



Rother District Council

# SELF-BUILD AND CUSTOM HOUSEBUILDING

Headline Data Report 2019

This information can be available in large print, Braille, audiotape/CD or in another language upon request.

Please Telephone: 01424 787668

or Email: [planning.strategy@rother.gov.uk](mailto:planning.strategy@rother.gov.uk)

# **Self-build and Custom Housebuilding (SCHB)**

## **Overview**

The Self-build and Custom Housebuilding Act (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep and publicise a register of individuals and associations who wish to acquire a serviced plot of land in their area for SCHB.

Furthermore, the Housing and Planning Act 2016 places a duty on Local Authorities to grant planning permission for enough serviced plots of land to meet the need identified through their SCHB Register in any given base period. Period 1 started 1 April 2016 and ended 30 October 2016, and any subsequent base period is 12 months thereafter.

The Act provides a legal definition of self-build and custom housebuilding. However, it does not distinguish between self-build and custom housebuilding, providing that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete homes to be occupied as their own homes. However, in both instances the owner will have primary input into the final design and layout.

Essentially, the difference between self-build and custom-build lies in the level of personal involvement. A self-build project involves the direct initiative of an individual to organise and commission the design and construction of their new home whereas with a custom build project the individual/association of individuals appoint an architect/contractor to build their home for them.

Local Authorities must also have regard to their Register while carrying out their planning, housing, land disposal and regeneration functions.

## **Rother SCHB headline data**

Rother District Council's Self-Build and Custom Housebuilding Register was established on 1 April 2016 and individuals and associations are able to register via an online form.

As at 30 October 2019, there were 179 individuals on the Register. Figure 1 shows a breakdown of the entries in each monitoring period (known as the base period).

*Figure 1: Number of entries on the Rother SCHB Register*

Register entries	Individuals	Associations	Total
Base Period 1 (01/04/16 - 30/10/16)	49	0	49
Base Period 2 (31/10/16 - 30/10/17)	36	0	36
Base Period 3 (31/10/17 - 30/10/18)	51	0	51
Base Period 4 (31/10/18 - 30/10/19)	43	0	43
Combined total for all base periods	179	0	179

The Register asks a number of specific questions of each prospective individual to identify their preferences on the type of plot they are interested in and where they would prefer a plot, for example. As shown in Figure 2 below, the majority of individuals who have signed to be on the Register, indicated that they would prefer an individual plot.

*Figure 2: Plot type preference*

Type of plot	Preference %
An individual plot	61%
An individual plot OR a plot on a site with a group of other self/custom builders	36%
A plot on a site with a group of other self/custom builders	3%

Individuals on the Register have the option to indicate a preferred location within the District for their SCHB project. Figure 3 shows the different areas in Rother.

*Figure 3: Location preference map*

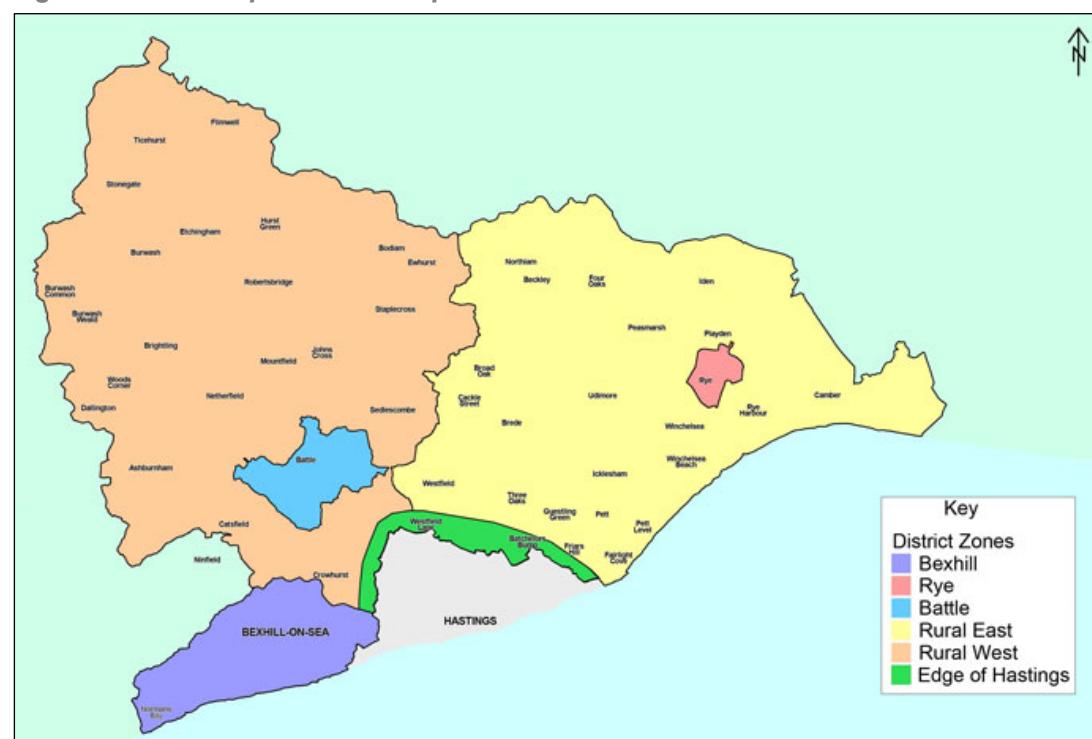


Figure 4 shows that Rural East appears to be the most popular location in the District with 59% of the individuals indicating this area as their preferred location for their SCHB project.

*Figure 4: Location preferences<sup>1</sup>*

Location	Preference %
Battle	46%
Bexhill	39%
Edges of Hastings	36%
Rye	34%
Rural East	59%
Rural West	52%

Figure 5 shows that a large majority of individuals (88%) would prefer a detached house and only 4% would prefer a terraced house.

*Figure 5: Property type preference<sup>2</sup>*

House type	Preference %
Detached house	88%
Detached bungalow	40%
Semi-detached house	16%
Semi-detached bungalow	9%
Terrace house	3%
Other	9%

Figure 6 shows the demand for different sized dwellings. The most popular dwelling size is 3 bedrooms, followed by 4 bedrooms and there appears to be very little demand for 1 bedroom properties for SCHB in Rother.

*Figure 6: Property size preference*

Property size	Preference %
1 bed	2%
2 beds	19%
3 beds	39%
4 beds	33%
5+ beds	7%

<sup>1</sup> It should be noted that individuals can select more than one option for their preferred location; therefore the total will add up to more than 100%.

<sup>2</sup> It should be noted that individuals can select more than one option for their preferred property type; therefore the total will add up to more than 100%.

## CIL Exemption

Self-build projects are eligible for relief or exemption from Community Infrastructure Levy (CIL). Since CIL was adopted in April 2016 all projects put forward to the local planning authority claiming self-build exemption are monitored and count towards the Council's duty to give suitable development permission to enough suitable serviced plot of land to meet the demand for self-build and custom housebuilding in Rother.

The table below shows how many self-build exemption Rother has issued in relation to individual plots during each of the following periods:

*Figure 7: Self-build CIL exemptions*

Period	Self-build CIL exemptions
Base Period 1 (01/04/16 - 30/10/16)	6
Base Period 2 (31/10/16 - 30/10/17)	10
Base Period 3 (31/10/17 - 30/10/18)	18
Base Period 4 (31/10/18 - 30/10/19)	24

## Next steps

The Self-build and Custom Housebuilding Regulations Act 2016 (as amended), allows Local Authorities to divide their Register into two parts through setting a local connection test. This provides criteria to assess local residency, employment and family connection. Individuals or associations of individuals who apply for entry on the Register and meet all the eligibility criteria (local and national) must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the Register. Rother District Council will be investigating the benefits of introducing a local connections test in due course. Any local connections test proposed to be introduced will be subject to a public consultation in line with the Regulations.