







# LBTH Self Build and Custom Build Housing Forum

**Housing Overview and Scrutiny Committee** 

Monday 19th March 2018

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### **Format**

LB Tower Hamlets Strategy
Self Build Regulations
Self Build demand in LB Tower Hamlets
Progress since June 2017
Next Steps





# 2016 – 2021 Housing Strategy

#### The Four themes:

- Delivering affordable housing, economic growth, and regeneration
- Meeting people's housing needs
- Raising private rented housing standards
- Effective partnership working with residents and stakeholders.

http://www.towerhamlets.gov.uk/lgnl/council\_and\_democracy/consultations/past\_consultations/Housing\_strategy\_consultation\_second\_stage.aspx





# 2016 – 2021 Housing Strategy

### Action 6 - Self-build and custom housing

 The Self Build and Custom Housing Act 2015 requires the council to hold a register of individuals and associations of individuals who are seeking serviced plots of land .... The council will be maintaining such a list as required by law and will monitor interest in this form of housing.

**Action 6:** Analyse the register of self-builders in line with statutory requirement in order to inform the Local Plan and respond to self and custom build demand.





'To keep and have regard to a register of people who are interested in self build or custom build projects in their area'.

#### In order to:

'Inform the council of the level of demand for self build and custom build plots in the borough and help the council develop a strategy for matching people to plots in their area.'





Have a three-year deadline from 31<sup>st</sup> October 2016 to grant planning permission with respect to a sufficient number of serviced plots for self-build and custom housebuilding (based on demand).

- For the purposes of section 5 of the Act the specified requirements for a serviced plot of land are that the plot has—
- (a)access to a public highway; and
- (b)connections for electricity, water and waste water.





The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to have regard to the self-build and custom housebuilding register when carrying out its planning, housing, land disposal and regeneration functions.

Government issued guidance **suggests** ways in which the duty may be demonstrated in carrying out each function.





#### **Planning**

The planning functions of an authority may include both plan-making and decision-taking functions. Relevant authorities with plan-making functions should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.

#### Housing

Local housing authorities who are under the duty to have regard to registers that
relate to their areas should consider the evidence of demand for self-build and
custom housebuilding from the registers when carrying out their housing functions.

This **includes** when preparing their local housing strategies and in developing plans for new housing on land owned by the local housing authority.





#### Land disposal

Authorities who are under the duty to have regard to registers that relate
to their areas should **consider** the evidence of demand for self-build and
custom housebuilding in their area from the register when developing
plans to dispose of land within their ownership.

#### Regeneration

 When developing plans to regenerate their area, local authorities who are under the duty to have regard to registers that relate to their areas should consider the demand for self-build and custom housebuilding.





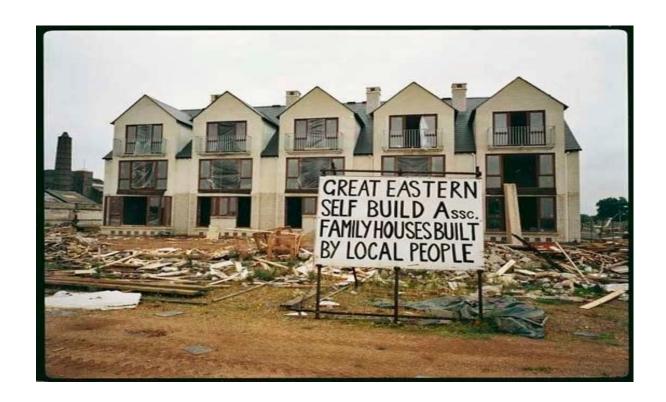
### Self Build – LBTH Demand

- As of January 2018, 169 people have completed the self-build register application on the Tower Hamlets website.
- Most people who said they were interested in self-build currently live in Tower Hamlets
- The majority of those registered are living in the private rented sector.
- The majority of those who have registered an interest in self-build are between 25 and 39 years old, they are not on the council's housing register.





### Tower Hamlets has a history of self build



**Machonochies Wharf E14 - Circa 1987** 





Tower Hamlets has a history of self build



**Vallance Road E2 Circa 1985** 







### The most common forms of Self Build

Self build one- off home	Contractor built one-off home	Kit home	Independent community collaboration	Supported community self build group
You manage the design and construction process and undertake a fair proportion of the actual building work too.	You manage the design process, select a contractor and then they take care of the construction work.	You select your preferred kit home. You may have to organise the foundations; the kit home company then erects the house.	You work with others to acquire a site to split up into plots, then organise the design and construction of your own home	A social landlord or the Community Self Build Agency helps you build a group of homes together.





#### **Self Build issues in LB Tower Hamlets**

- High land values expensive to build
- Suitable site availability
- LBTH HRA programme and Mayor's 1000 Council home target
- High GLA housing targets
- High density building favoured to achieve vfm/financial return





### **LBTH - Self Build Forum - Progress**

- Cllrs invited everyone on the Register to attend an open Forum – 25 – 35 attendees
- Forum has met 3 times and will meet again in May 2018
- Mix of individuals and an emerging Co-Housing group who have met independently
- Mainly young professional, some with housing/development backgrounds.





### **LBTH - Self Build Forum - Progress**

- Council has agreed to look for suitable HRA sites
- 3 small pillot sites identified,
- Expressions of interest made by self builders on 'types of sites'
- Aim to involve self builders in local consultation
- Working up a viability model covering land disposal, finance etc – Market/affordable housing issues
- Will aim to work with GLA Co Housing information Hub/GLA small sites programme





#### Where to look for further information

https://www.gov.uk/guidance/self-build-and-custom-housebuilding

http://www.communityselfbuildagency.org.uk/

http://www.selfbuildportal.org.uk/