

No.	Action	Area	Department	Officer(s)	Time Scale	Progress to Date	Next Steps
1	The Local Plan review will seek to develop a new policy which could boost the potential supply and delivery of custom and self-build opportunities on small sites. This will apply to areas outside of development boundaries but reasonably related to the settlement, be this infill or 'rounding off'.	Facilitation	Planning	Alex Fradley	Medium	Draft policies went out to consultation in April 2019 including Policy LP26 which gives additional weight to custom and self build proposals	Consultation responses being reviewed ahead of further consultation at start of 2020
2	The Local Plan review will create a policy environment which supports and encourages custom and self-build opportunities. This will provide opportunities for those wishing to build or commission the build of their own home and will also assist with the supply and the delivery of housing/	Facilitation	Planning supported by Housing	Alex Fradley/Karl Paterson	Medium	As per Action 1	As per action 1
3	The borough council will support the land owners / developers of allocated sites within the current Local Plan and Local Plan review who wish to bring forward their site(s) for custom and self-build purposes.	Facilitation & Enabling	Planning supported by Housing		Short & Medium	Ongoing support being offered to landowners	
4	The borough council through future Local Plans, beyond the current review, will explore options for securing the development of custom and self-build housing on sites, large, medium and small.	Facilitation & Enabling	Planning supported by Housing		Long		
5	The borough council through its duty to assist those communities who wish to prepare a neighbourhood plan for their area will inform and support policies which seek to encourage custom and self-build opportunities, as either residential housing allocations or more general land use policies. Also see Action 10.	Promotion, Facilitation & Enabling	Planning supported by Housing	Alex Fradley	Short. Medium & Long	Ongoing discussions taking place with neighbourhood plan groups. Training session held on 10/10/19	

6	Explore and implement innovative methods for engaging with customers who are interested in self-build and custom house building in the Borough and raising awareness of the grant of suitable planning permissions or suitable Council land disposals	Promotion	Housing supported by Planning		Short	Strategic housing continue to inform those on the register of plots available on custom build sites. Recently circulated details of Ingoldisthorpe site. Article published in KL Magazine - Design and Build special	Event for individuals as per action 15
7	Continue to improve the Council's understanding of those individuals or organisations that are interested in self-build or custom housebuilding opportunities within the Borough (as well as their ability to afford available options) by undertaking detailed research	Facilitation	Housing	Nikki Patton/Karl Patterson	Short	Three Dragons demand assessment completed. Further NACsBa advice on how to deliver custom build includes advice on custom build mortgage availability	Further work in relation to Stoke Ferry site
8	Assess sites potential for self-build and custom house building through the Council's housing availability assessment (e.g. HELAA).	Enabling	Planning & Housing	Alex Fradley/Karl Patterson	Short & Medium	Currently assessing sites following Local Plan Review consultation	Results will inform next version of Local Plan Review
9	Direct delivery on Council owned land. Identify Council owned sites to identify a suitable pilot scheme to Directly deliver custom build units.	Enabling, Facilitation & Promotion	Property Services and Corporate Services. Supported by Housing and Planning		Medium	Stoke Ferry site identified as potential site. Advice sought and received from NacSBA regarding delivery options. Meeting with Neighbourhood Plan group scheduled for 6th November	Meeting with Neighbourhood Plan group scheduled for 6th November. Contact potential custom build enablers (list provided by NaCSBA) before tendering for a partner
10	Seek to integrate Custom and Self-Build as part of the West Winch Growth Area, in line with the North Runcton and West Winch Neighbourhood Plan (2017).	Enabling	Planning & Housing	Nikki Patton and Hannah Wood-Handy	Long	Flagged with West Winch Project Group	

11	The Council will work with interested parties such as land owners, planning agents, Registered Providers and custom builders to evaluate if the approach is a practical alternative solution for the transfer of affordable housing on custom build sites.	Facilitation & Enabling	Housing supported by Planning	Karl Patterson	short	Transfer of plots to RP to be trialled at Ingoldisthorpe. Also exploring potential for delivery of utilizing discount market sale	Continue to explore discount market sale option following advice from NaCSBA
12	The Council will work with interested parties to produce procedural guidance on how to apply for planning permission for self- build and custom house building developments in the Borough (e.g. standard conditions) and establish 'in house' advisory service. This will also contain guidance for those communities engaged in the neighbourhood plan process.	Promotion & Enabling	Housing supported by Planning	Hannah Wood-Handy / Karl Patterson	Short	Planning officers recently attended relevant training. Meeting scheduled to agree format of guidance	
13	Any new significant change to national policy or in evidence on the local demand for self-build and custom house building should be reflected in reviewing the Local Plan, as well as other emerging strategies.	Facilitation	Planning supported by Housing	Alex Fradley	Short, Medium & Long	Impact of recent appeal decision being considered	
14	The Council will actively work with Government and other partners to secure funding to enable self and custom-build housing to be delivered.	Facilitation	Housing	Nikki Patton/Karl Patterson	Short, Medium & Long	Continue to monitor availability of central government funding	
15	The Council hosting or facilitating a series of events or forums, such as Expos, workshops and webpages, to encourage skills and experience sharing with interested parties	Promotion	Housing supported by Planning	Karl Patterson / Alex Fradley	Short	Event for Neighbourhood plan groups held on 10/10/19.	Further event to be organised for individuals interested in building their own home. Potential to link to Stoke Ferry site