

Rother District Council

SELF-BUILD AND CUSTOM HOUSEBUILDING

Headline Data Report 2021

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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 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 throughout the year.

Our 2020 Self-build and Custom Housebuilding report (as of 30 October 2020), identified that there were 80 individuals and 2 associations on the Register¹. These numbers took into account the full update the Council undertook of the SCHB in 2020 by requesting those previously on the register to confirm whether they wished to be removed from the register.

53 individuals and 1 association has been added to the register in the current reporting year (base period 6 which covers 31/10/20 – 30/10/21). There are now 133 individuals and 3 associations on the Register. Figure 1 shows a breakdown of the entries in each base period².

Figure 1: Number of entries on the Rother SCHB Register

| Register entries | Individuals | Associations | Cumulative Total |
|-------------------------------------|-------------|--------------|------------------|
| Base Period 1 (01/04/16 – 30/10/16) | 8 | 0 | 8 |
| Base Period 2 (31/10/16 – 30/10/17) | 7 | 0 | 15 |
| Base Period 3 (31/10/17 – 30/10/18) | 10 | 0 | 25 |
| Base Period 4 (31/10/18 – 30/10/19) | 9 | 1 | 35 |
| Base Period 5 (31/10/19 – 30/10/20) | 46 | 1 | 82 |
| Base Period 6 (31/10/20 – 30/10/21) | 53 | 1 | 136 |

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 an individual 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 | 66% |
| An individual plot, An individual plot on site with a group of other self/custom builders | 28% |
| An individual plot on site with a group of other self/custom builders | 6% |

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 that can be selected.

¹ The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

² The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

Figure 3: Location preference map

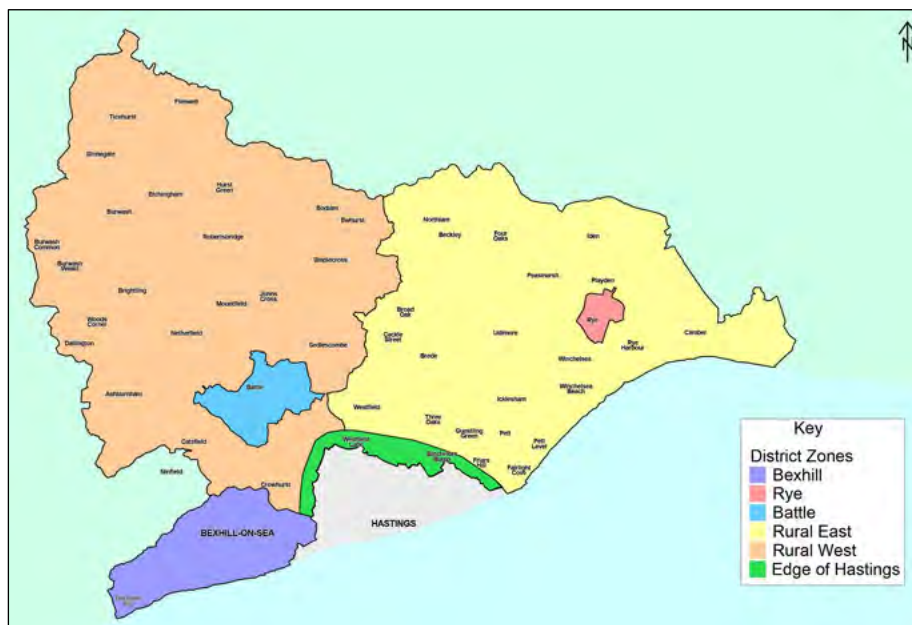


Figure 4 shows that Rural East and Rural West appear to be the most popular locations in the District with 62% of the individuals indicating the areas as their preferred location for their SCHB project.

Figure 4: Location preferences³

| Location | Preference |
|------------------|------------|
| Battle | 53% |
| Bexhill | 38% |
| Edge of Hastings | 42% |
| Rye | 38% |
| Rural East | 62% |
| Rural West | 62% |

Figure 5 shows that a large majority of individuals (93%) would prefer a detached house and only 4% would prefer a terraced house or semi-detached bungalow. 1% of entrants onto the Register have expressed an interest for an apartment/flat.

Figure 5: Property type preference⁴

| House type | Preference |
|------------------------|------------|
| Detached house | 93% |
| Detached bungalow | 35% |
| Semi-detached house | 16% |
| Semi-detached bungalow | 4% |
| Terrace house | 4% |
| Apartment/flat | 1% |

³ 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%.

⁴ 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%.

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

Figure 6: Property size preference

| Property size | Preference |
|---------------|------------|
| 1 bed | 0% |
| 2 beds | 14% |
| 3 beds | 37% |
| 4 beds | 40% |
| 5+ beds | 10% |

CIL Exemption

Self-build projects are eligible for relief or exemption from the Community Infrastructure Levy (CIL). Since CIL was adopted in April 2016 all projects put forward to the local planning authority claiming self-build exemption 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.

Figure 7, below, shows how many self-build exemptions Rother has issued in relation to individual plots during each base period:

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 |
| Base Period 5 (31/10/19 – 30/10/20) | 15 |
| Base Period 6 (31/10/20 – 30/10/21) | 22 |
| Total | 95 |

Plots to be permissioned based on Registrations

The numbers added to Registers for any base period must be at least matched by the number of suitable permissions granted by the Council in the three years after the end of the base period. Groups are entitled to have their needs met on a single site that may include a number of individual plots. There is no requirement in legislation to match those on the register with specific plots. Figure 8 demonstrates that the Council has granted permission for more individual plots in the 3 years following each base period than there are entries for that base period, and as such is meeting the requirement to grant suitable permissions.

Figure 8: Permissions required and granted over Base Periods 1, 2 and 3

| | Base period 1 (period ending 30 October 2016) | Base period 2 (year ended 30 October 2017) | Base period 3 (year ended 30 October 2018) |
|--|--|--|--|
| Entries in the register for each base period⁵ (individual plots required to meet demand) | 49 | 15 | 25 |
| Number of plots granted permission y/e 30 October 2017 | 16 | | |
| Number of plots granted permission y/e 30 October 2018 | 18 | 18 | |
| Number of plots granted permission y/e 30 October 2019 | 24 | 24 | 24 |
| Number of plots granted permission y/e 30 October 2020 | | 15 | 15 |
| Number of plots granted permission Y/e 30 October 2021 | | | 22 |
| Number of plots granted permission in the 3 years following the base period | 58 | 57 | 61 |
| Shortfall or surplus in permissions granted | +9 | +42 | +36 |

Local Connection Test

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 has investigated the benefits of introducing a local connections test. As the majority of those on the Register have a connection to Rother and/or Hastings it has been decided not to pursue this. This decision will be kept under review and any local connections test proposed in the future will be subject to a public consultation in line with the Regulations.

⁵ The register was updated during 2020, which resulted in a reduction in the number of registrations from base period 2 onwards compared to previous headline data reports. This is in addition to the changes referred to in footnote 2.