting of the Custom Build and Self Build Policy Development Task Group was scheduled to take place on Tuesday 27th September 2016 at 4.00pm in Meeting Room 1, King's Court, Chapel Street, King's Lynn.

The meeting closed at 5.50 pm

Borough Council of
**King's Lynn &
West Norfolk**



Custom and Self Build
Duncan Hall August 2016

What is Custom and Self Build?

Borough Council of
King's Lynn &
West Norfolk



Introduction

Requirements and the legislative framework

The business case

Assessing demand and the register

The UK and Europe

What next

Definition of terms:



- Private homebuilders are private individuals or groups of people who commission the construction of their home from a builder, contractor or package company (this is known as '**custom build**' housing), or in a limited number of cases, physically build the home on their own with or without the help of sub-contractors (this is known as '**self build**' housing).
- 'Private home building'

Why promote Custom and Self Build?



- Part of the governments drive to speed up house building and boost housing supply
- Growth Potential – Currently accounts for just 1 in 10 new homes in the UK; compared to 6 in 10 in Germany, France and Italy
- Supports SMEs – small scale offers opportunities where volume housebuilders would not go
- Evidence that custom and self-builders get on and build!
- Diversifying housing supply and fostering creative design
- Enables people to live in homes that meet their needs

Legislative framework



- **The Self-Build and Custom Home Building Act 2015** (new duty to assess demand and Maintain a register from April 2016)
- Changes to **National Planning Policy Framework** – LPA need to plan for a mix of housing ...including people wishing to build their own homes (Para 50)
- **Housing and Planning Act 2016** – Strengthens the 2015 act by creating a duty to give sufficient planning permissions for serviced plots to meet demand
- Note: Plans can be found unsound if they are silent on Custom Build – Gt Dunmow appeal decision

Statutory Requirements



Put simply, these are:

- -the setting up and maintenance of a register of people seeking serviced plots for self-build / custom-build;
- -to have regard to the register in producing local plans;
- -to have regard to the register in making decisions on relevant planning applications;
- -a duty to give planning permission for sufficient serviced plots of land to meet the demand evidenced by numbers on the register.

Custom Build Register



- Launched in April 2016
- In partnership with Breckland, South Norfolk and The Broads Authority
- Gathers data on demand for serviced plots such as
 - How many
 - Size
 - Location
 - Budget

Who should join?



- Anyone seeking to acquire a serviced plot of land in the King's Lynn and West Norfolk area to build a home to occupy as their sole or main residence
- Also have to be
 - aged 18 or over; and
 - a British Citizen, a national of an EEA State other than the UK, or a national of Switzerland

Some thoughts and myth busting



- Don't make assumptions about housing types or construction methods
- Custom Build could achieve the economies of scale to create choice at a price for a range of incomes , as this new element of the construction sector establishes and grows
- European models see groups coming together – helping to deliver higher density projects
- It's not all grand-designs and the evidence shows its not DIY

- Shropshire – affordable housing



Almere, Netherlands



Example – It's not all Grand Designs

- Cambridge K1
 - Custom Build Cohousing scheme of around 30 units
 - Land sold by Cambridge City Council
 - To be built by Townhus
 - Due on site in November 2016

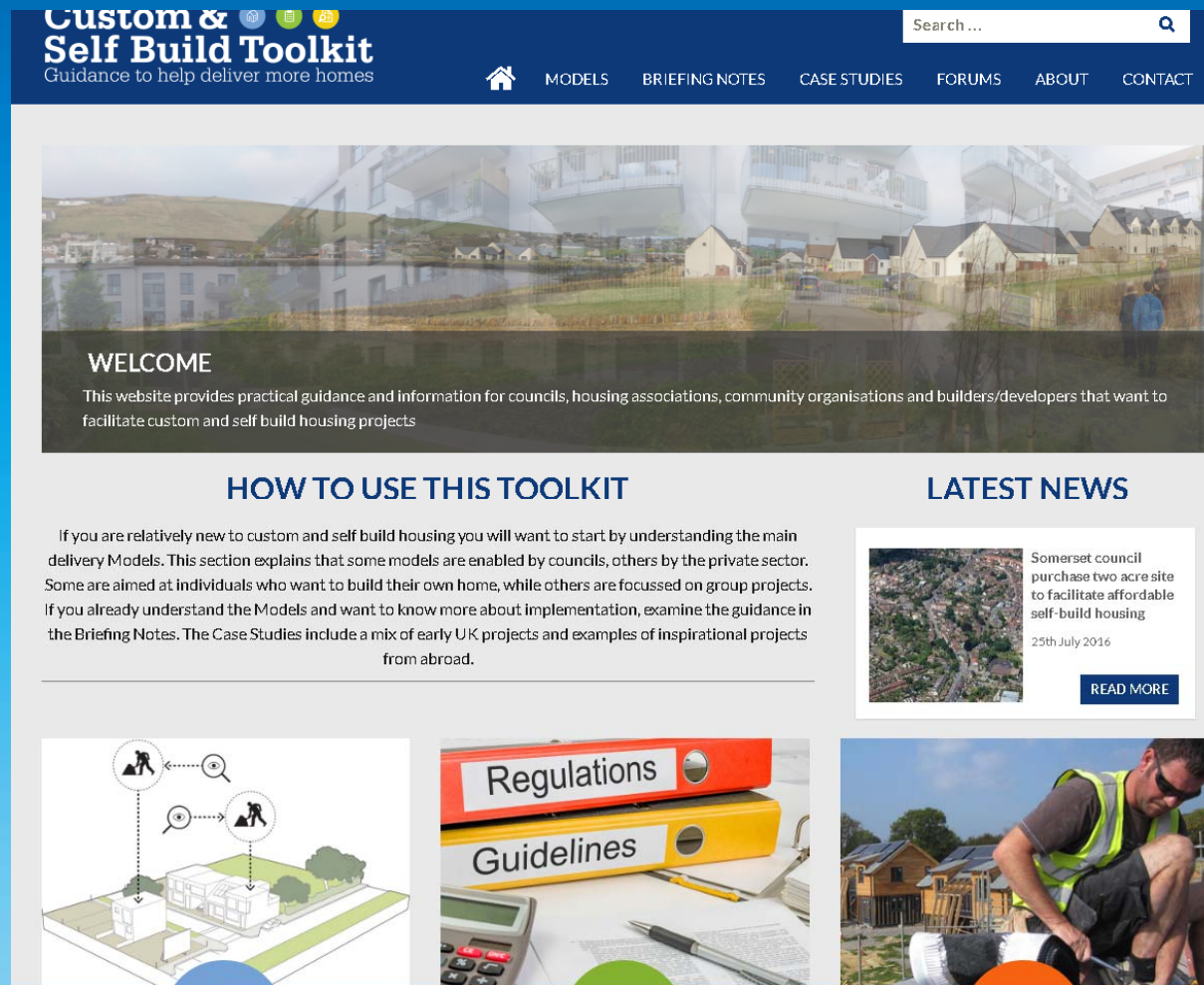


What next?



- Raise awareness of the register
- Consider policy response based on data from the register
- Awaiting further regulations and guidance in the Autumn
- Potential facilitation – matching people to plots

Must see -
<http://customandselfbuildtoolkit.org.uk/#>



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

 Somerset council purchase two acre site to facilitate affordable self-build housing
25th July 2016
[READ MORE](#)



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Group**

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**Reports marked to follow on the Agenda and/or Supplementary
Documents**

6. **Introduction and background covering Government Policy and relevant
Legislation (Pages 2 - 4)**

Contact

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