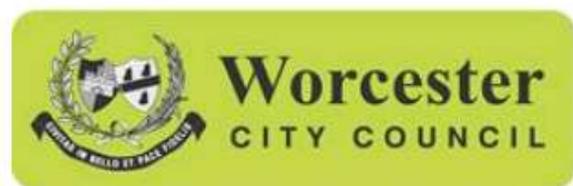


Worcester City Council

Self-Build and Custom Housebuilding Register

Progress Report 2020

December 2020



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1. Introduction

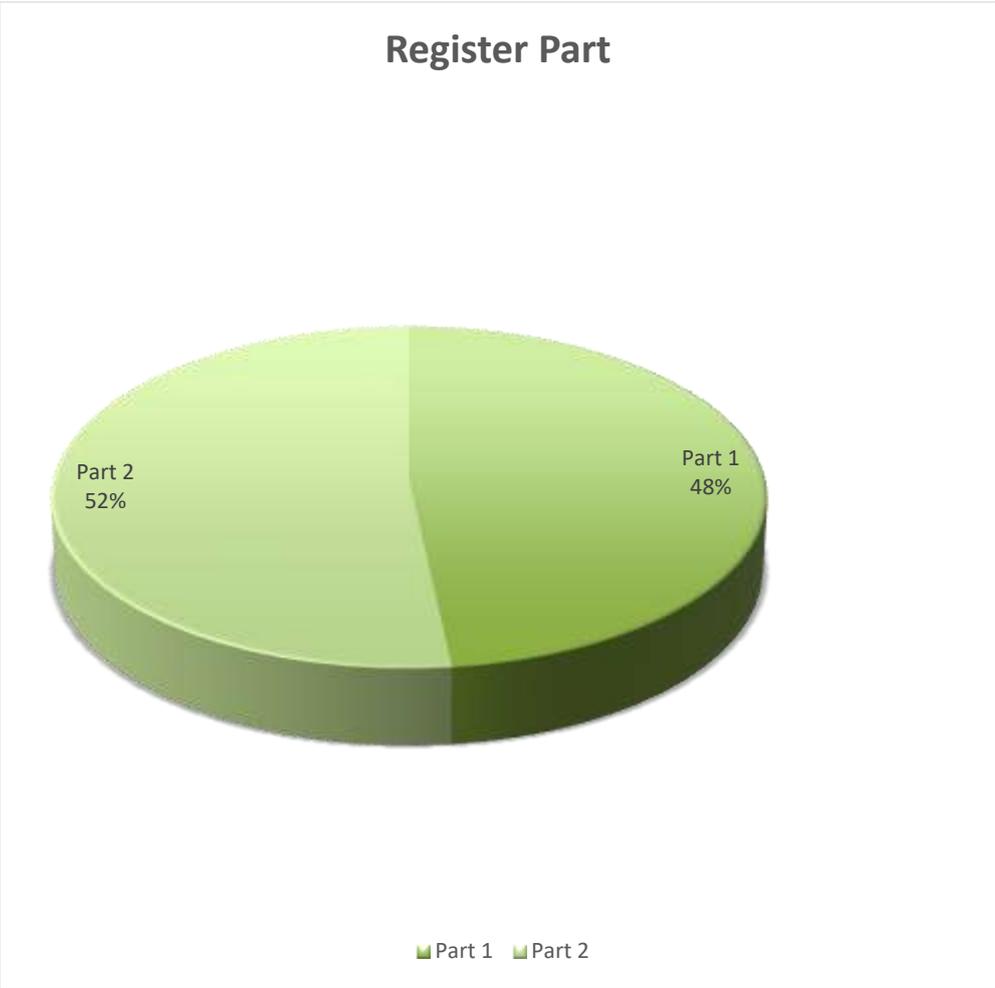
- 1.1 The terms 'Self-Build' and 'Custom Build' are used to describe situations where individuals or groups are involved in creating their own home. The difference between the two is the level of personal involvement; Self-Build is where an individual directly organises and commissions the design and construction of their new home whereas Custom Build is where a developer co-ordinates the whole process for those involved. Section 9 of the Housing and Planning Act 2016 defines Self-Build and Custom Housebuilding as "the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. 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".
- 1.2 Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing. Furthermore, the Housing and Planning Act 2016 places a duty on Local Authorities to grant suitable development permission for enough serviced plots of land to meet the demand for Self-Build and Custom Housebuilding identified by the Register in any given "base period".
- 1.3 The first base period is 1st April 2016 to 30th October 2016, with each subsequent base period the 12 months thereafter. At the end of each base period, local authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 1.4 The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31st October 2016 and allowed the Register to be broken up into two parts; Part 1 for those who meet all criteria including any Local Eligibility Conditions and Part 2 for those who meet all criteria excluding any Local Eligibility Conditions. For those on Part 2 of the Register, the Council does not have to meet certain requirements relating to the number of planning permissions granted for serviced plots. A serviced plot of land, as defined in the Self-Build and Custom Housebuilding Act 2015 (amended by the Housing and Planning Act 2016) has access to a public highway and has connections for electricity, water and waste water, or can be provided with those things in specified circumstances or within a specified period.

2. Worcester City's Self-Build and Custom Housebuilding Register

- 2.1 Worcester City Council's Self Build and Custom Housebuilding Register was established on 1st April 2016 and has subsequently been available for individuals and organisations to register via an online form. In the first base period between 1st April 2016 and 30th October 2016, there were 43 entries on the Register.
- 2.2 Following the introduction of the Self-Build and Custom Housebuilding Regulations 2016, the Register went through an update in May and June 2017 in order to introduce a 'Local Connections Test' to separate the register into Part 1 and Part 2. Those entries already on the register were exempt from the local connection test and were able to remain on Part 1 of the register subject to them confirming their continued interest and completing an update form by 30th June 2017.
- 2.3 During the 2019/20 monitoring period, as three years had passed since the beginning of the register (for part 1 and part 2 entries) Worcester City Council decided to undertake a review of the register, asking those on it if they wished to remain on the register. Those respondents which the council received no reply after three attempts of contact were removed from the register. Interested parties removed from the register were also informed that they could re-apply at any time. This provided an up to date view of the current demand in the city. It is anticipated that reviews of this nature will be carried out by the council every three years in order to keep the register up to date.
- 2.4 At of 31st October 2020, there were 29 entries on the Worcester City Self Build and Custom Housebuilding Register, and headline data is provided below.

i) Part 1/ Part 2

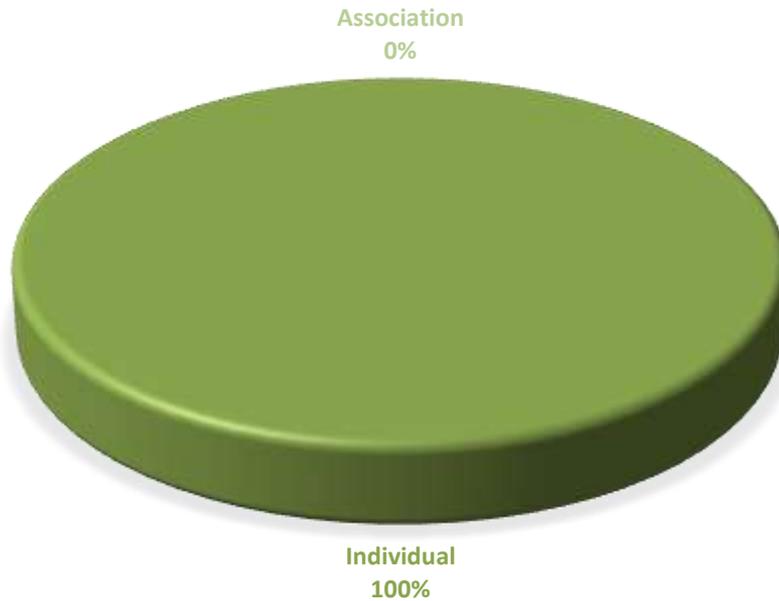
- 2.5 There are 14 entries on Part 1 and 15 entries on Part 2 of the Worcester City Self-Build and Custom Housebuilding Register. The number of people on Part 1 of the register has decreased by 3. However, there has been a decrease of 2 entries on Part 2 of the register.



ii) Individuals/ Associations

2.6 Of the 29 entries on the Worcester City Self-Build and Custom Housebuilding Register there are 29 individuals and no association.

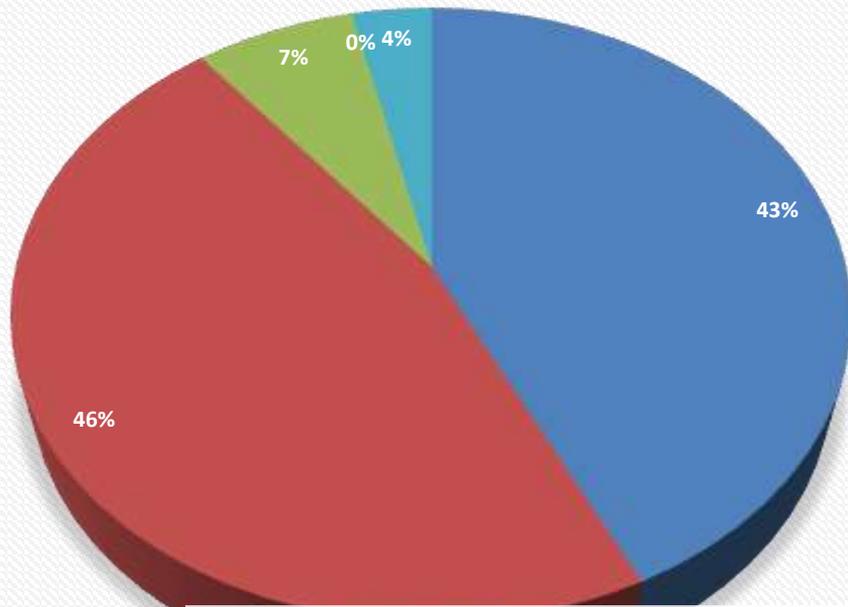
DO YOU WISH TO REGISTER AS AN INDIVIDUAL OR AN ASSOCIATION?



iii) Types of Projects Sought

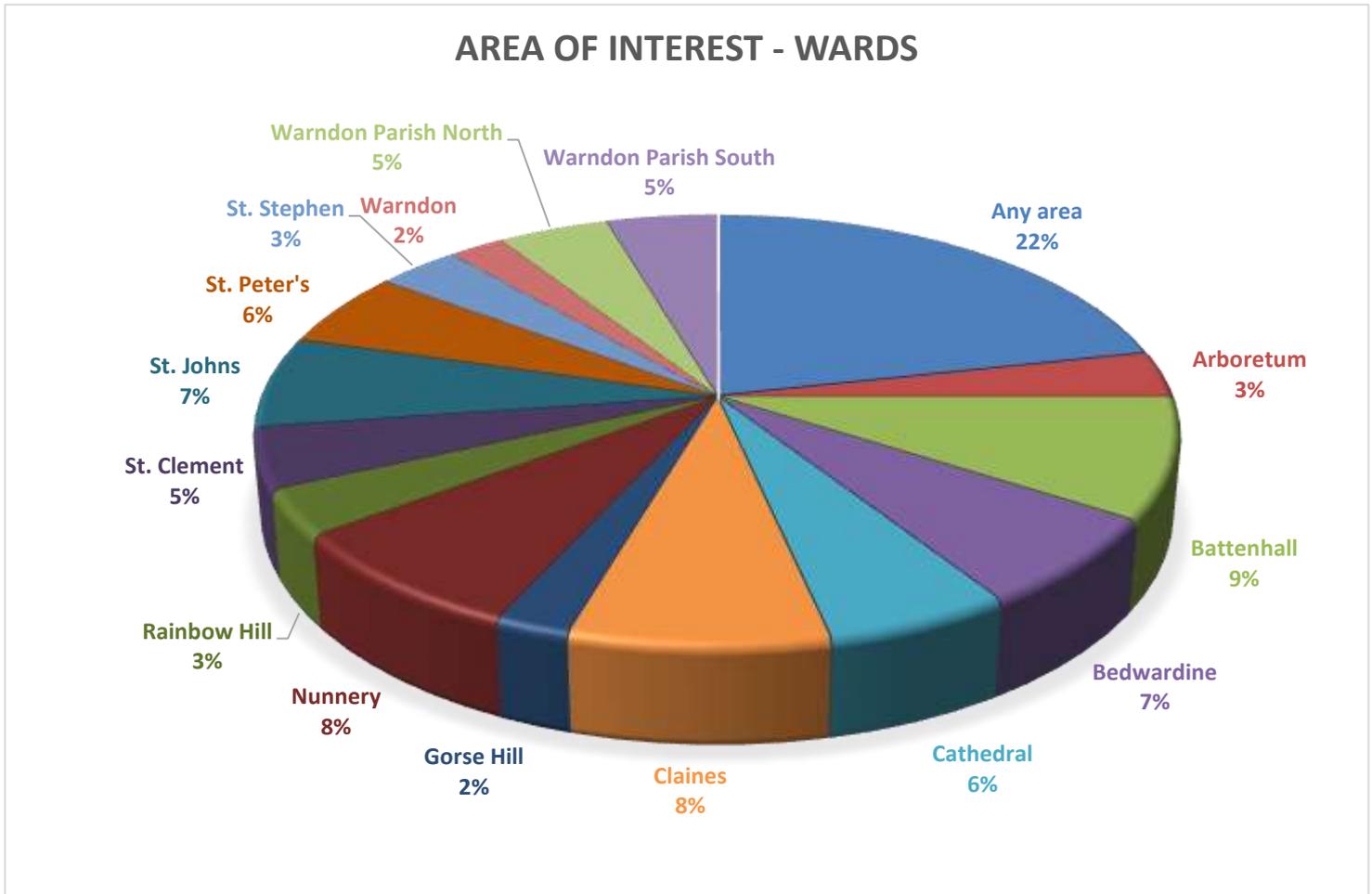
- 2.7 The most common answer for the question "Which project type would you prefer to be a part of?" is 'No Preference' with 12 respondents selecting this option, making 41.38% of the total respondents. A further 13 entries stated that they are seeking a 'standalone, individual Self-Build plot'. Interest on plots as part of a wider community self-build project yielded a smaller percentage with only 2 respondents opting for this type of project. Finally, one of the respondents have detailed "Other" preference.

Project Type



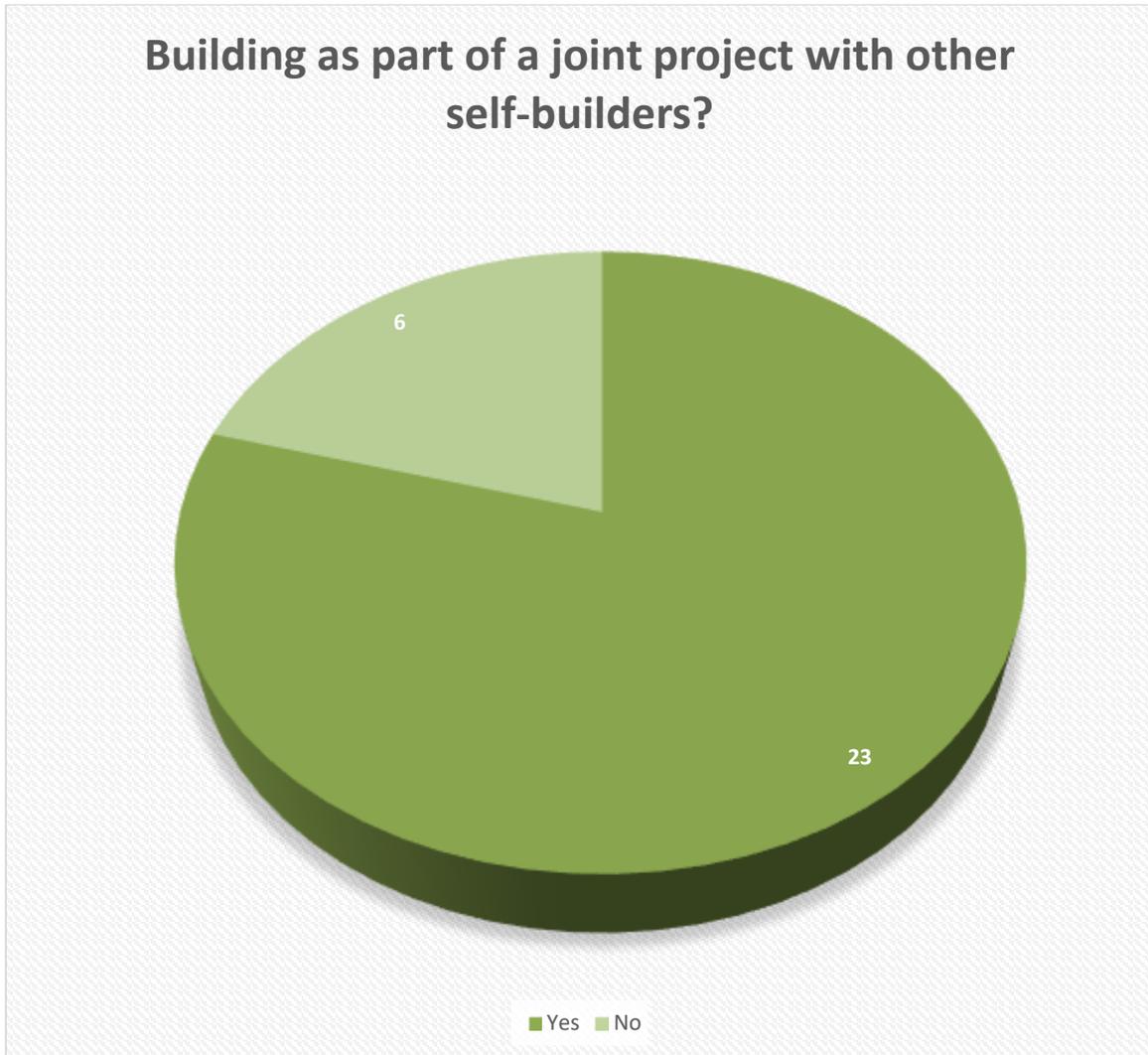
- No preference
- A standalone individual self build plot
- A plot as part of a wider community self build project
- An individual self build plot on a conventional housing development
- Other (Please Specify)

iv) Areas of Interest



2.8 The most common answer for the question “Within which area(s) are you seeking a plot?” is “Any Area” with 19 responses. The area-specific choices in order of preference are as follows: Battenhall (8), Claines (7), Nunnery (7), Bedwardine (6) St Johns (6), St. Peters’ (5), Cathedral (5), Warndon Parish South (4), Warndon Parish North (4), St Clements (4), Arboretum (3), Rainbow Hill (3), St Stephens (3), Warndon (2), and Gorse Hill (2). Respondents could tick as many areas of Worcester that they are seeking a self-build or custom-housebuilding plot.

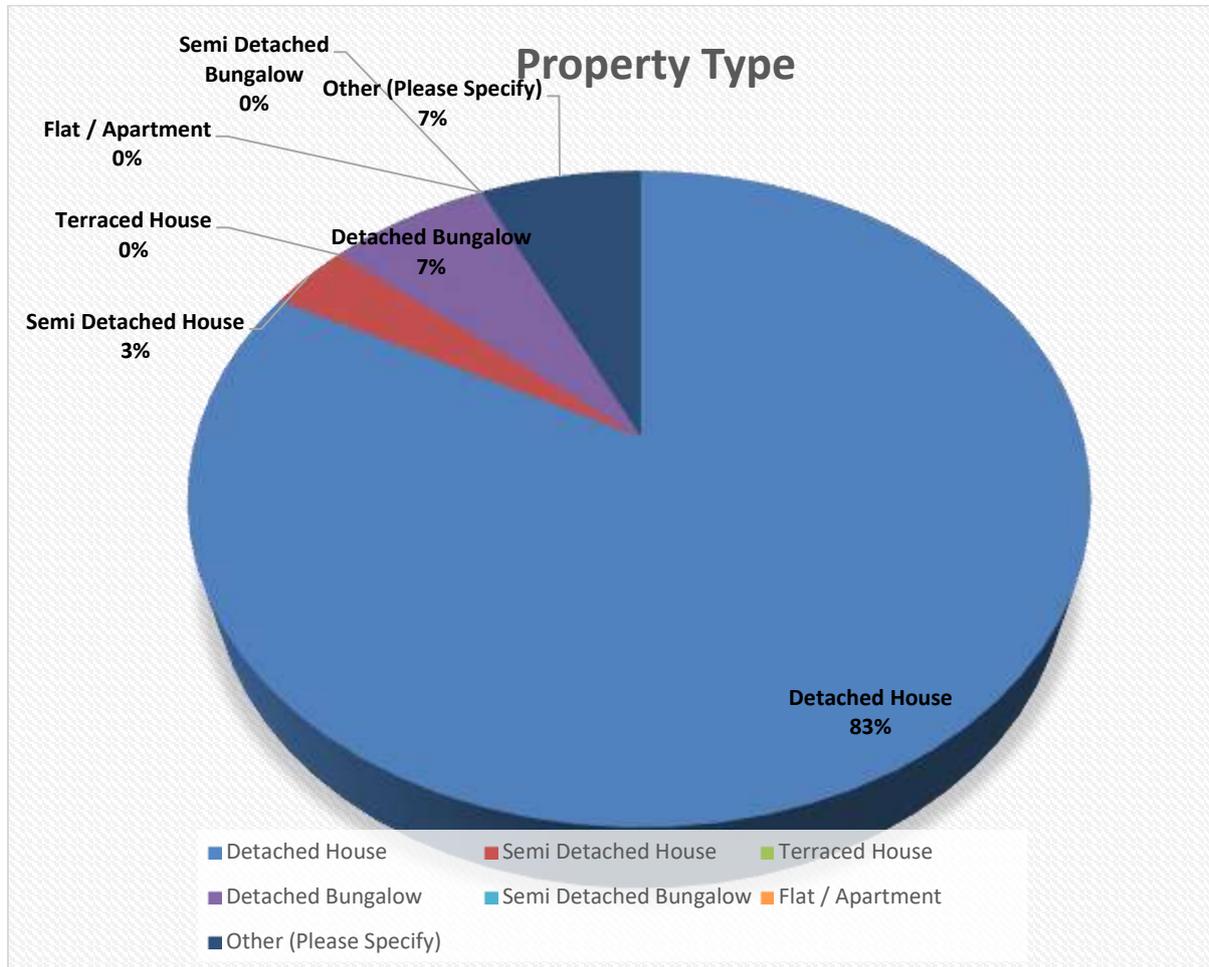
v) Building as Part of a Joint Project with Other Self-Builders?



- 2.9 Self-build also includes projects where the self-builder arranges for an architect/contractor to build their home for them. Community-led projects are defined as self-build too. Often a group will organise and do a lot of the construction work. Custom-build projects tend to have a specialist working for them. The specialist tends to take on most of the issues faced when self-building, for example – from securing or providing a site, through to managing the construction work and even arranging the financing for you- a much more hand-off approach. Some custom-build developers also provide a menu of custom build options – for example they may offer a serviced plot for you to buy and then takeover and organise all aspects of the build.
- 2.10 In analysing Worcester City’s Self-Build submissions, 79.31% (23) of respondents would welcome the opportunity to work as part of a joint project or with other self-builders. Alternatively, six respondents (20.69%) would like to work alone on their self-build and three of the respondents did not answer the question. These results are inconsistent with the responses found in the ‘projects sought’ question above; only 7%

opted for a particular preference in working with wider community of self-builders.

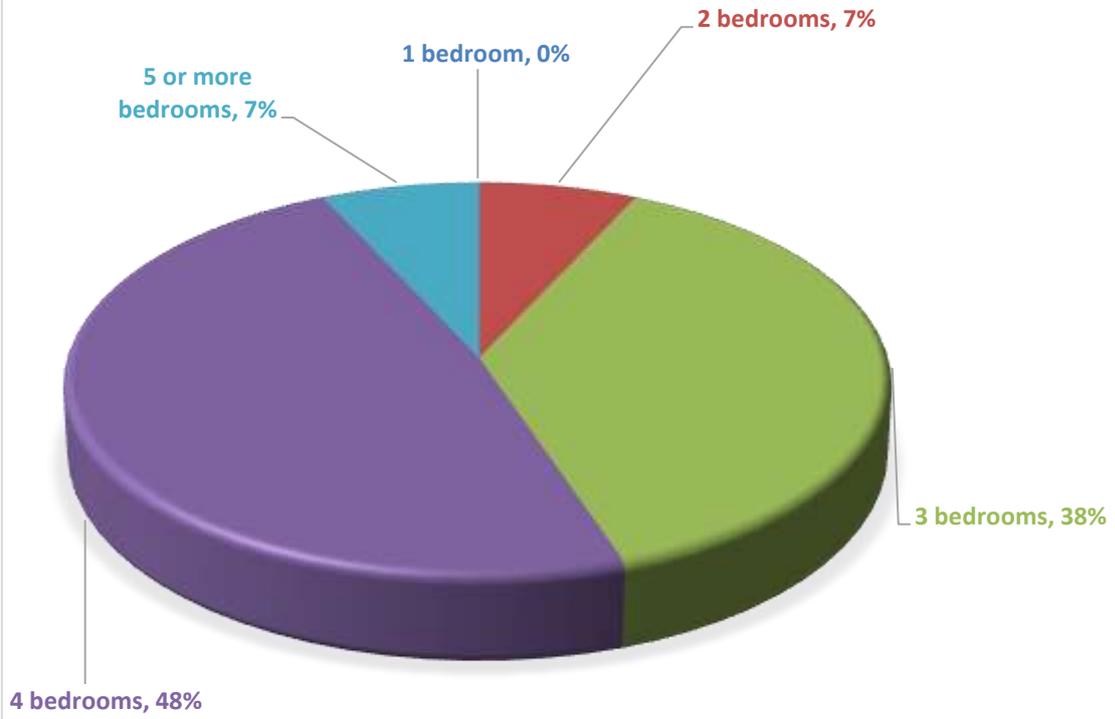
vi) Type and Size of Property Sought



2.11 A large majority of people (83%) registered for self-build would prefer a site where they could build a 'detached house'. 'Detached Bungalow' (7%), 'Semi-detached house' (3%) and 'other' (7%) property types constitute the remaining 17% of the demand from the register. Alternatively, 'Flats/Apartments', 'Terraced House' and 'Semi-detached bungalows' continue to have no interest from people on the register for the fourth consecutive year.

2.12 The final graph below illustrates the amount of demand for different sized dwellings. The most popular dwelling size is '4 bedrooms' (48%), with 14 respondents stating that this would be their preferred option. Second in demand is '3 bedrooms' (38%) where 11 respondents declared this as their preference. There is currently no demand for '1 bedroom' properties. The high number of completions in 1 and 2 bedroom properties historically in Worcester City may be a contributing factor of these findings.

SIZE OF DWELLING(S)



3. Supporting the Demand

- 3.1 In order to meet the demand for self-build and following the Government's initiative of producing self-build and custom house building opportunities by delivering sites, Worcester City Council will be considering all sites for self-build when they receive relevant contact. Across the three south Worcestershire councils (Worcester City, Malvern Hills and Wychavon) the South Worcestershire Development Plan (adopted 2016) underpins and supports the principles of developing self-build plots within the defined boundaries (SWDP2 C) and on housing allocations (SWDP43 – SWDP59).
- 3.2 This includes individual Self-Build plots; sites made up of a number of Self-Build plots; and Self-Build plots as part of the wider market housing mix on larger developments (SWDP14). Worcester City Council is required to give suitable permission to enough suitable serviced plots of land to meet the demand for the self-build and custom housebuilding in its area. There is no duty to permission land which specifically meets the requirements expressed by those on the register. The council will inform those on the register when they have permissioned suitable land in order for interested parties express their interest in the available plots. Any plot that is not taken up by registered personnel will be then advertised on the open market.
- 3.3 As Worcester City's built up area is tightly constrained there is limited space in the administrative area, which proves to be a strategic issue when meeting any housing needs and demands. However, the redevelopment of brownfield sites for self-build plots does provide an opportunity to deliver development which is consistent with the principles of sustainable development.

Delivery of self-build and custom build plots

- 3.4 The following section outlines Worcester City Council's delivery of self-build and custom build plot permissions as set against the Base Period requirements.
- 3.5 The potential sources for what could be included as Self and Custom Build plots in this report have been established from a guidance document produced by The Right to Build Task Force in October 2020¹ and are set

¹ Right to Build Task Force Custom and Self-Build Planning Guidance PG10: Counting Relevant Permissioned plots (October 2020) (MHCLG & NaCSBA).

out in table 1 below. The table also lists sources which are considered not to be suitable for recording self-build delivery.

Table 1: Custom and Self Build - Potential Sources

<p>Definitely Custom Self Build</p>	<ul style="list-style-type: none"> • Permissions with signed Unilateral Undertaking committing to self-build; • Permissions with conditions or agreements for marketing the plot(s) as CSB opportunities; • Permission that create a new dwelling and has a submitted form 7: Self Build Exemption Claim Form – Part 1 and Part 2.
<p>Possibly Custom Self Build (requires evidence)</p>	<ul style="list-style-type: none"> • Outline permissions; • Full permission with unknown intent; • Rural/ Agricultural worker’s dwelling; • Multi-unit flat where the owner creates multiple flats, and intends to occupy one as a principle residence; • Permitted development for conversions • Dwelling demolition and redevelopment; • Community Land Trust.
<p>Definitely not Custom Self Build</p>	<ul style="list-style-type: none"> • Certificate of Lawfulness for a dwelling; • Caravans are not self-build; caravans do not meet the “construction” part of the definition (and self-build legislation seek to increase the SME sector as well); • Ancillary accommodation • Build to rent development • A substantial enlargement or redevelopment that creates new floorspace but not a new dwelling.

- 3.6 The potential delivery sources in table 1 will be considered when assessing if a suitable self or custom build plot has been permissioned.
- 3.7 To establish potential supply sources, Worcester City Council have started to review their Housing Land Monitor (HLM) reports to identify any potential self-build or custom build plots which could be counted towards delivery requirements during each Base Period.
- 3.8 Worcester City Council has a Community Infrastructure Levy (CIL) charging schedule in place, but the council currently does not charge CIL on residential development, which means that there is no requirement for self-builders to apply for a CIL Self-build exemption form. Therefore, self-build developments currently cannot be monitored through this process.
- 3.9 Table 2 below provides a summary of the council’s self-build and custom requirements and the progress made towards meeting them.

Table 2: Self-build and custom build requirements and progress in Worcester City

Base Period	Entries (Part 1 / Part 2)	Three Year requirement	Three Year Deadline	Number of permissions granted for plots during Base Period	Demand in Base Period not met²	Demand not met after three-year deadline³
1 (1 April 2016 to 30 October 2016)	43 (43/0)	43	30 Oct 2019	6	37	37
Local Connection Test for Part 1 of the register introduced 31st October 2016						
2 (31 October 2016 to 30 October 2017)	20 (15/5)	15	30 Oct 2020	5	10	10
3 (31 October 2017 to 30 October 2018)	26 (17/9)	17	30 Oct 2021	3	14	n/a
4 (31 October 2018 to 30 October 2019)	34 (17/17)	17	30 Oct 2022	2	15	n/a
5 (31 October 2019 to 30 October 2020)	29 (14/15)	14	30 Oct 2023	0	14	n/a

3.10 Based on information provided in the Housing Land Monitor Reports from 2016/17 onwards, it is estimated that 16 sites have been granted planning permission since the introduction of the Self Build and Custom Housebuilding Act 2015 and these permissions have potentially contributed to the delivery of self-build and custom build plots in Worcester City (see table 3 below).

² This is 'to date' for Base Periods where the three-year plot permissions time period is still running.

³ This excludes factoring in any potential delivery overlap of time periods e.g. Base Period vs the three-year delivery period to permission plots for the relevant Base Period.

Table 3: Potential self-build or custom build plots granted planning permission in the HLM reports from 2016/17 to 2019/20 included in table 2 above.

Planning Reference	Location	Proposal	No. of Units	Date Permission Granted	Self-Build Base period
P16H0144	Marlbank, Lansdowne Walk, Worcester, WR3 8HT	Erection of a 4-bedroom detached house	1	09/05/2016	1
P16B0154	76 Barnes Way, Worcester	Erection of a detached dwelling	1	20/06/2016	1
P16D0212	38 Lark Hill (land to the rear), Worcester, WR5 2EQ	Construction of a semi-detached house with garage, office and bedroom above.	1	20/06/2016	1
P15D0540	1 Lark Hill Road, Worcester WR5 2EF	Detached two-bedroom dwelling in amenity area to host dwelling	1	06/09/2016	1
P16M0073	8 Keats Avenue, Worcester, WR3 8DU	Proposed erection of detached dwelling and garage at corner of Keats Avenue and Milton Close	1	29/06/2016	1
P16E0206	1 Lavender Road, Worcester, WR3 7AE	Proposed new dwelling	1	22/06/2016	1
P16J0430	46 Monarch Drive, Worcester, WR2 6ES	Erection of new dwelling	1	30/12/2016	2
P16D0468	Land adj. to 102 Cavendish Street, Worcester	New dwelling	1	30/12/2016	2
P17G0035	12 Newtown Road, Worcester, WR5 1HF	Proposed construction of a new dwelling house on vacant land adjacent to 12 Newtown Road	1	22/03/2017	2

P17H0030	69 Rainbow Hill, Worcester	Erection of a three-bedroom dwelling house	1	12/10/2017	2
P17L0363	30 Norton Road, Worcester, WR5 3BB	Erection of 2 bed detached dormer bungalow in garden of 30 Norton Road	1	25/09/2017	2
P18C0196	97 Foley Road, Worcester,	Detached residential dwelling	1	19/07/2018	3
P17C0056	Ivy House, 199 Malvern Road, Worcester, WR2 4NW	Erection of a 4-bedroom, 2 storey detached dwelling, located between 195 and 199 Malvern Road	1	22/05/2018	3
P17C0274/ P18C0216	124 Columbia Drive, Worcester, WR2 4XU	Proposed erection of dwelling. Amended siting to that allowed on appeal (Ref: APP/B1835/W/15/3011459)	1	11/07/2018	3
P18E0501	5 Nash Close, Worcester, WR3 7YD	Erection of a detached dwelling	1	21/12/2018	4
19/00674/FUL	Land to the rear of the Glen Waverley, Worcester, WR5 3DH	Proposed erection of a detached dwelling	1	25/10/2019	4
		TOTAL	16		

Conclusion

- 3.11 In summary, there have been 16 planning permissions granted since 2016/17 which can potentially be counted towards self-build or custom build delivery.
- 3.12 Whilst it is evident that plot demand has not been met for any Base Period to date, the inclusion of the planning permissions identified in tables 2 and 3 above indicates that Worcester City Council is making progress in demonstrating the permission of the requisite number of suitable plots of land for self-build and custom build development.