

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/ignl/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.

Self Build - Regulations

‘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.’

Self Build - Regulations

Have a three-year deadline from 31st 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.

Self Build - Regulations

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.

Self Build - Regulations

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.

Self Build - Regulations

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

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 pilot 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/>