

Press release 7 November 2017

NACSBA'S RIGHT TO BUILD TASK FORCE ANNOUNCES GROUND BREAKING NEW DEMAND ASSESSMENT TOOL AND MORE TASK FORCE EXPERTS

The National Custom and Self Build Association (NaCSBA) has today held its second regional Expo to showcase the work of the newly established Right to Build Task Force. This series of events will help boost the supply of Custom and Self Build housing and bring together stakeholders from industry, local authorities and landowners.

Interest in the Task Force is growing fast

Since its launch the Task Force has received significant interest from organisations nationwide and is now agreeing project briefs with a range of public and private sector clients. There has been considerable interest in how best to include Custom and Self Build housing in new garden towns and villages and the different ways it can deliver affordable housing.

Speaking at the Expo, Andrew Longley, Head of the North Northamptonshire Joint Planning and Delivery Unit, said: "North Northamptonshire has significant growth ambitions and there is considerable potential for Custom and Self Build housing to accelerate and diversify the homes we build for our communities. We are grateful for the advice we have received from the Task Force about how to maximise these opportunities, and I look forward to receiving further support over the coming months."

In welcoming delegates to the event Councillor Martin Griffiths, Leader of the Borough Council of Wellingborough said: "I am delighted we are hosting the Right to Build Expo in Wellingborough. We are committed to enabling more Custom and Self Build homebuilding across North Northamptonshire. Based on the advice of the Task Force, we will shortly be relaunching our local demand registers to establish where our communities want to build and where we should make serviced plots available."

Three more Task Force Experts

Given the demand for support, the Task Force are today announcing three further experts onto its team.

Adam Broadway who is Managing Director of Instinctively Green Ltd, is a professional planner and housing expert. Adam has over thirty years senior management and practical experience in the design, procurement, project management and delivery of affordable housing as well as several years' experience in the delivery of strategic sustainability advice. Adam brings specific experience in supporting co-housing projects, having initiated and project managed the K1 Project in Cambridge from inception to start on site.

Jacqueline Tellinga will join the Task Force as its first international expert. Jacqueline works as a project manager for the city of Almere in the Netherlands, where she has delivered Europe's largest Custom and Self Build project (*Homeruskwartier* with 1,400 serviced building plots) and recently the BouwEXPO Tiny Housing. She has been advisor to The Hague

City Council on the establishment of a Custom and Self Build programme and is also a member of the Dutch Government's *Expertteam Eigenbouw* which advises municipalities nationally on delivering Custom and Self Build projects. She is also the author of various publications on how to protect the interests of individual citizens in the deregulation of planning and housing delivery.

Adam Roake who is Director of Urbanise Limited and partner at Spacemaker Architects, brings over thirty years of property development, planning, regeneration, architectural and community engagement experience to the Task Force, having previously worked for Goldcrest Land and as an enabling advisor for CAFE.

Richard Bacon MP, Ambassador for the Task Force, who initiated the Right to Build legislation said: "I am delighted we are bringing such depth of experience to our panel of Experts. Many councils and other organisations like the idea of helping people who want to build their own homes - and they are looking for advice on the best way to offer this help. Our Experts will allow us to provide the best possible practical advice to organisations who want to enable more people to build their own homes across the UK. I look forward to working with our new Experts over the coming months."

New Demand Assessment Tool

NaCSBA is today also announcing a new Custom and Self Build demand assessment tool, which is being developed in partnership with Three Dragons. The tool will help local authorities take a longer-term view of the demand for serviced building plots in their areas to inform their housing and planning strategies. The first of its kind nationally, this tool will be piloted across several local authorities over the coming months before going live in early 2018.

Michael Holmes, Chair of NaCSBA and Task Force Board Member, who chaired the Expo, said: "Government has been quite clear in its national planning policy and guidance that local authorities need to assess the overall demand for Custom and Self Build housing and prepare local plans to meet this demand over the period of their plans."

"Local demand registers play an important role to help identify the number of building plots which should be made available now and in the near future. But they are not well suited to judge what land should be set aside over the timeframe of a local plan."

"The new tool will help councils take a longer-term view of demand, so they can make better informed planning decisions for their communities."

ENDS

Notes to Editors:

- Details of the Right to Build Expo event in Wellingborough can be found at <https://www.eventbrite.co.uk/e/right-to-build-expo-unlocking-the-potential-of-custom-self-build-housing-tickets-38580176346>
- Wellingborough was chosen as the location for the second Expo because the Task Force has been supporting the North Northamptonshire Joint Planning and Delivery Unit which has strategic planning responsibility for the districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough. Further Expo dates for 2018 will be announced shortly.
- NaCSBA was formed in 2008 as a network of companies and individuals with the common aim of proving that Custom and Self Build housing can make a significant contribution to home building in the UK. NaCSBA's objective is to make affordable, high quality, individually designed, sustainable homes an option for the many, not just the few.
- The Task Force was launched in February 2017 with the aim of helping at least 80 local authorities, community groups and other organisations across the UK to deliver significantly more affordable Custom and Self Build housing projects.
- The Task Force has received funding from the Nationwide Foundation, which aims to increase the availability of decent affordable homes for people in housing need. The Nationwide Foundation is a registered charity (number 1065552) and an independent funder of charitable causes. Its vision is for everyone in the UK to have access to a decent home which they can afford.
- The Task Force was endorsed by the Government in its White Paper *Fixing our broken housing market* and is supported by several partners including the Building and Social Housing Foundation, Local Government Association, National Housing Federation, Royal Institution of Chartered Surveyors and Royal Town Planning Institute.
- The Right to Build was established in England in 2016 through two legal obligations on Local Authorities. Under the Self-build and Custom Housebuilding Act 2015 all local authorities in England must keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their functions. The Housing and Planning Act 2016 requires all local authorities in England to grant sufficient 'development permissions' to meet the demand for Custom and Self Build housing in their area, as established by their register, on a rolling three year basis.
- The National Planning Policy Framework also asks local planning authorities to assess the demand for Custom and Self Build housing and prepare local plans to meet such demand. Government Practice Guidance makes clear that local planning authorities should use the demand data from their registers, supported as necessary by additional data from secondary sources, when preparing their Strategic Housing Market Assessments to understand and consider their future housing needs.

- In December 2016, NaCSBA research revealed that 18,000 people had registered on Local Authority 'Right to Build' registers across England by 31st October 2016. Many more have registered since and an update to this figure will be available shortly. Further details of the English Local Authorities with demand registers can be found at www.righttobuildportal.org
- Since its launch the Task Force has received significant interest for support from organisations nationwide. The Task Force have been working with a range of organisations, with Buckinghamshire Advantage (BA) being the first to receive support. Last month BA announced that because of the advice from the Task Force its Board has agreed to target 15% Custom and Self Build housing (165 plots) into the 1,100 home Aylesbury Woodlands site. Organisations seeking assistance from the Task Force and prospective experts can initially register their interest at www.righttobuildtoolkit.org.uk which contains full details of the Task Force. Further details on what information should be submitted, selection criteria and conditions for receiving support will then be sent to interested parties.
- The Task Force have been working with the North Northamptonshire Joint Planning Unit, since June 2017 to advise on the Custom and Self Build housing opportunities at the planned Tresham Garden Village and across the wider North Northamptonshire area, including the assessment of demand and the opportunities in the identified Sustainable Urban Extensions which have planning consents in place for over 20,000 homes. This work is in the context of the adopted North Northamptonshire Joint Core Strategy 2011-2031 which provides broad support for Custom and Self Build housing and sets out an expectation that the proposals for the Tresham Garden Village should make provision for individual and community custom-build developments and serviced building plots. For more information go to <http://www.nnjpu.org.uk/>
- Three Dragons brings together specialist skills in town planning, economics and policy development and works at the local, regional and national levels, for public, private and voluntary sector clients. It has particular expertise in the development of economic models and models that explore different aspects of housing delivery. For further details about the demand assessment tool for Custom and Self Build housing contact: Laura Easton, Senior Consultant, 07703 534883 or at laura.easton@three-dragons.co.uk
- For further press information on the Task Force contact: Bryony Harrington on 07753 273355 or at taskforce@nacsba.org