

Custom and Self Build: The National Picture

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What is Custom and Self Build?

Custom Build

- *Working with a specialist developer or 'enabler' to deliver homes*
- *Many sites offer ready-to-go serviced plots*
- *Less risk/faster*

Self Build

- *People directly organise the design and construction of their homes*
- *Very few actually do the main construction work*



What is Custom and Self Build?

- Housing and Planning Act definition

means the building or completion by—

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals,

of houses to be occupied as homes by those individuals.

But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

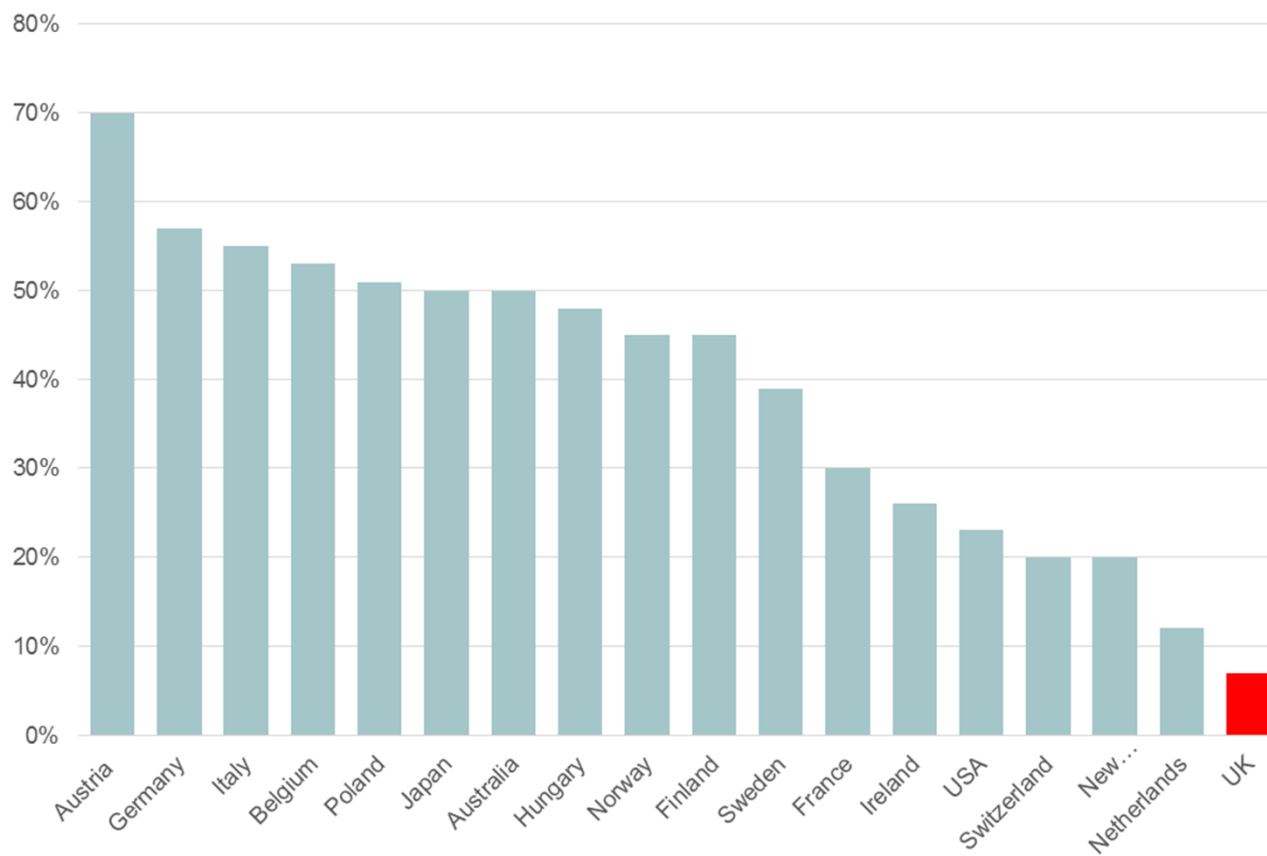


Why is Custom & Self build important?

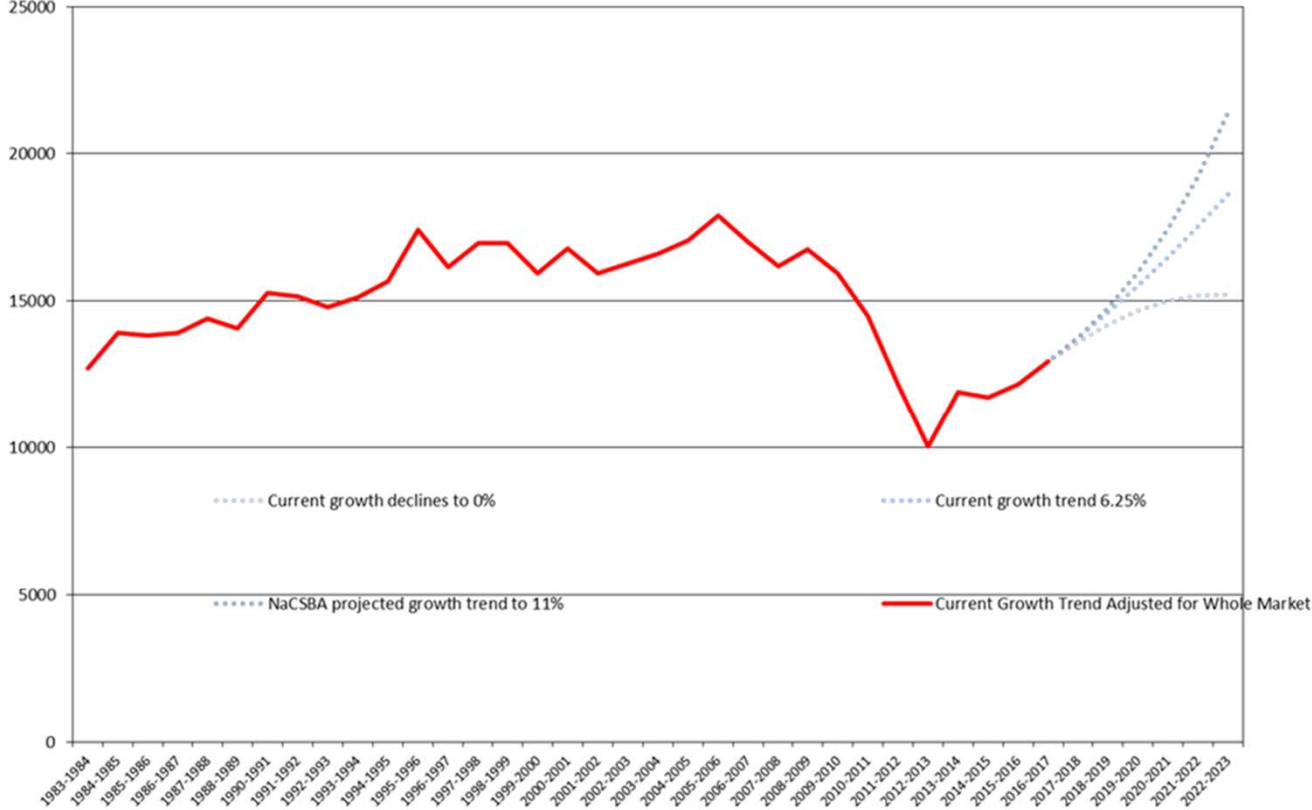
- Part of the governments drive to speed up house building and boost housing supply
- Supports SMEs – small scale offers opportunities where volume housebuilders would not go
- Evidence that custom and self-builders get on and build!
- Diversifying housing supply and fostering creative design and quality development
- Enables people to live in homes that meet their needs
- Can aid affordability



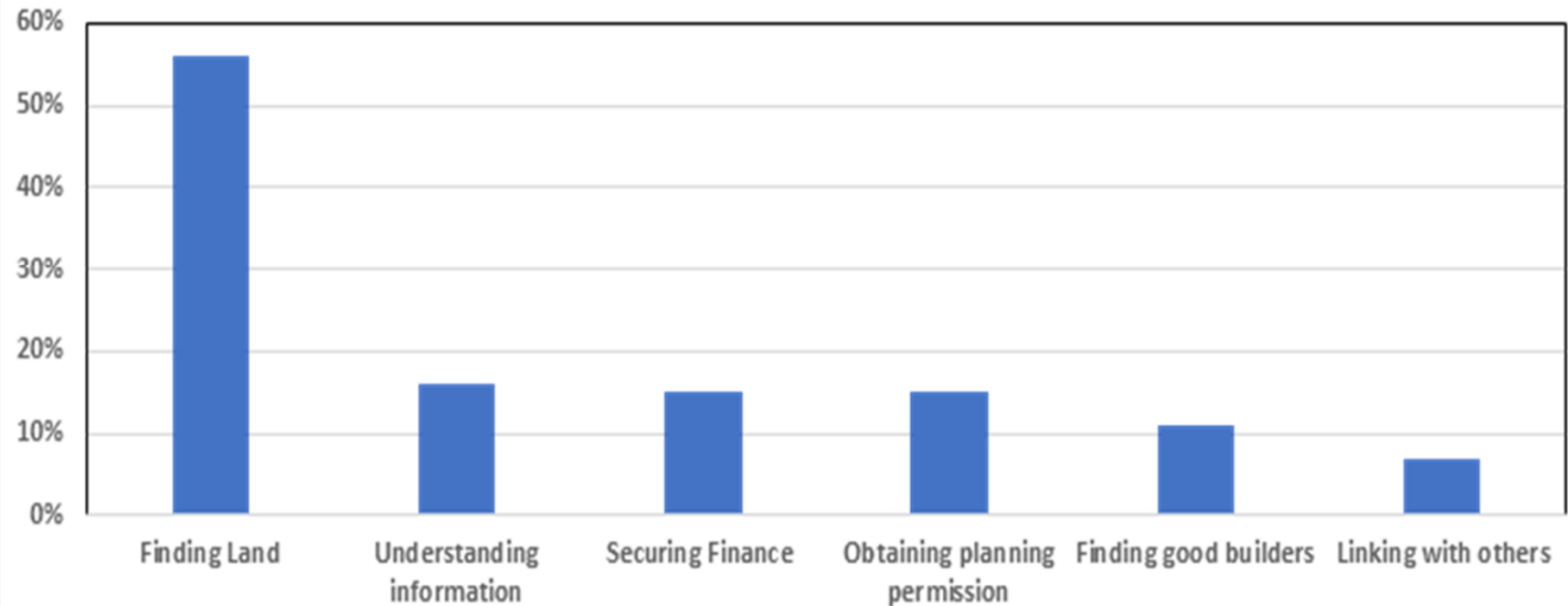
International comparison of Self-build and Custom Housebuilding



The potential of Custom and Self Build Housing in the UK



Biggest challenges



Legislative Framework

- **The Self-Build and Custom Home Building Act 2015** (duty to assess demand and maintain a register)
- 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 for local planning authorities to give sufficient planning permissions for serviced plots to meet demand



Statutory requirements

- 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;
- To have regard to the register when disposing of land
- **A duty to give planning permission for sufficient serviceable plots of land that could be used to meet the demand evidenced by numbers on the register.**



Benefits for Communities

- Widens choice/options
- Can help with affordability
- More likely to provide quality design
- Offers landowners more control over development



Site build can be effectively managed

- **Design codes** - can ensure cohesive design
- **Start on site** - construction start can be required within set timescales
- **Project completion** - end dates can be set specifying when homes must be completed/occupied (eg. 18 to 24 months from start)
- **Owner occupation** - can be limited until home completed; can require minimum occupation timescales (eg. three years, as imposed by CIL Regulations)
- **Planning Conditions** - Control of working hours, site access and construction traffic, storage of building materials and other on-plot considerations- eg. prohibition to live on site
- **Health and Safety** - controlled via Construction and Design Management Regulations
- **Implementation and Monitoring** - controlled by Construction Method Statement agreed with Council before project start (eg. Site supervisors, Landowner access to plots, monitoring requirement, breaches and compliance Bonds)



Examples of custom and self build development

Large Scale

Graven Hill – 1900 self and custom build plots – variety of options



Medium Scale

Potton Homes - French Fields, Cheshire

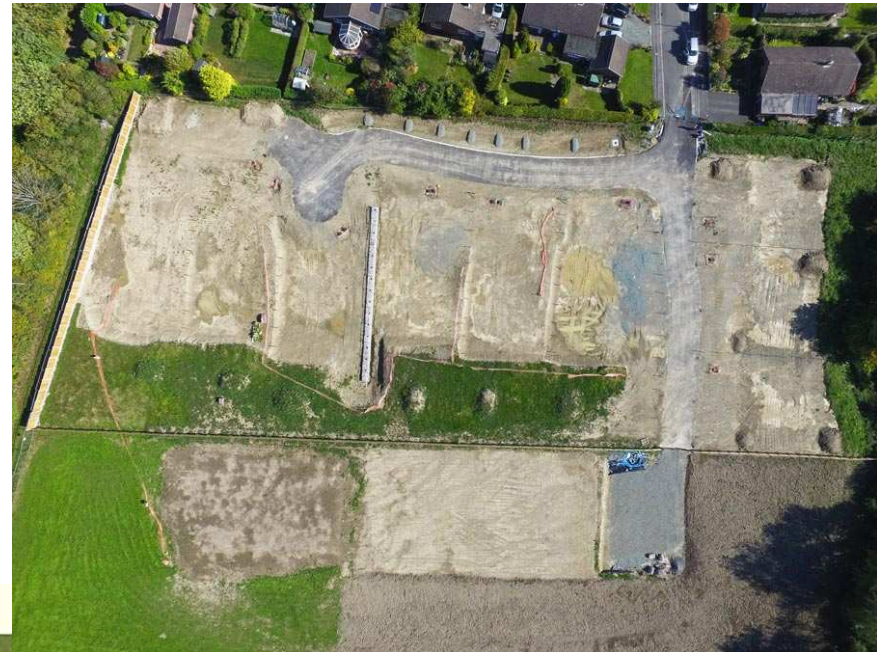
- 18 plots for 3-6 bed homes
- Potton design and deliver



Small Scale

Czero Developments – The Leys, Shropshire

- 9 serviced plots with design code
- Pre-approved and costed house types



Single Plots

Shropshire Exception Site Policy

- Enables local people to build their own affordable home
- Future resale value fixed below open market value (usually 60%)



Opportunity for co-housing

Older Woman's CoHousing, Barnet

- Group of 26 women over 50 who created their own community

