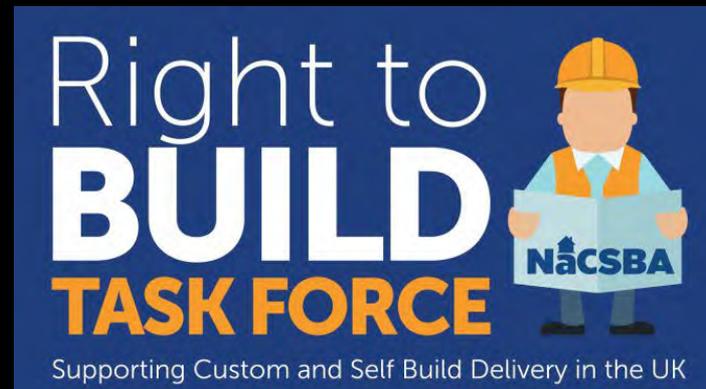


RIGHT TO BUILD EXPO

Monday 18 September 2017

The Gateway Conference Centre, Aylesbury



Richard Bacon MP

**Self-Build and Custom
Housebuilding Act 2015**

WHITE PAPER

“Fixing our **Broken**
Housing Market”

- **Why doesn't the supply of housing rise to meet demand?**
- **Shoe and chair shortage?**
- **National Shoe Service?**
- **“Help to Sit”? – so we have enough chairs?**

- **REASONS COMMONLY GIVEN:**

- **Finance**

- **Land**

- **Planning**

- **Financable propositions**

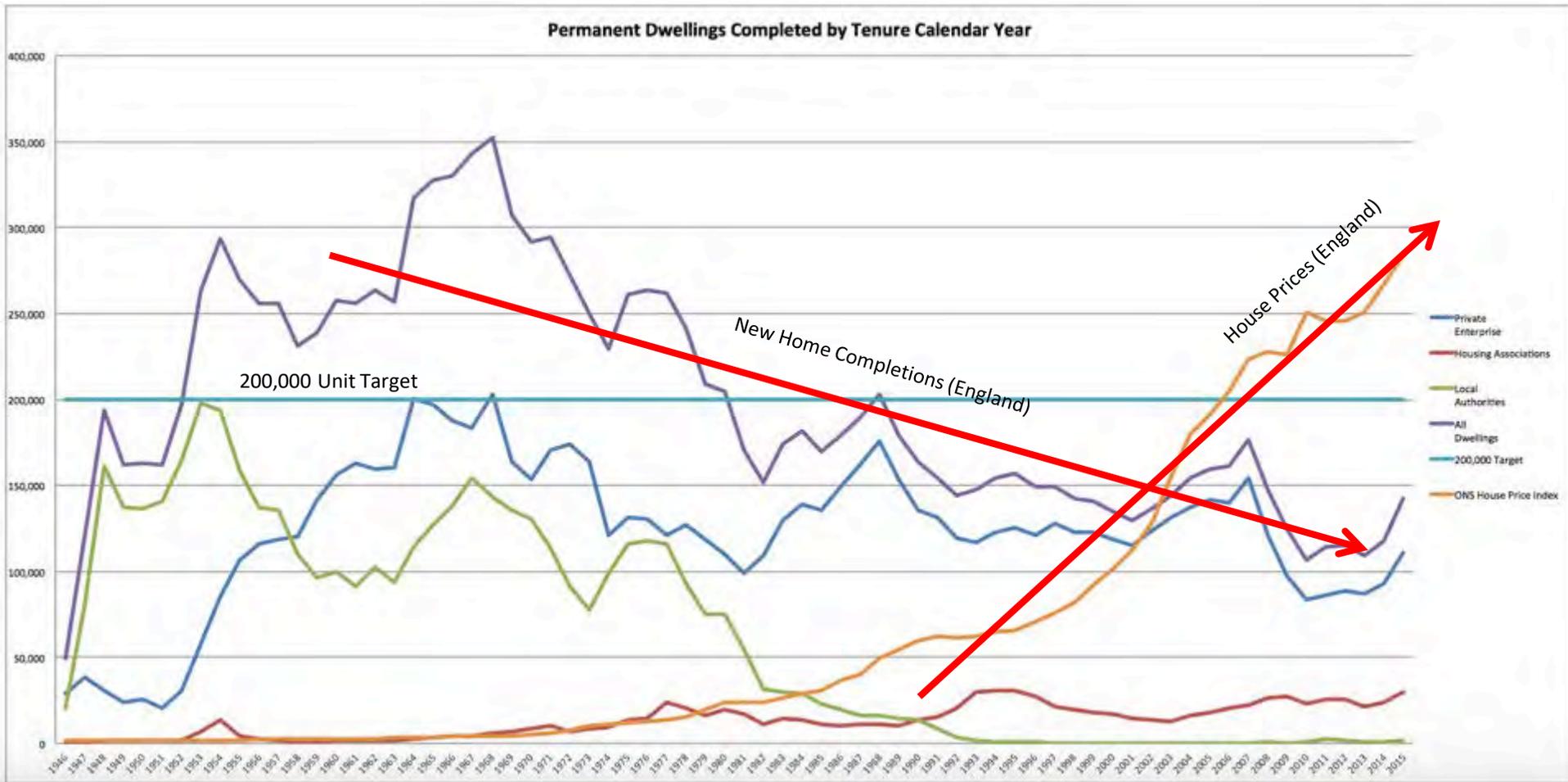
- **1.2% of U.K. land area**

- **More land in Surrey devoted to golf courses than housing.**

- **Planning – skills shortage**

New Home Completions vs House Price Inflation

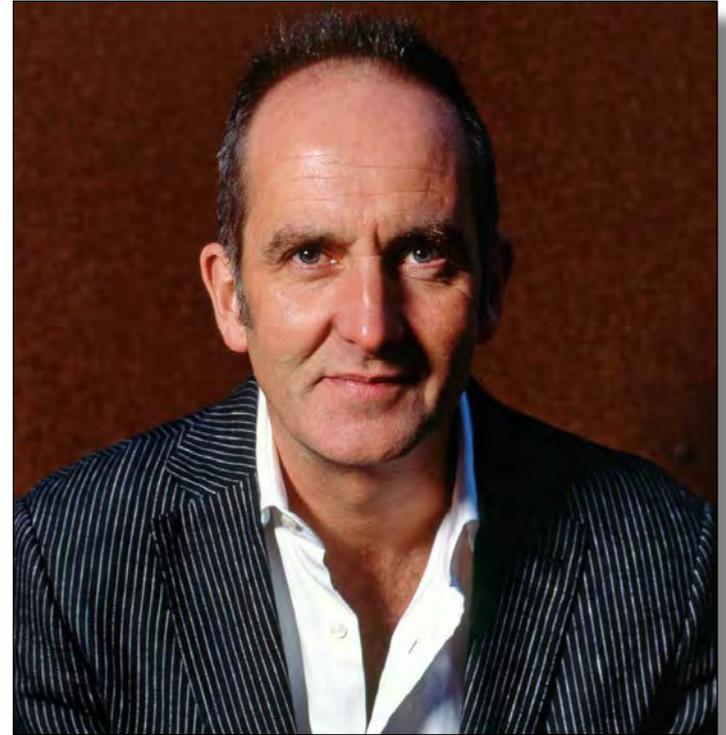
It's hard to deny the inverse relationship



**Our HOUSING “MARKET” offers
a very poor deal for the consumer**

“The consumer has been on the receiving end of a pretty poor deal. We build some of the poorest, most expensive and smallest homes in Europe. That’s not something to celebrate.”

**Kevin McCloud,
Presenter of Channel 4’s
*“Grand Designs”***



THE INTELLECTUAL PROBLEM:

Is “Development” Good or Bad?

- “Development” is a pejorative term
- “Developer” is now a ‘swear’ word
- Not “Developed” versus “Undeveloped”
- We forget that “Civilisation” = “Cities”

imagine **choice**
enterprise home rural
urban ideas build
villages **human**
green family habitat
community **places**
create adapt
landscape garden

**These are
good words**

... but at the moment ...

A Broken Housing Market is Failing to Meet Aspirations

**Demand is unable to influence
supply and... ...drive volume**



○ THE ANSWER?

- If we want to make “Development” a good word, then we have to have **good development**
 - **but at the moment ...**

People feel they have **NO REAL SAY** over:

1. WHAT gets built
2. WHERE it gets built
3. HOW it performs
4. WHAT it looks like
5. WHO has the first chance to live there.

IF YOU CHANGE ALL THAT.....

.....YOU CHANGE THE CONVERSATION

BUT.....

**Housebuilders
have no incentive
to build more
houses than they
can sell.**

THE CHIEF ISSUE:

67% to 75% of people
are unlikely to – or
would prefer not to –
buy the product of
volume housebuilders.

Source: YouGov

“DEVELOPMENT” SHOULD MEAN:

...making great places for people to live, that are:

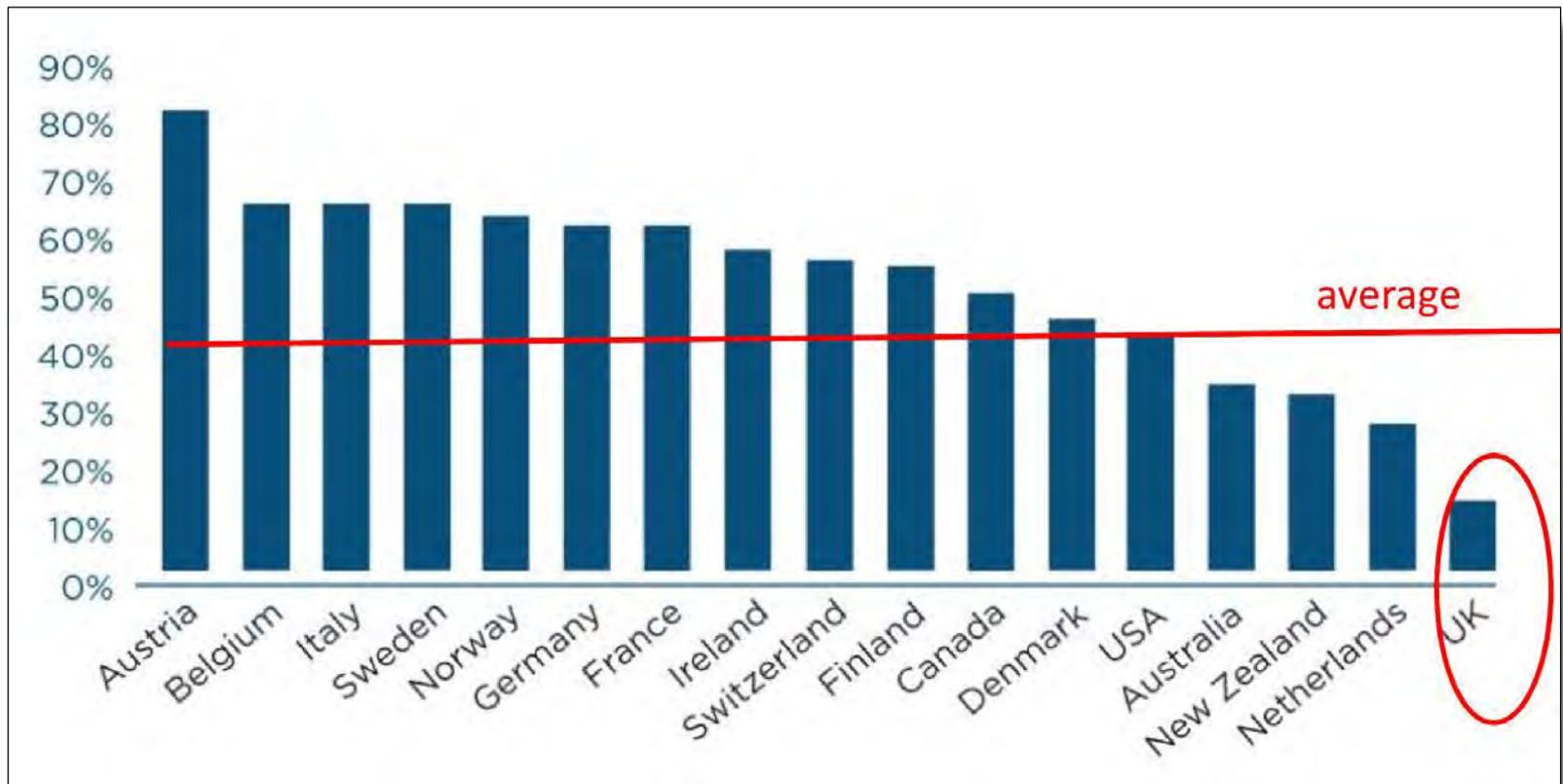
1. **well-designed and well-built** : housing & built environment
2. **well-connected**: transport and digital connectivity
3. **well-served**: schools, health, sports & community facilities
4. **well-run** : good governance
5. **environmentally sensitive**: green as normal
6. **with a thriving economy**: local jobs
7. **active, inclusive and safe**: fair for everyone
8. In other words, we should: SEPARATE the business of “place-making” from home-making

Facilitate a Market for Serviced Plots

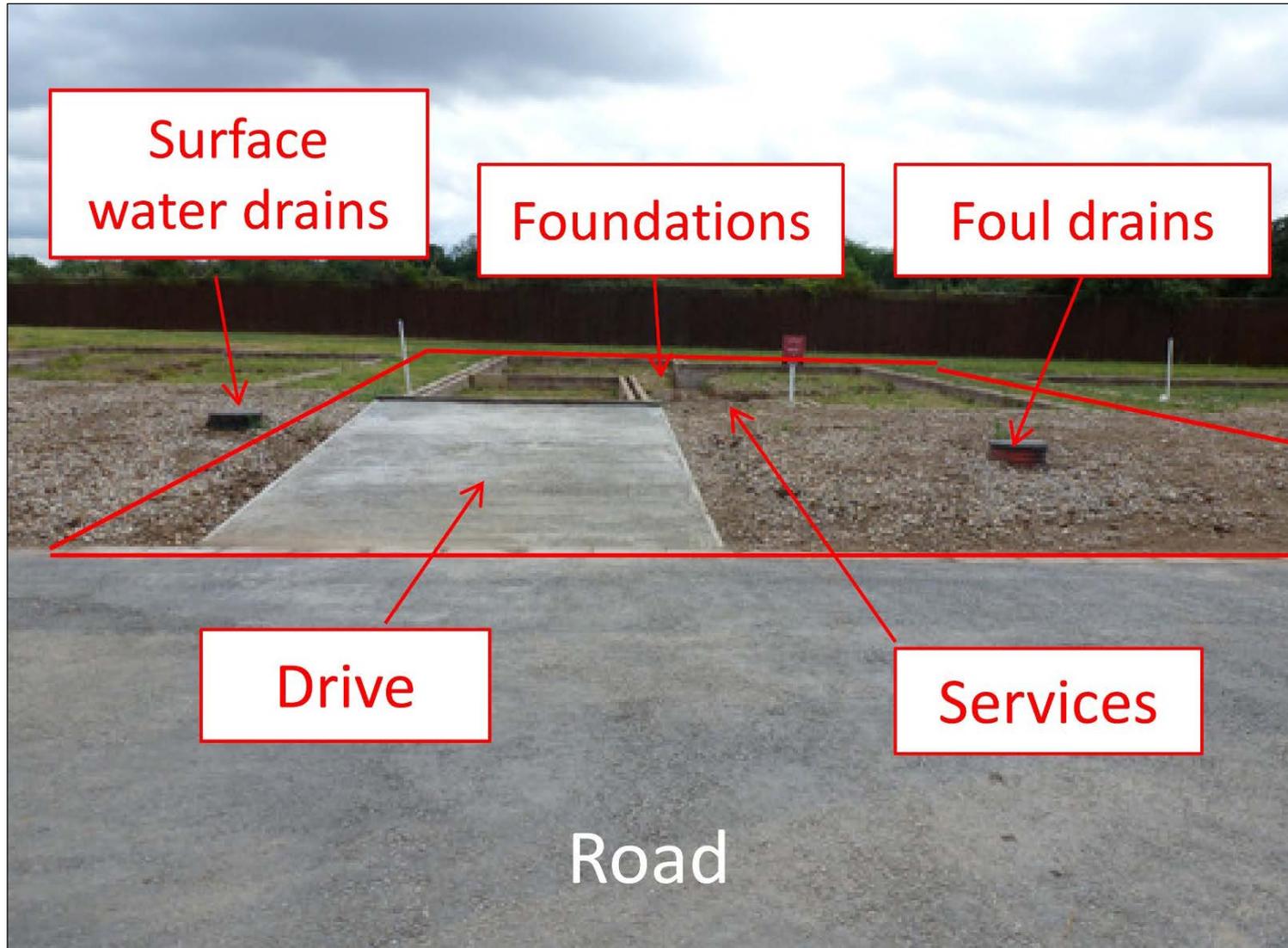
Public sector and private sector enabling development – high quality place making



**This is the normal approach
across the world.
The UK is the outlier.**



A Serviced Plot





2,000 Serviced Plots
CONSUMER CHOICE

The Dutch doubled their custom & self-build sector in just 8 years.

15,000 custom & self-build homes per year for a population of 17 million.

UK equivalent would be 60,000 units per annum

OUR LEGISLATION



Self-build and Custom Housebuilding Act 2015

CHAPTER 17

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately.

11/11/15



Housing and Planning Act 2016

CHAPTER 22

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately.

E2075



Self-build and Custom
Housebuilding Act
2015

CHAPTER 17

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately.

11001

1. Registers of persons seeking to acquire land to build a home
 - 1) Each relevant authority must keep a register of
 - a) **individuals**, and
 - b) **associations of individuals** (including bodies corporate that exercise functions on behalf of associations of individuals), who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes.

Housing and Planning Act 2016 (c. 22)
Part 1 — New homes in England
Chapter 2 — Self-build and custom housebuilding

10 Duty to grant planning permission etc

- 1) After section 2 of the Self-build and Custom Housebuilding Act 2015 insert—
 - “2A Duty to grant planning permission etc
 - 1) This section applies to an authority that is both a relevant authority and a local planning authority within the meaning of the Town and Country Planning Act 1990 (“the 1990 Act”).
 - 2) An authority to which this section applies **must** give suitable development permission in respect of enough serviced plots of land **to meet the demand** for self-build and custom housebuilding in the authority’s area arising in each base period.

Housing and Planning Act 2016 (c. 22)
Part 1 — New homes in England
Chapter 2 — Self-build and custom housebuilding

10 Duty to grant planning permission etc

- 6) For the purposes of this section—
 - a) the demand for self-build and custom housebuilding arising in an authority’s area in a base period is **the demand as evidenced by the number of entries added during that period to the register under section 1 kept by the authority;**



Housing and Planning Act 2016

CHAPTER 22

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately.

E2975

Choice

next
COSTA



Potsdam homes for rent



A small co-op organised the construction of this seven home ultra-eco apartment block.

It cost £600k, and all the homes are for rent at slightly above social rent levels (£5.50 per sq m/month).

Mockernkiez

400-440 homes from 40 – 140 m²

Also includes nursery school,
accommodation for children with special
needs and many community spaces



Beauty







Families

The Big Yard - Berlin



The Big Yard - Berlin

45 homes families in two blocks

Town houses and apartments that cost around £275,000 each

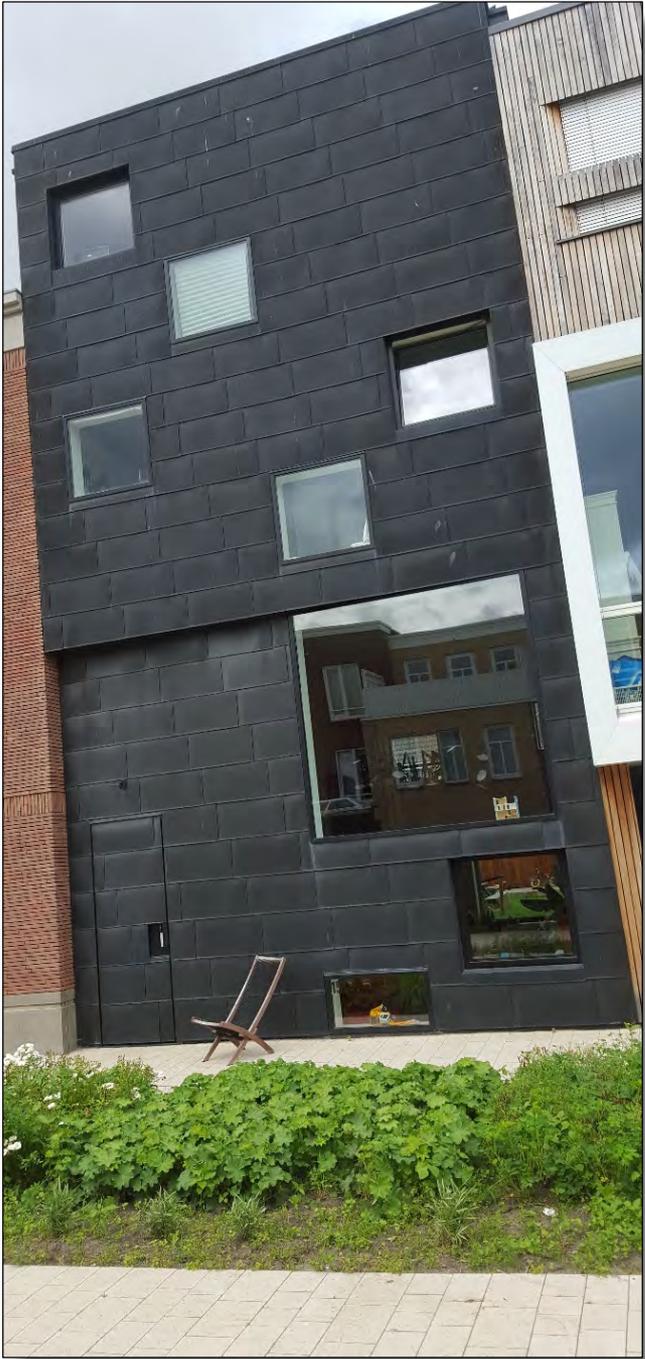


More choice

















































Government support is very welcome

**Progress monitoring is vital – keep
foot on pedal. Targeting consumers.**

**Industry-government campaign -
“Help to Build”.....?**

Roundtable in December

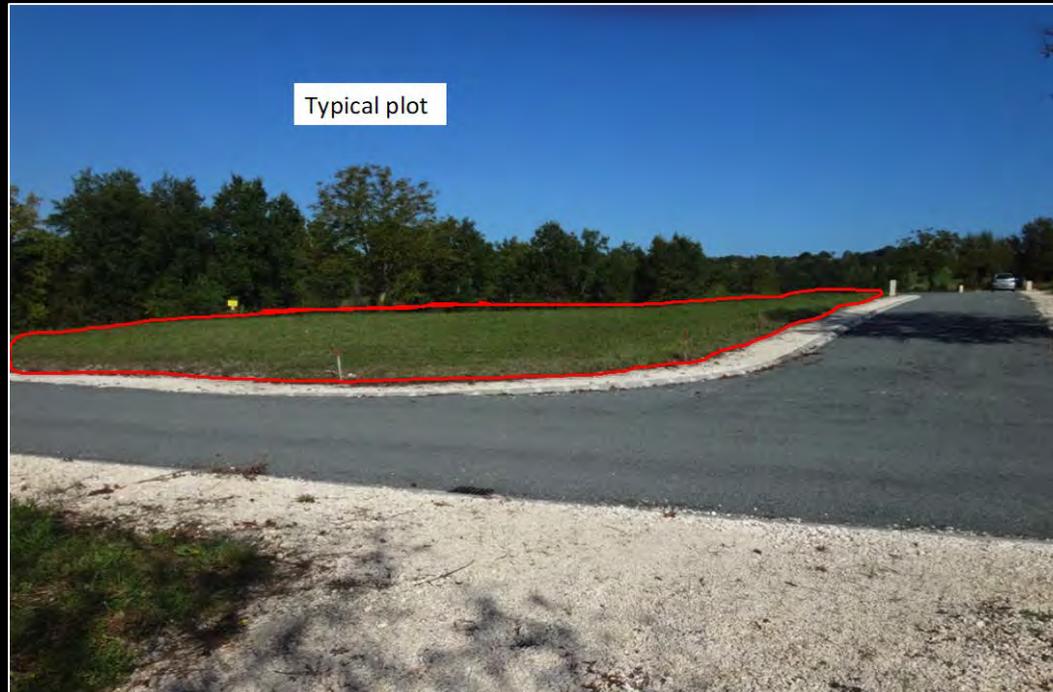
Discussion for Councillors at 1.30 pm

Question Time





Ready to go serviced plots are everywhere



Rural France – Mayors routinely deliver low cost plots to encourage local young families to stay in the area



Old School Karlshorst, Berlin

21 apartments in former school building – some for rent, some for sale. **Strong emphasis on multi-generational living.** Average cost £128,000 each





LUL project

20 Passive Haus apartments – average cost £187,000 each



The Big Yard - Berlin

Eleven Friends, Berlin

140 sq m homes for £221,000 each





Community-led self build – “Eleven Friends”



Eleven young families built terrace of large four bedroom homes in Berlin

Very simple design, very eco and cost effective to construct

Worked out at £221,000 each – including land and construction

In the UK one in four self builders are keen on the idea of building collaboratively

Zurich



There are almost 100 apartments in this community co-op project – 80 % of the homes are at below market rents

























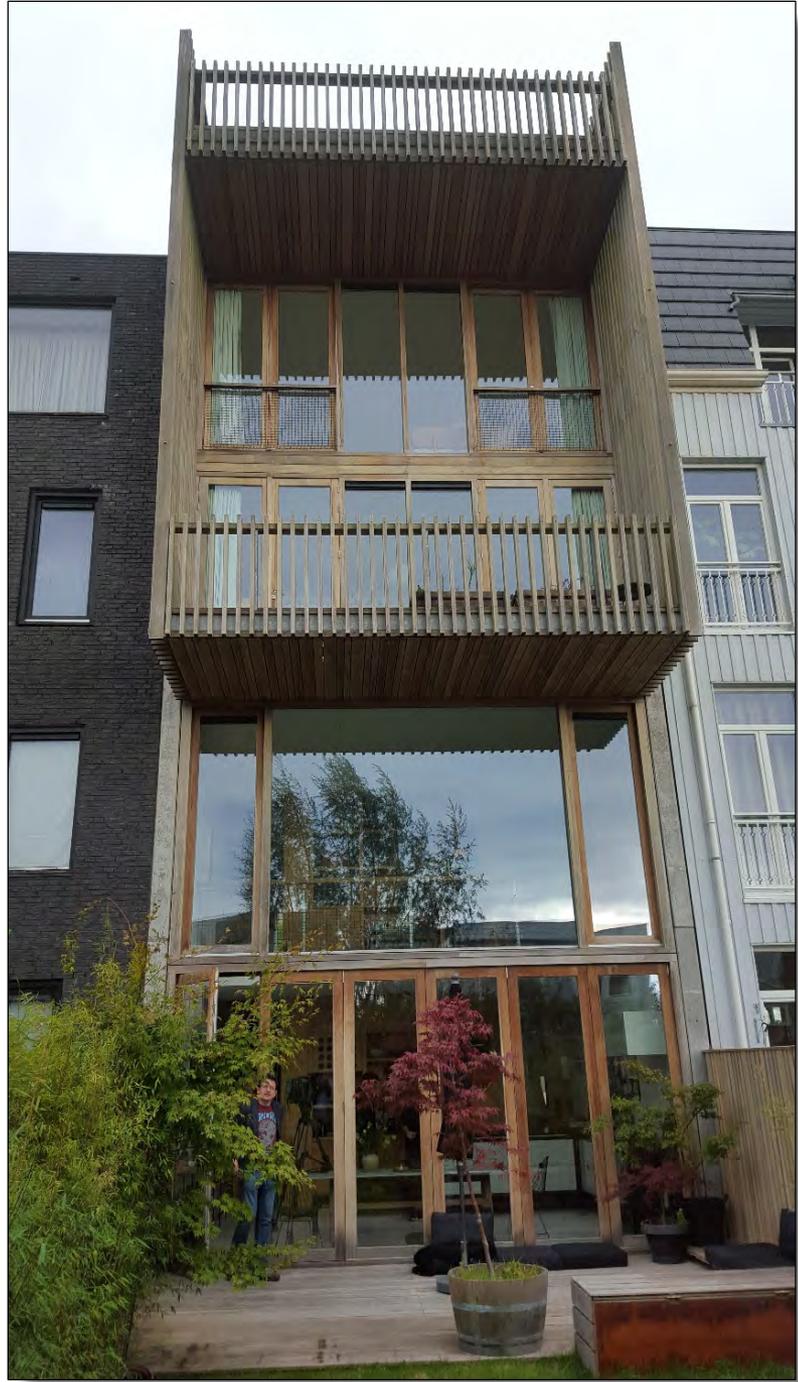


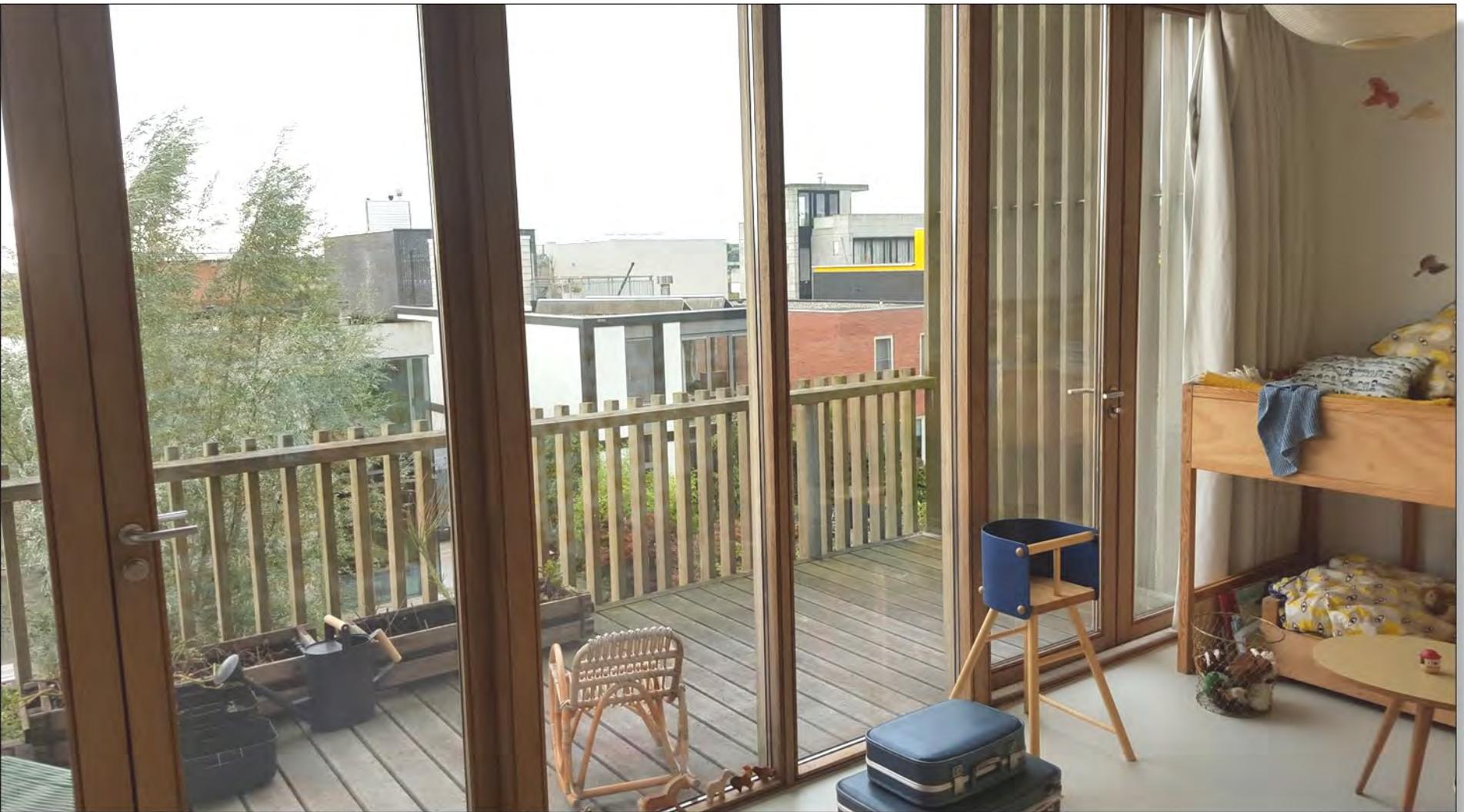


















































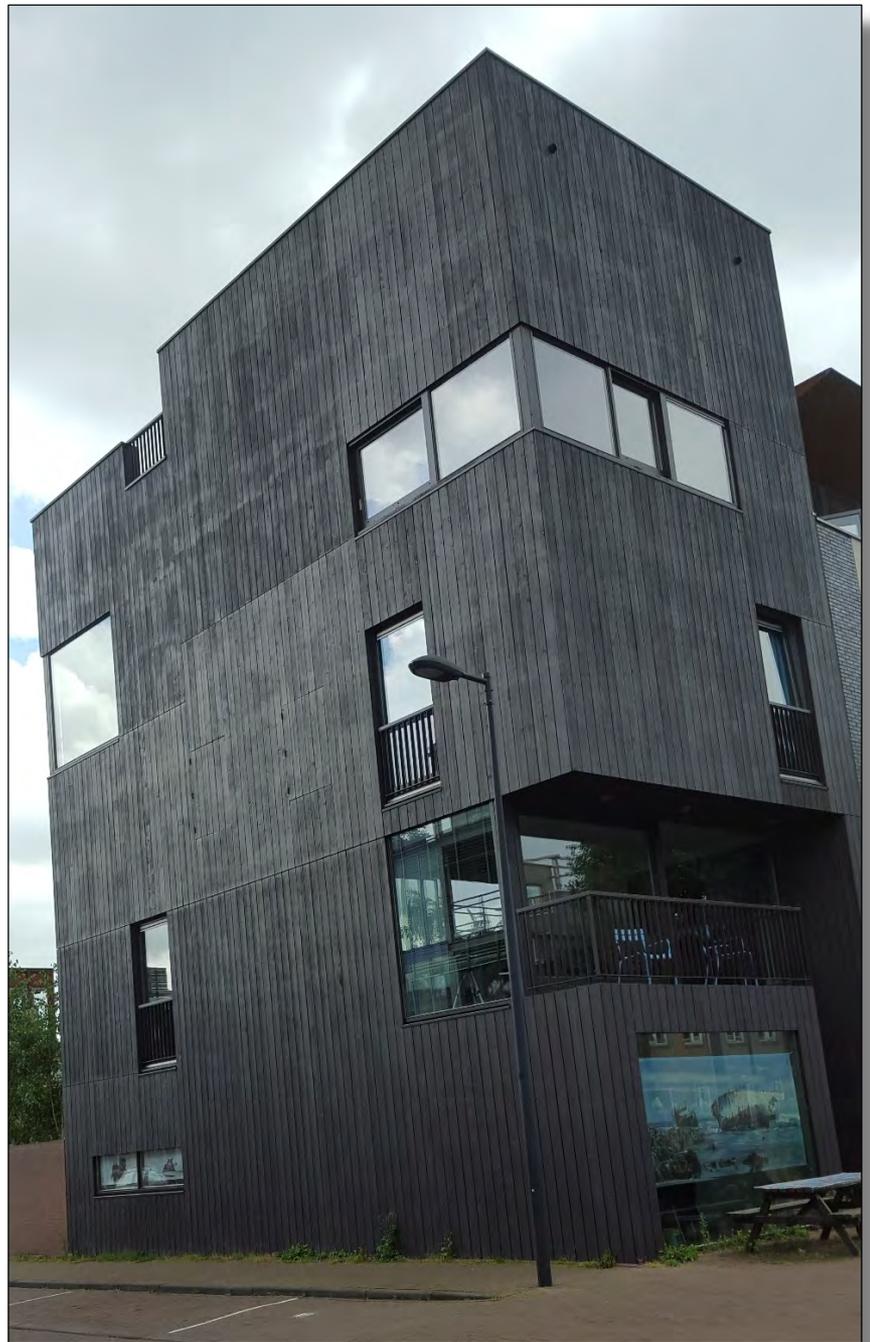


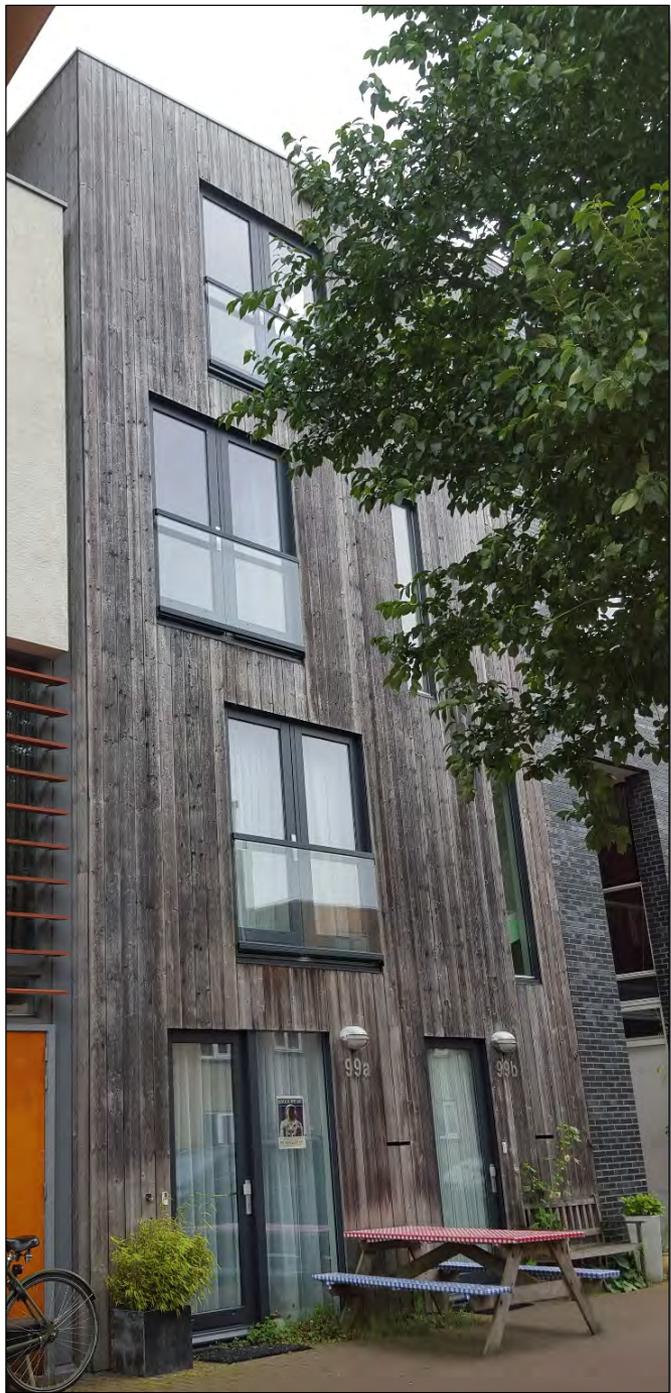




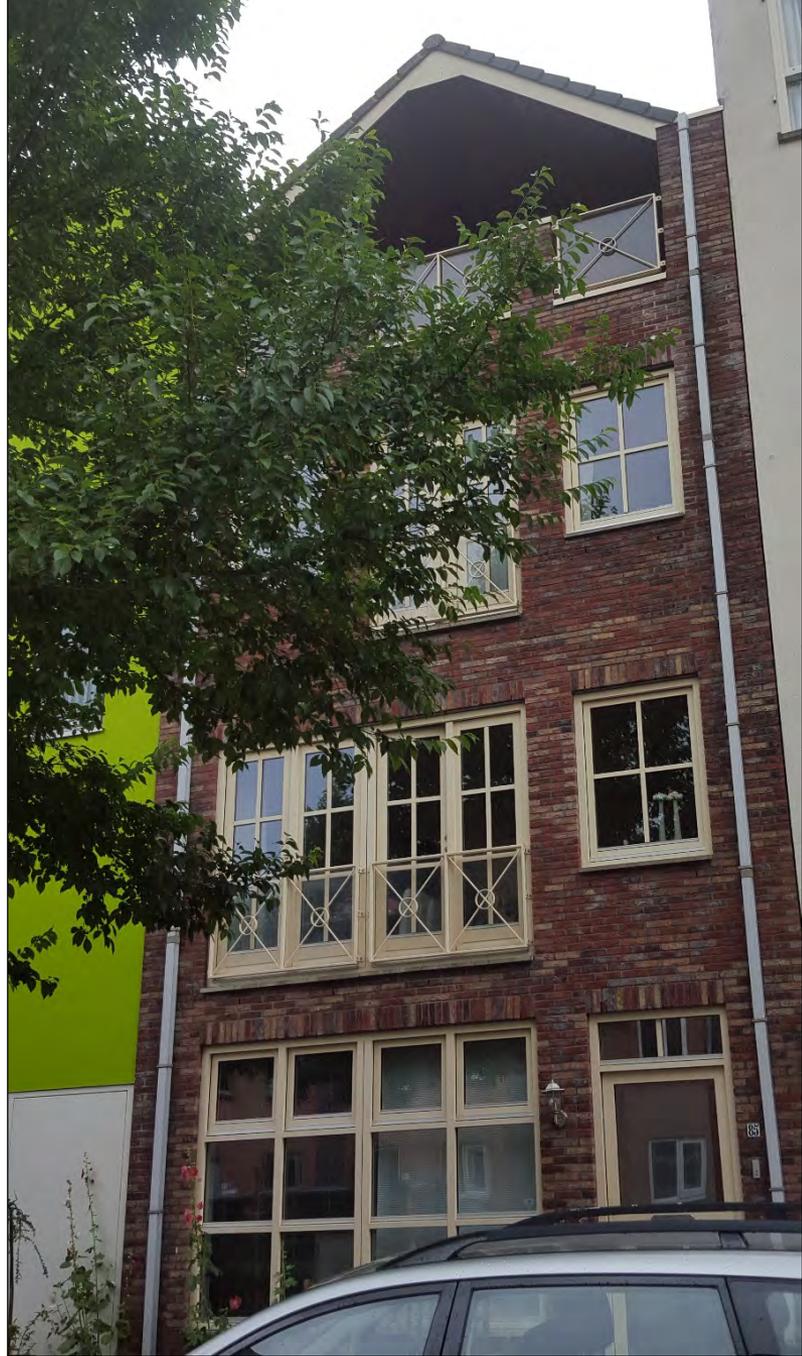




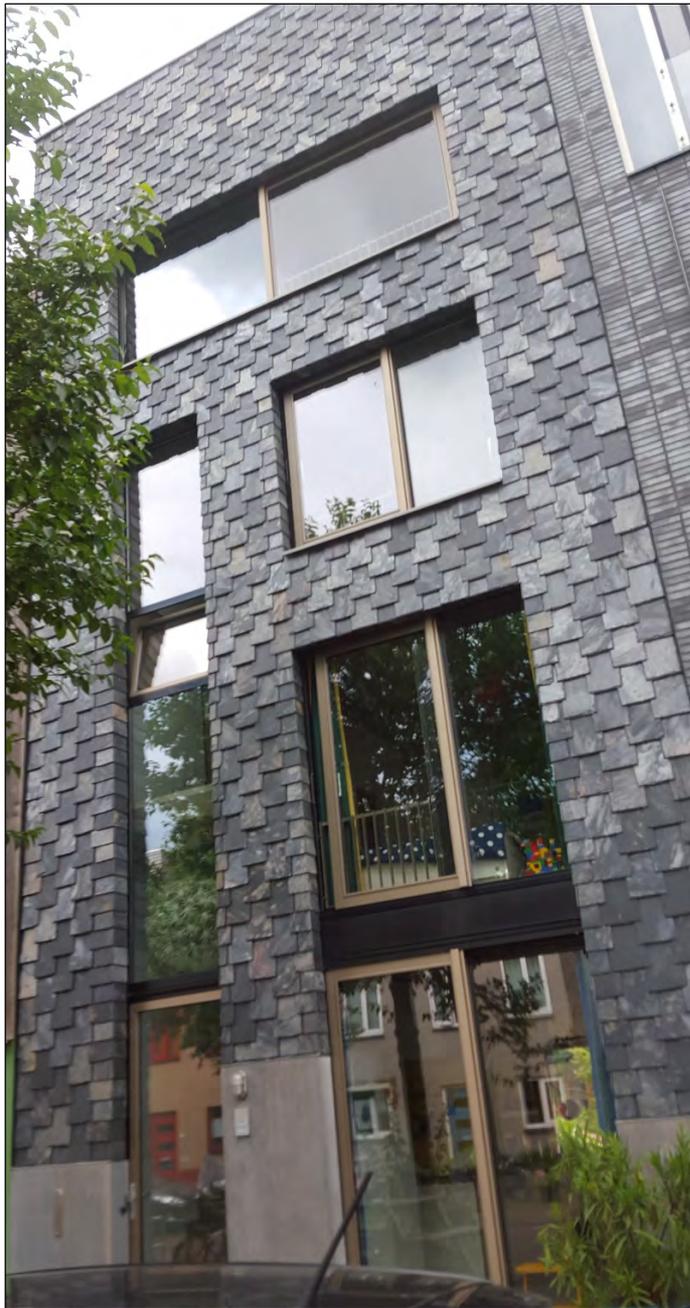














HUIS VAN STRO

63

63

12-11-11



Council champions

It is clear that political support makes a huge difference



Adri Duviesteijn
Almere



Roland Ries
Strasbourg



Corine Mauch
Zurich



Boris Palmer
Tubingen



Dieter Muth
Oberleichtersbach

Five lessons from overseas

- 1. Their planning systems provide much more certainty (and are quicker and simpler to navigate)**
- 2. Their finance institutions are supportive (and don't treat these homes as being any riskier than other forms of housing)**
- 3. Councils routinely facilitate land for private homebuilders – often as 'ready-to-go' serviced plots**
- 4. Councils work with groups – reserving opportunities for them on key sites (especially in urban areas)**
- 5. Council Leaders are proactive, and willing to pilot new approaches/innovative projects**

**All Party Parliamentary Group on
Self-build, Custom and Community
Housebuilding and Placemaking**

Question Time

