

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



Custom and Self Build
Duncan Hall August 2016

What is Custom and Self Build?

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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

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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

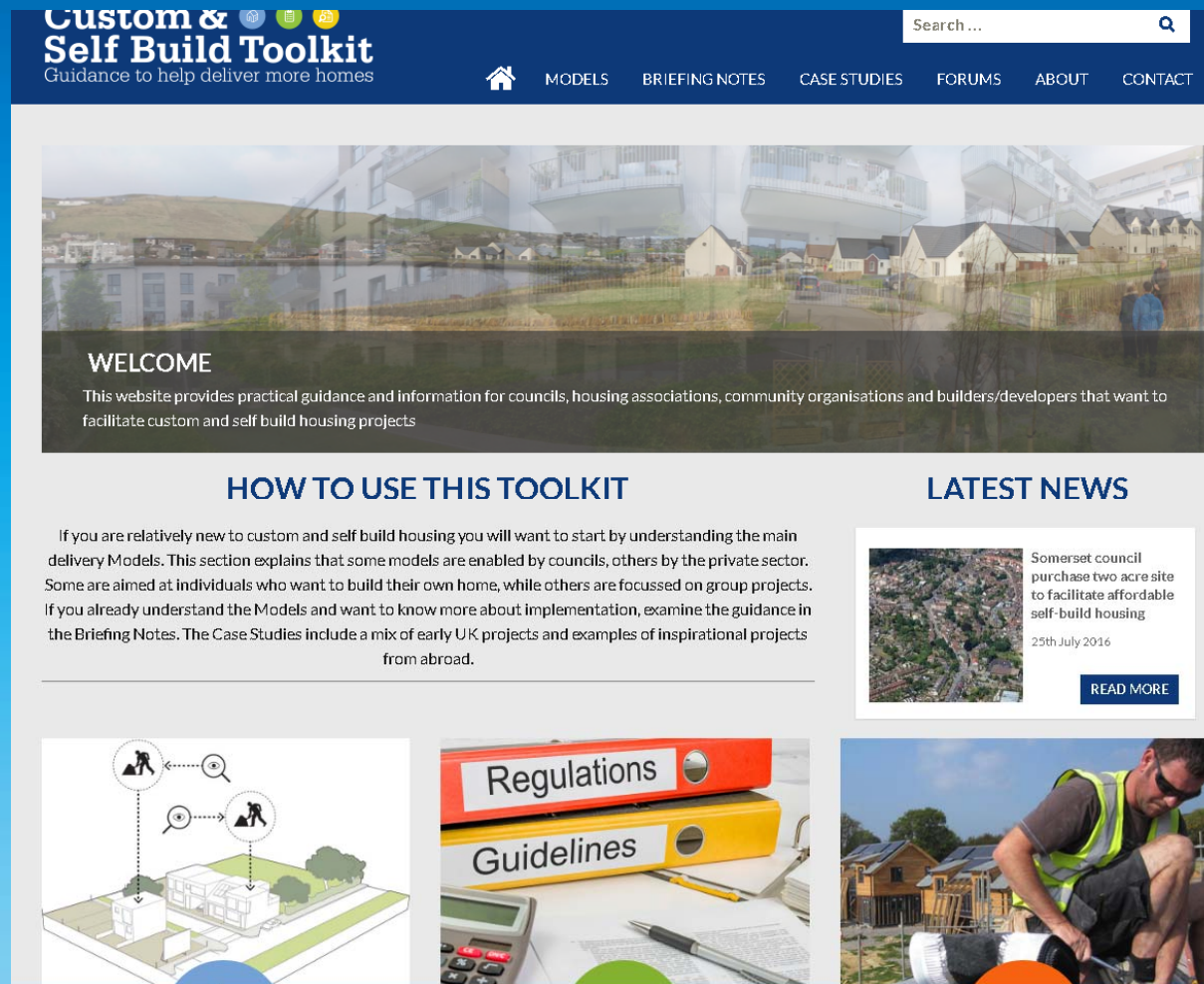


What next?



- 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
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