

# New ways of delivering self build housing



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NaSBA Chair

**What is Self/Custom Build?**

**Who does it/what is changing?**

**The New Self Build Policy**

**Why Support Self Build?**

**The Self Build Revolution so Far**

**Some Case Studies**

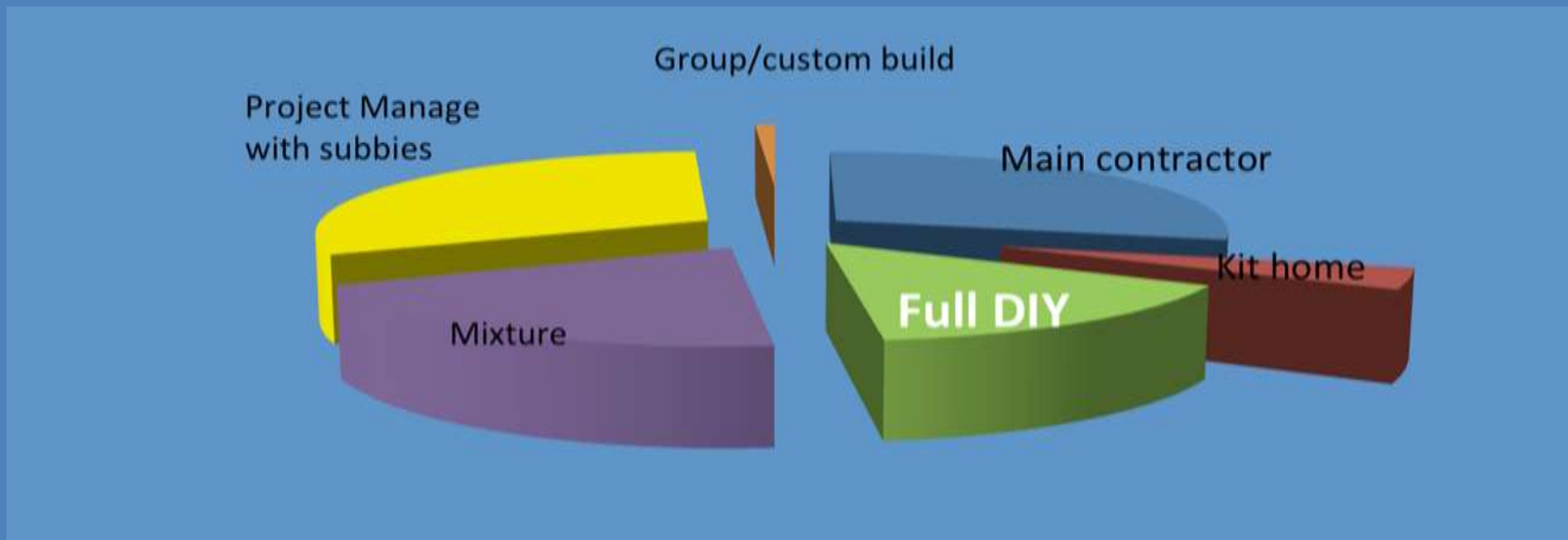
# What is Self Build?

**'Self Build'** is when individuals create a new home to their own design – either literally building it themselves or (more usually) working with an architect or builder/developer

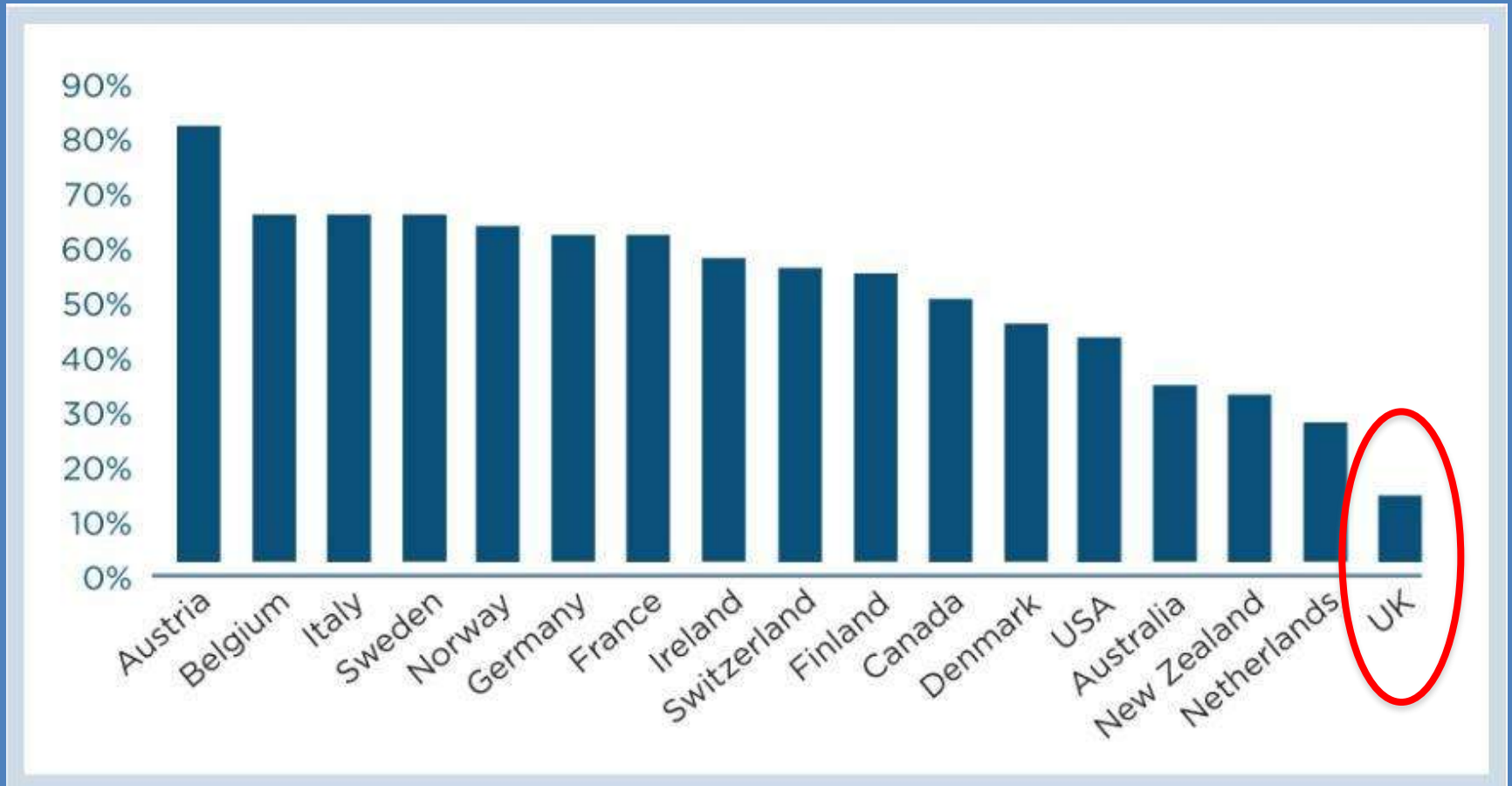
**'Custom Build'** is becoming recognised as the larger scale form of self build – where groups of people are involved, or a number of self build plots are delivered on a single site

# What is Self Build?

12,000 new self built/self commissioned homes were finished in 2012 – 10% of the UK's national housing output



# What is Self Build?



Source: NaSBA/SmartLIFE self build comparison

# Who Self Builds?

## The Established Market:

In their 40's, 50's or early 60's

Already own a property; cash available for plot

Budgets of £250-350k

Driven by opportunity to have the home they really want, and reduced running costs.



# Who Self Builds?

The Established Market:



# Who Self Builds?

## The Potential Self Build Boom:

In their 20's, 30's or 40's

Often struggling to afford a new home

Budgets of £100-200k

Driven by opportunity to have a say in the home they really want, and the potential cost benefits



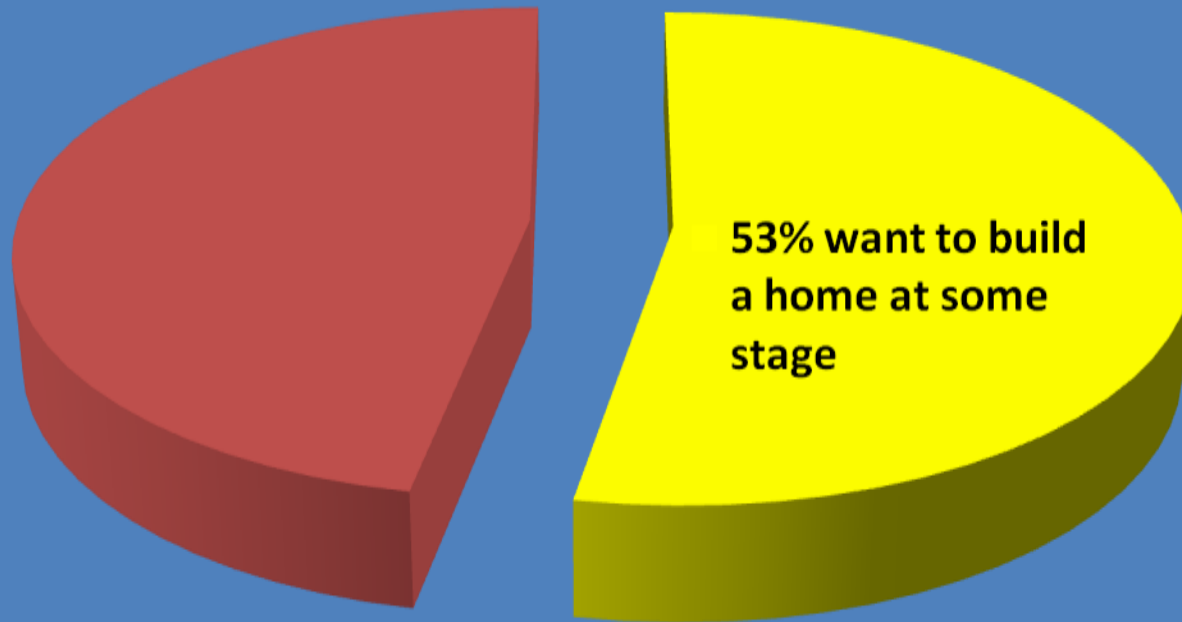


# Who Self Builds?

The Potential Self Build Boom:



# Who Self Builds?



**Strongest demand in Wales (63%) and Northern Ireland (62%)**

# Who Self Builds?

30% want to do a self build within five years

12% want to tackle a project in the coming year  
– that's **two million households!**

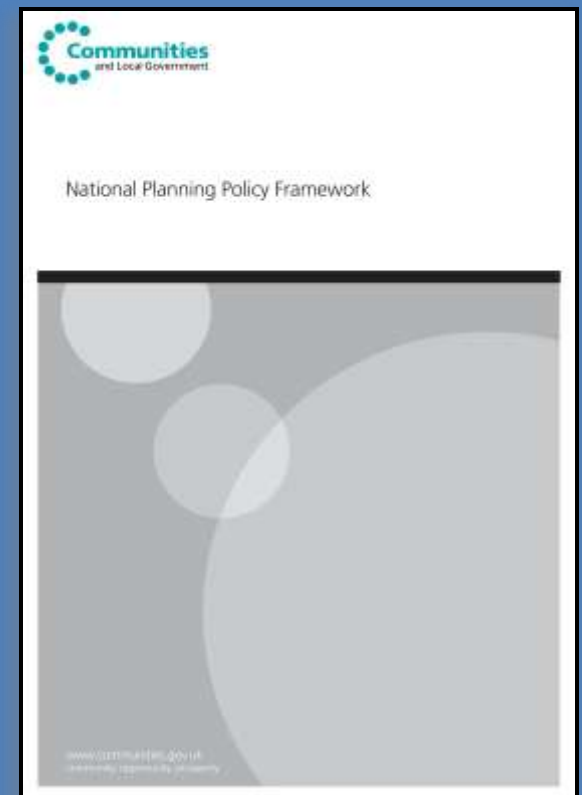
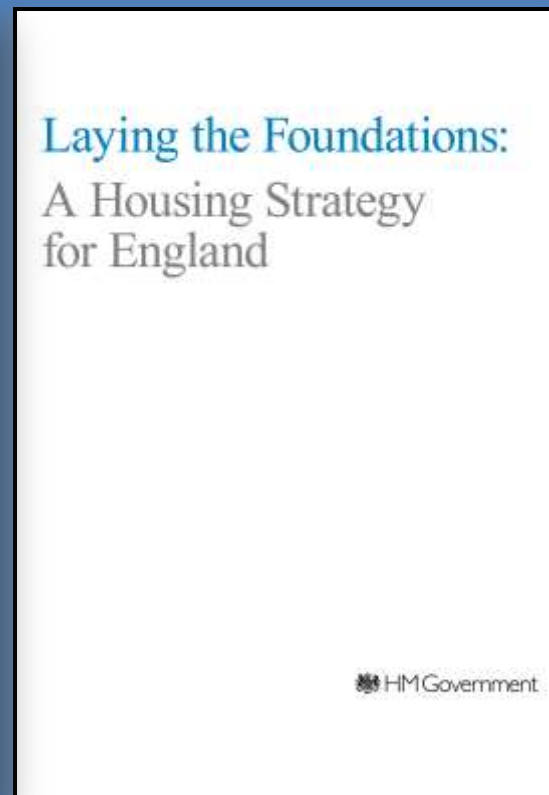
400,000 search Rightmove every month to try to find a plot

More than 100,000 already subscribe to one of the main plot-finding websites

One in four keen on being involved in a group self build

# The New Self Build Policy

Three key documents have transformed the landscape:



# The New Self Build Policy

The Housing Strategy includes an entire section on Self Build, announces a £30m Custom Build Investment Fund and public land for self builders

The National Planning Policy Framework – para.159 – reminds councils they now have a **duty** to assess local demand for self build land. And they must then make provision for that demand

Councils are encouraged to use self build as a way of helping to deliver sustainable, affordable housing

# Why Support Self Build?

It tends to be greener – self builders invest to reduce ongoing running costs

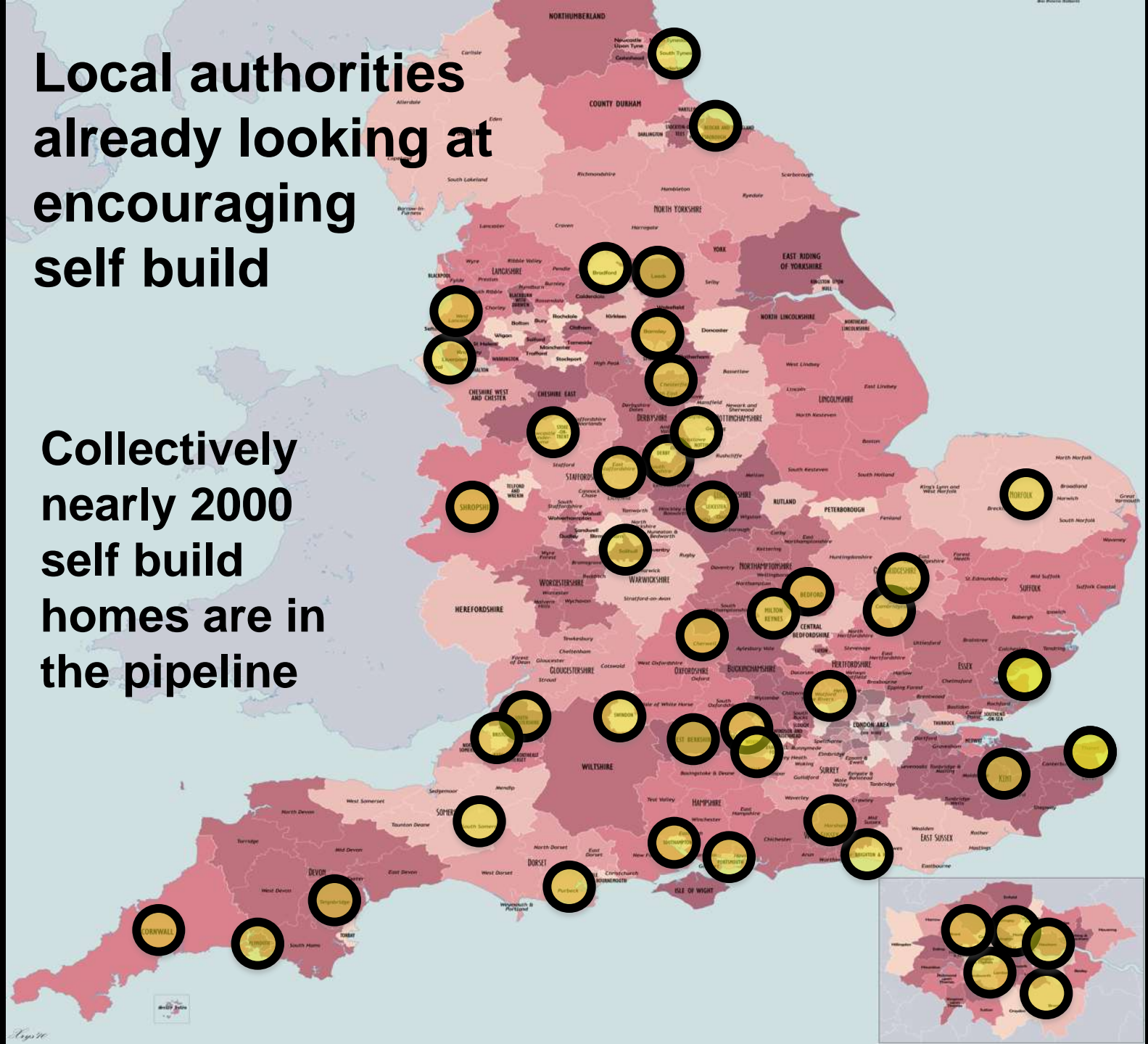
It supports local economies – each home spends £50k on materials and supports seven construction jobs of a year

Self builders put down deep roots, moving on average only once every 25 years compared to six years the national average. They don't just build a home; they create sustainable communities

# The Self Build Revolution So Far...

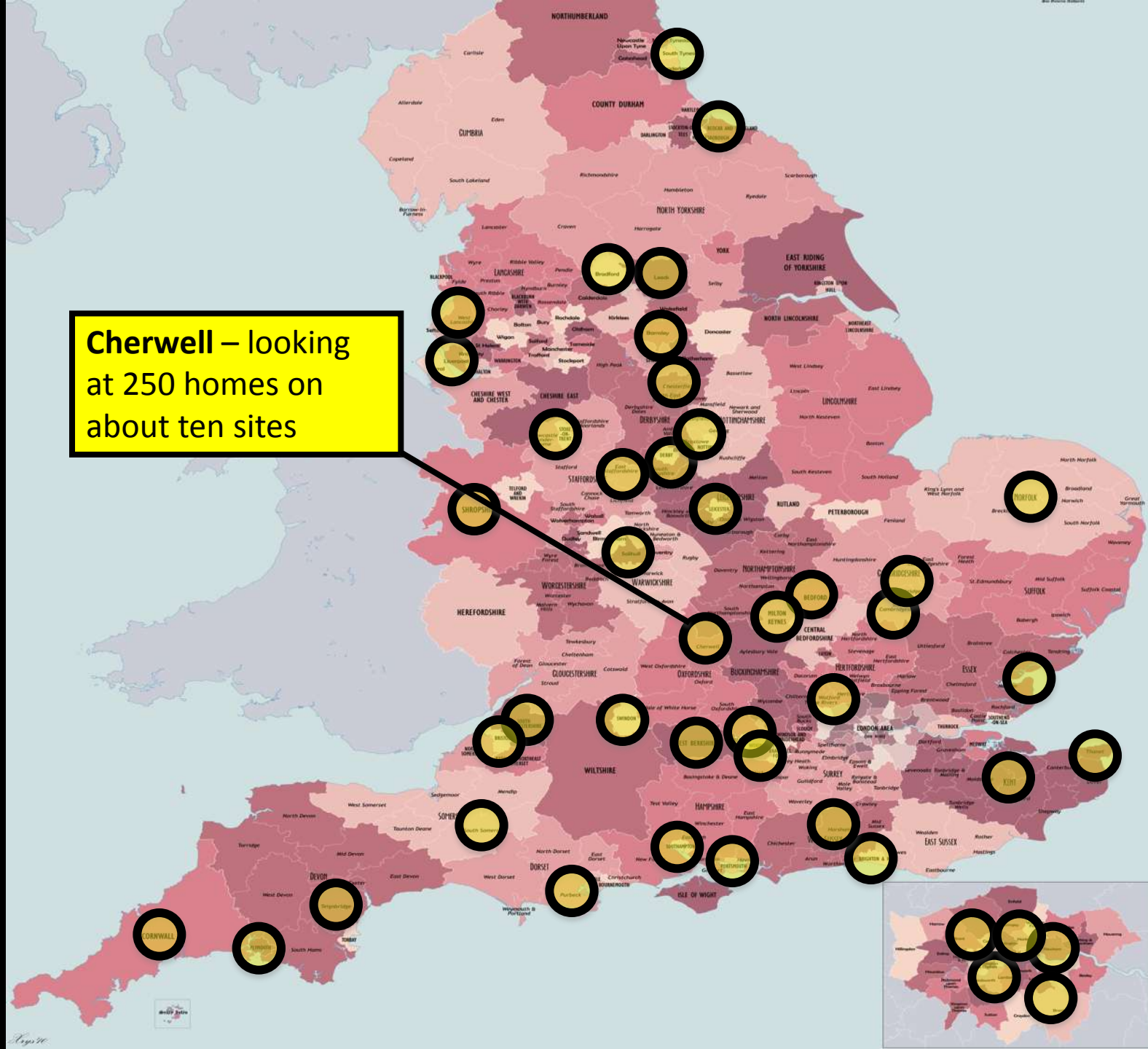
# Local authorities already looking at encouraging self build

## Collectively nearly 2000 self build homes are in the pipeline

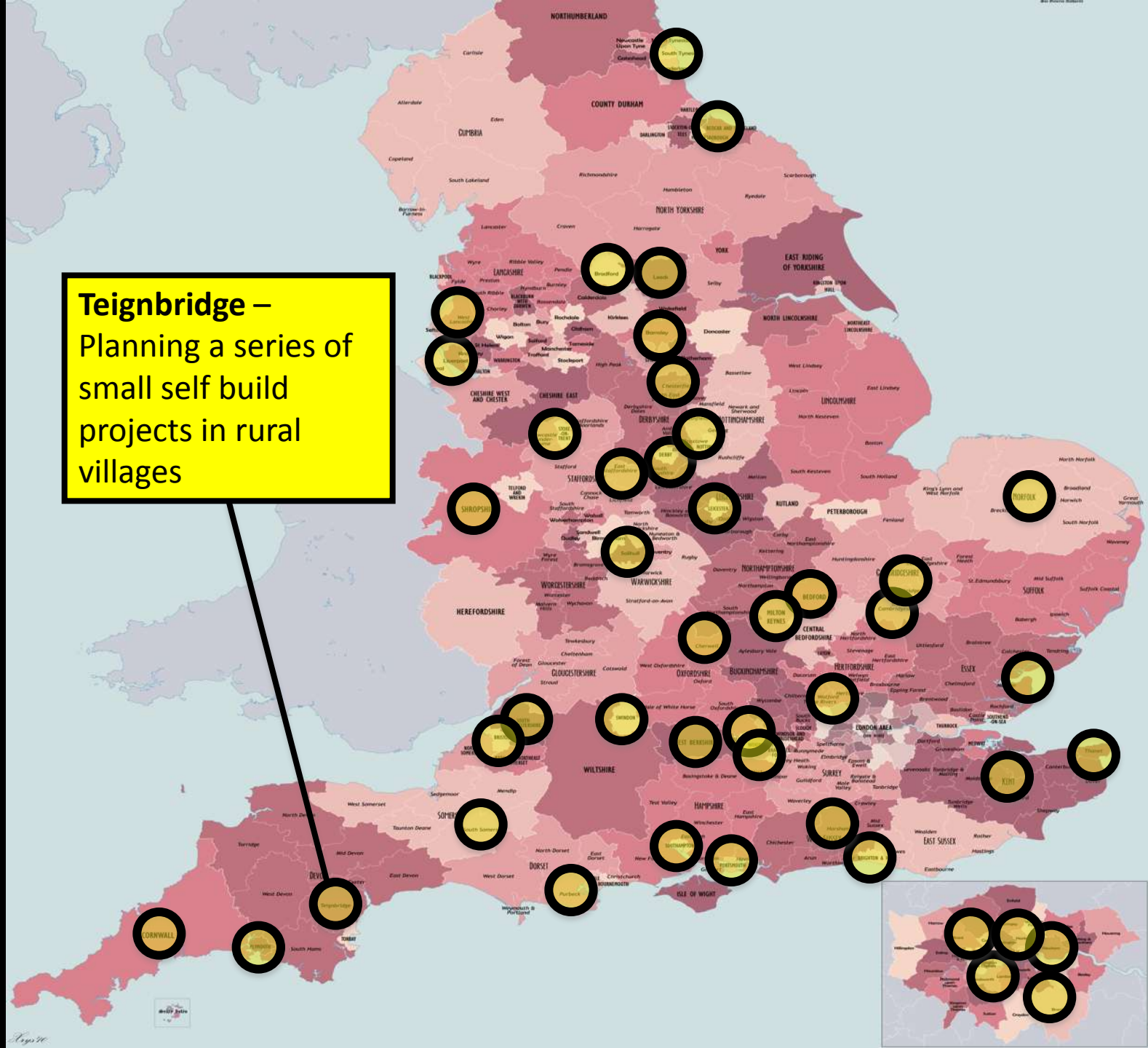


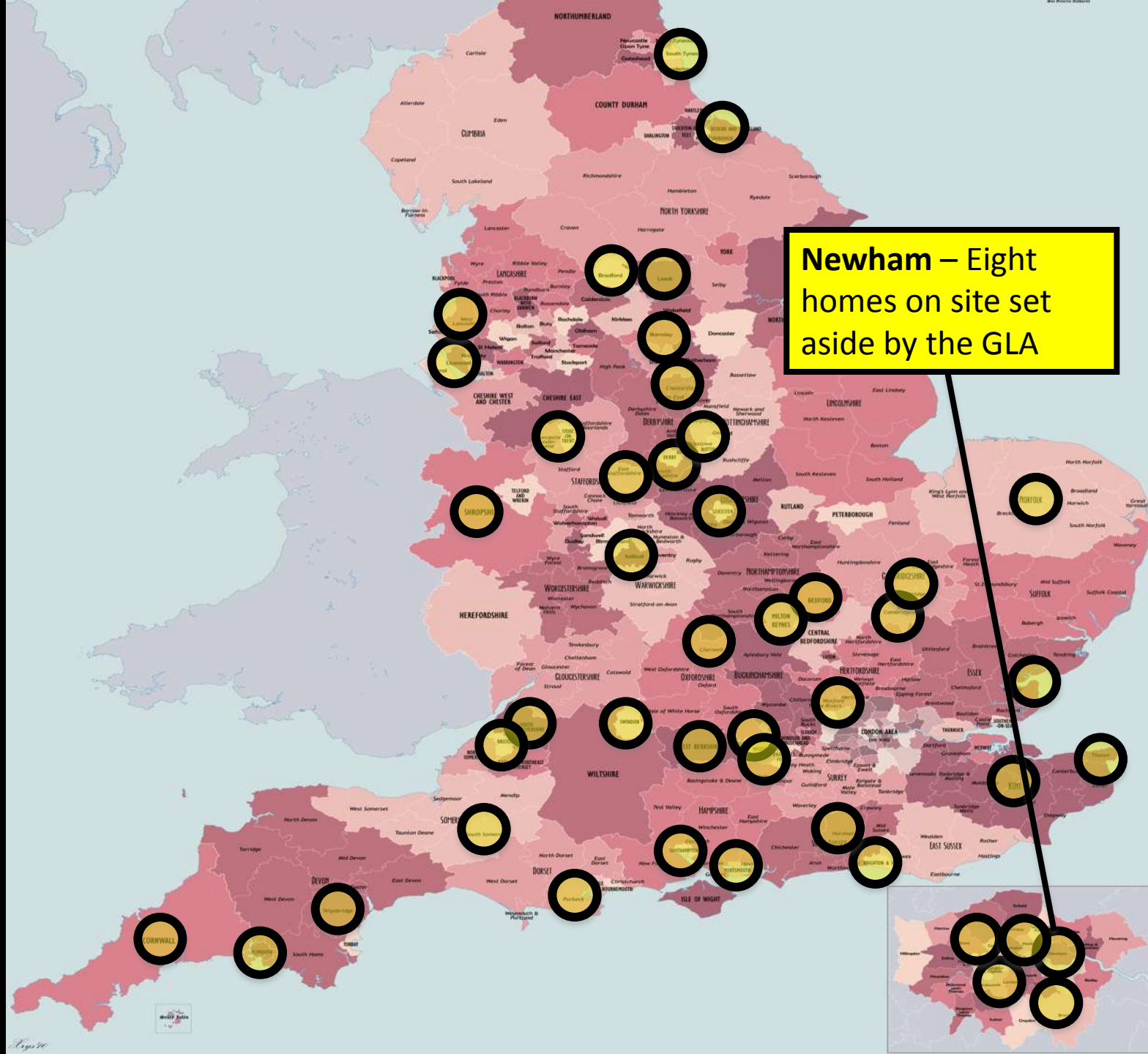


**Cherwell – looking at 250 homes on about ten sites**



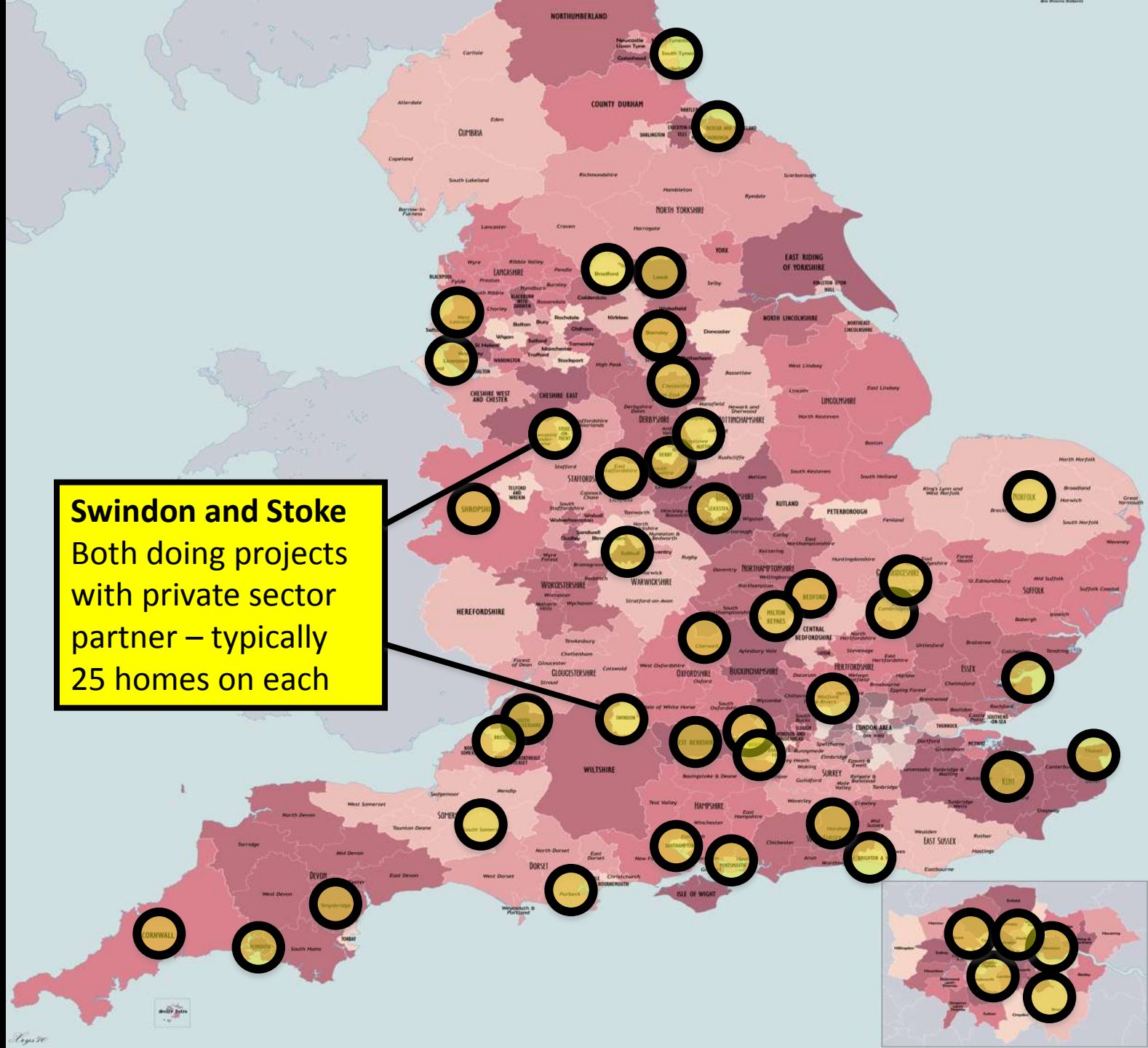
**Teignbridge –**  
Planning a series of  
small self build  
projects in rural  
villages

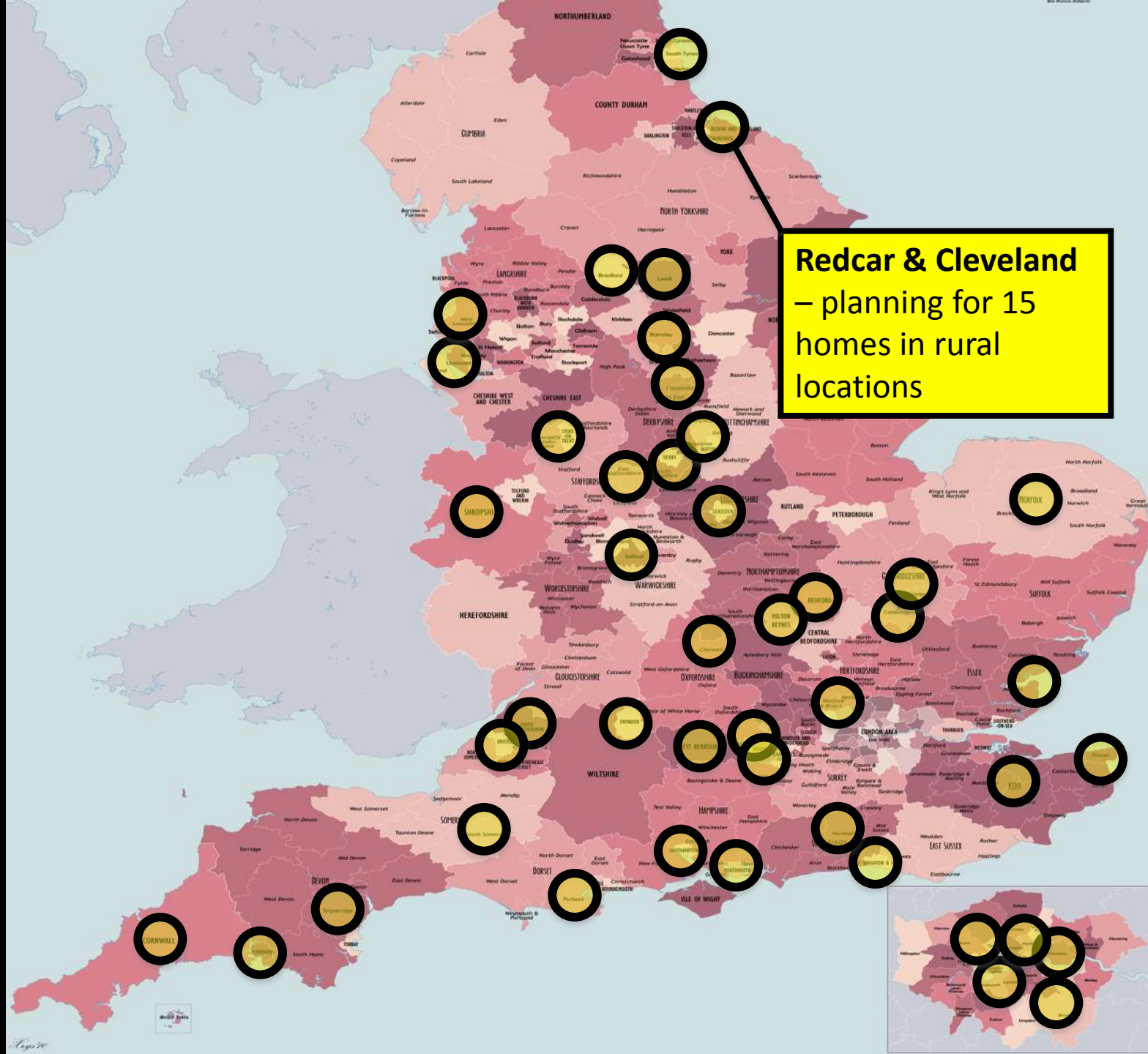




**Newham – Eight homes on site set aside by the GLA**







**Redcar & Cleveland**  
– planning for 15  
homes in rural  
locations

*Plus*

**Shropshire** accepting small self builds as 'affordable' and providing 30 serviced plots

**Kent** promoting self build in its Housing Strategy

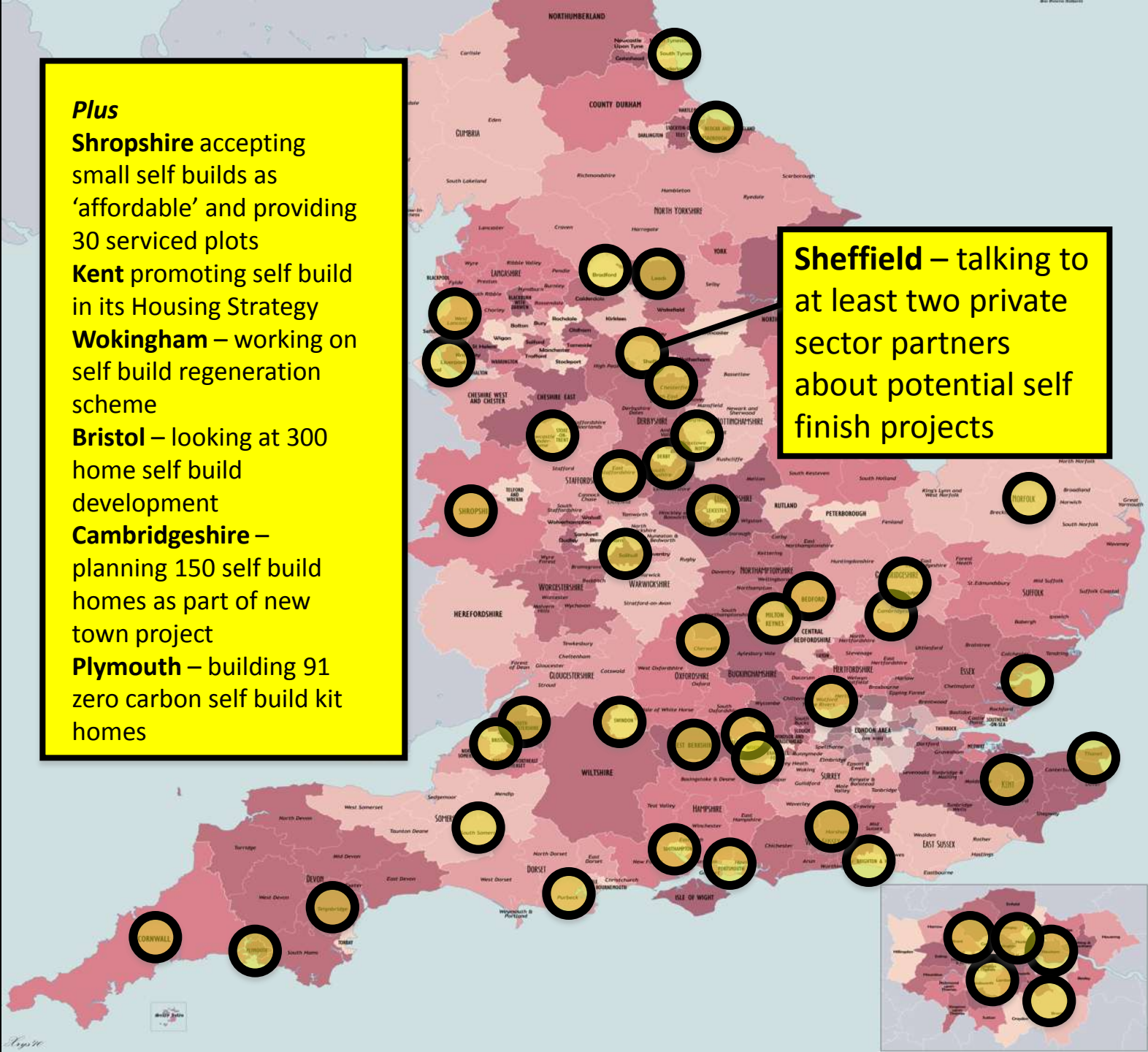
**Wokingham** – working on self build regeneration scheme

**Bristol** – looking at 300 home self build development

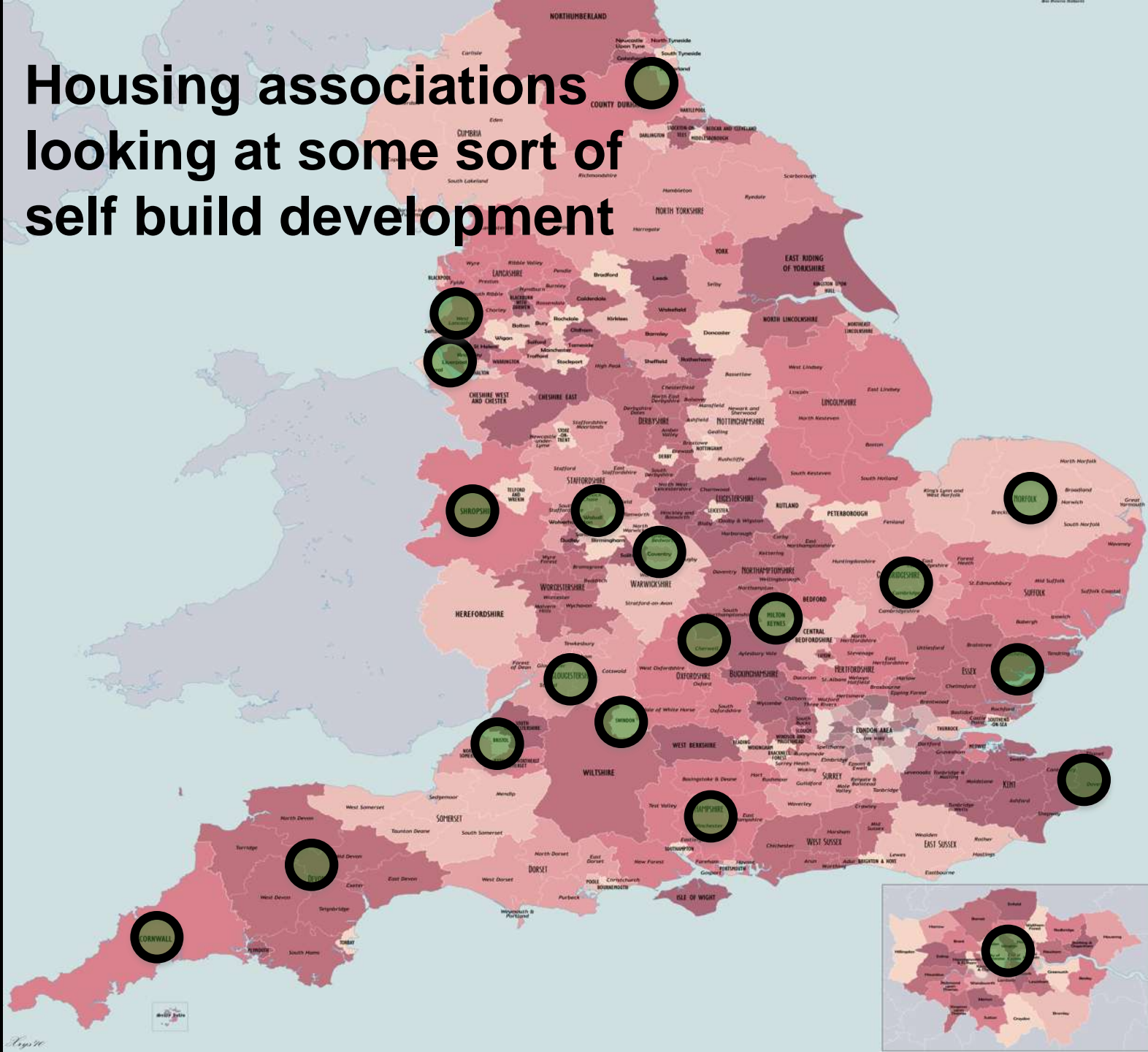
**Cambridgeshire** – planning 150 self build homes as part of new town project

**Plymouth** – building 91 zero carbon self build kit homes

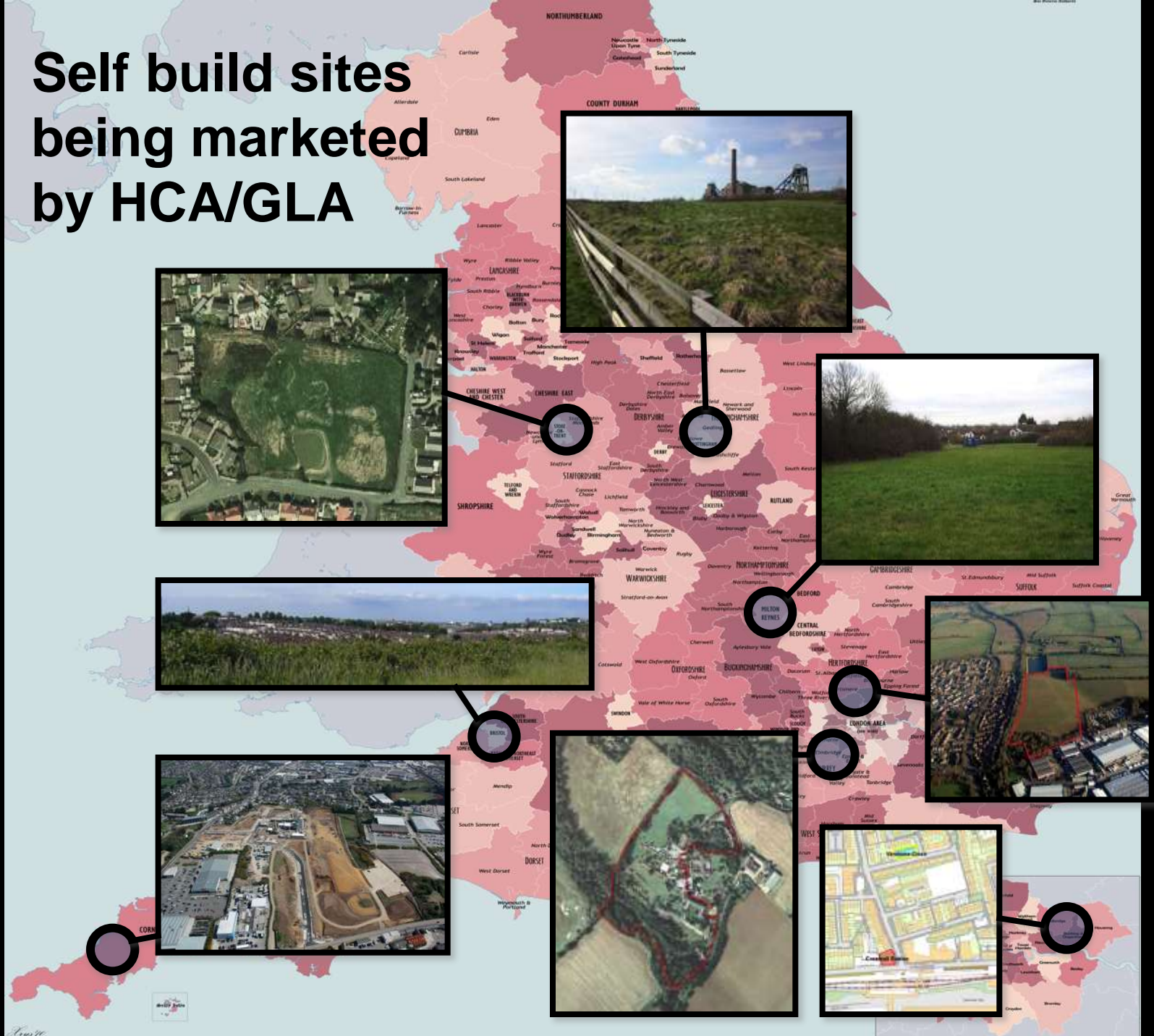
**Sheffield** – talking to at least two private sector partners about potential self finish projects



# Housing associations looking at some sort of self build development



# Self build sites being marketed by HCA/GLA





# Some examples of the new approaches

## Hockerton, Nottinghamshire:

Five families built a terrace of earth sheltered homes

Very green/off-grid solution

The families worked collectively to build the shells, then finished their own homes themselves

Worked out at about £90k per home (in 1998)

Second phase of seven new homes now planned for 2013



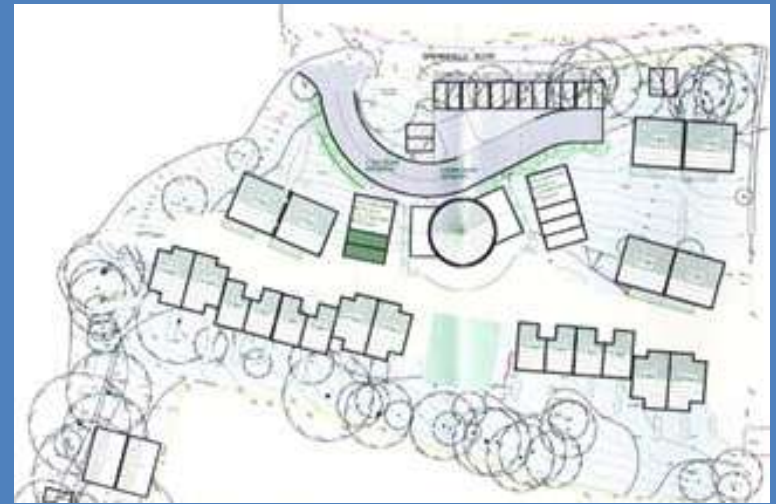
## Springhill, Cohousing, Stroud:

Steep site that has become a home for 34 families – from one bed flats to five bed homes

Large 'common house' for community activities

Built with a £4.2m loan – some homes were purchased outright; some are for rent. Typically each home cost a little less than similar homes nearby

Won numerous awards



## Bristol Community Land Trust:

Council has donated school site to CLT for £1

Six one bed homes in the former school building; six two and three bed 'self finish' houses in the grounds

One bed flats (60%) cost £57k; three bed homes £108k.

Now also looking at converting redundant office into 20 'self finish' apartments



## St Just in Roseland, Cornwall:

Six homes build in 2011-12 by locals with connection to the building trade

Land purchased from farmer by Parish Council and put into a CLT – so homes remain affordable

Three bed stone clad cottages built for £60k each

One of the best Community Self Build projects to date – Cornwall seen as a pace setter



## LILAC Cohousing, Leeds:

20 homes currently being built on redundant school site three miles NW of city centre

All committed to making the homes as green as possible – uses straw bale and a panel based construction system

Built with £420k support from the HCA

Operated as Mutual Home Ownership Scheme – which ensures rents are fair and makes ownership affordable



## Serviced plots, Anglesey:

19 building plots provided at 25% of the normal cost by local council/housing association (typically £16.5k each)

Purchasers had to live locally

Range of house types/plans agreed in advance and self builders have been able to adapt these to suit their own needs



## Various villages across Devon:

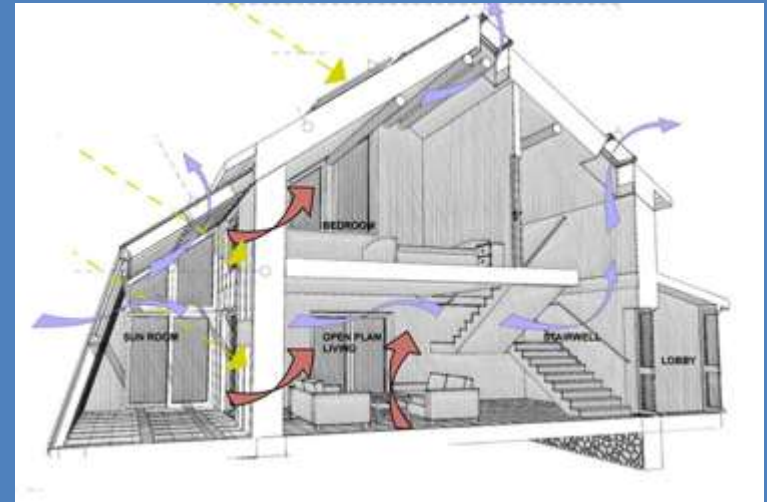
Rural housing initiative involving 80 families in a dozen small villages

Local people on modest incomes (in groups of 5-20) build standard two or three bed eco home

Parish councils find land and it is put into a Community Land Trust to ensure future affordability

Everyone attends a part time training course at local college

Works out at £100k including land, all materials and training





## Lancaster Cohousing:

Fantastic riverside site where 41 zero carbon homes have been built, plus communal facilities like guest bedrooms, play room and workshops

Took a long time to make it happen – started in 2004 and only just finished

The homes cost £110-302k each

Builder constructed the whole lot to a design everyone had a say in.



## Ashley Vale, Bristol:

Former scaffolding yard in central Bristol

30 local families bought the site, split it into individual plots and constructed their own homes

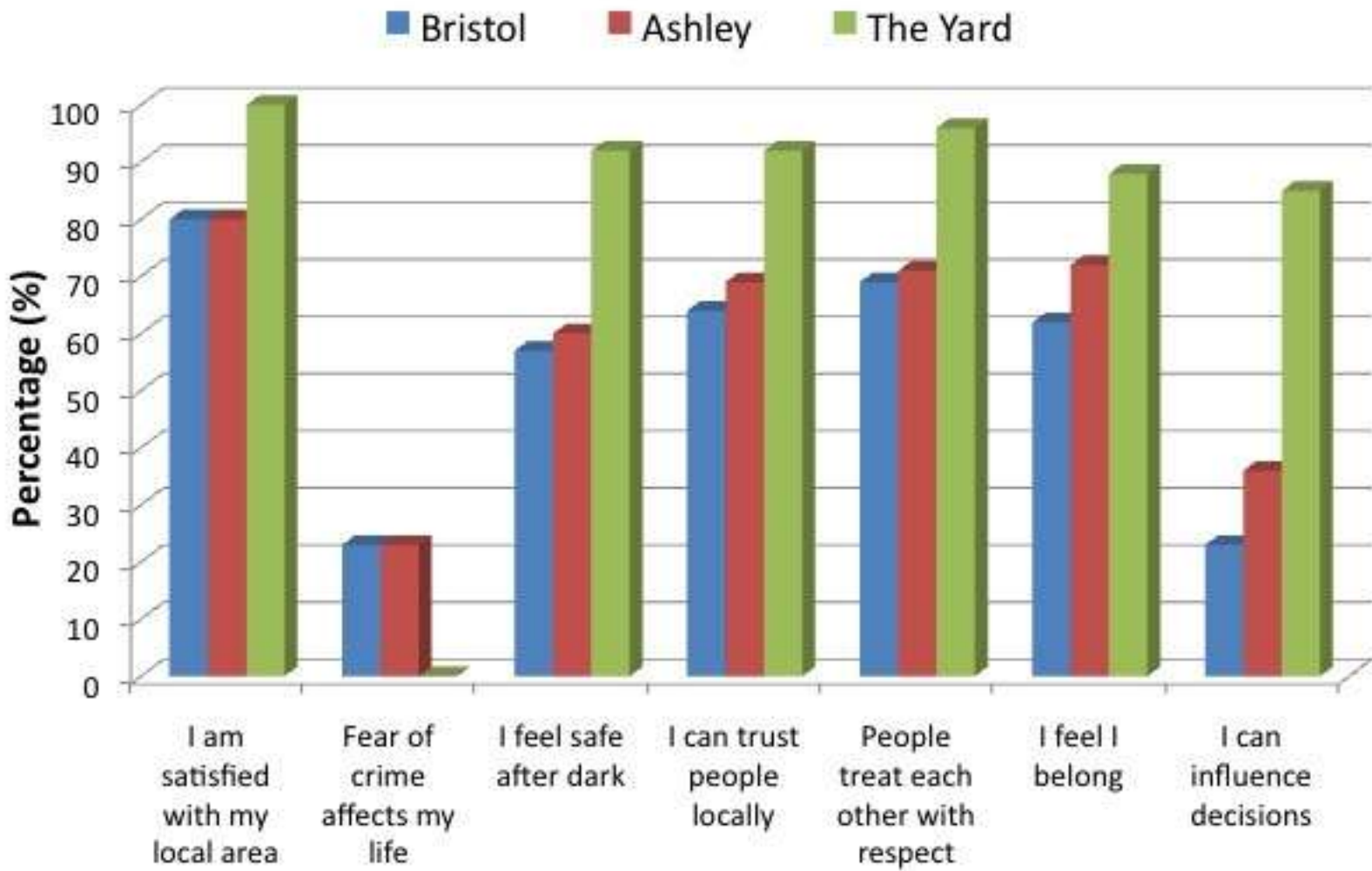
Also provided six 'self finish' bungalows and six 'self finish' apartments in former redundant office block

Typical homes cost less than £100k

Quality of life survey shows people are happier and feel safer

Winner of numerous planning and urban design awards





Quality of Life Assessment - 2012  
 Emma Clark: Exeter University and Ecomotive Ltd

# Two international case studies



**Almere**

**Freiberg**

# Vauban, Freiberg, Germany

Neighbourhood 3 miles south of city centre

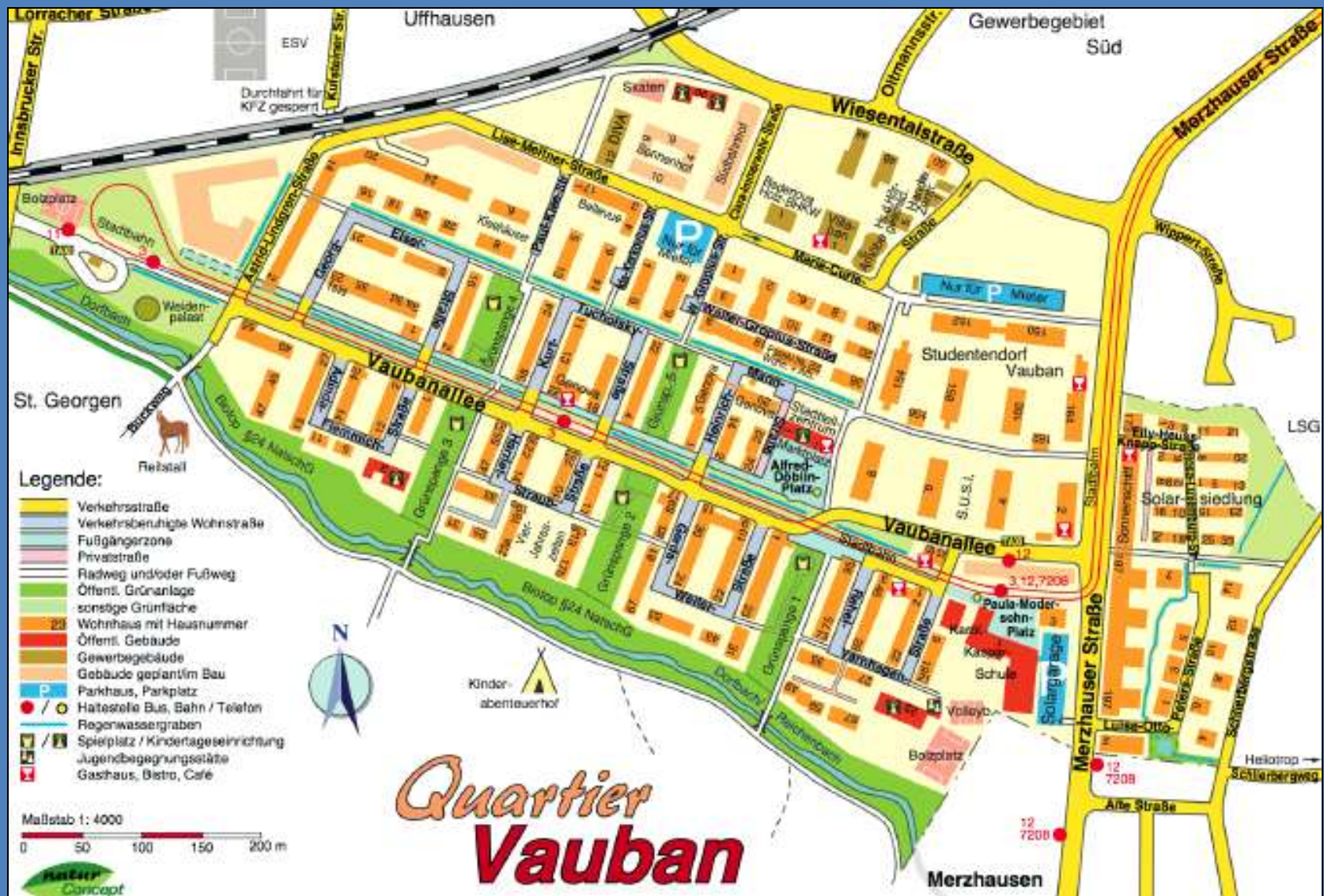
35 hectares; now has homes for 5,000 people

Started in 1993; completed in 2006

Traffic free spaces, very eco and often called the most sustainable city in Europe

Group self builds (and self finish homes) were a key ingredient, and were typically 25% cheaper

# Vauban, Freiberg, Germany



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# Vauban, Freiberg, Germany



# Vauban, Freiberg, Germany



# Homeruskwartier District, Almere, Holland

An area of 100 hectares to the SW of city centre

So far around 1,000 self build homes built; 3,000 planned

A number of different zones/themed areas

City put in infrastructure and sells plots at about £290 per sq m

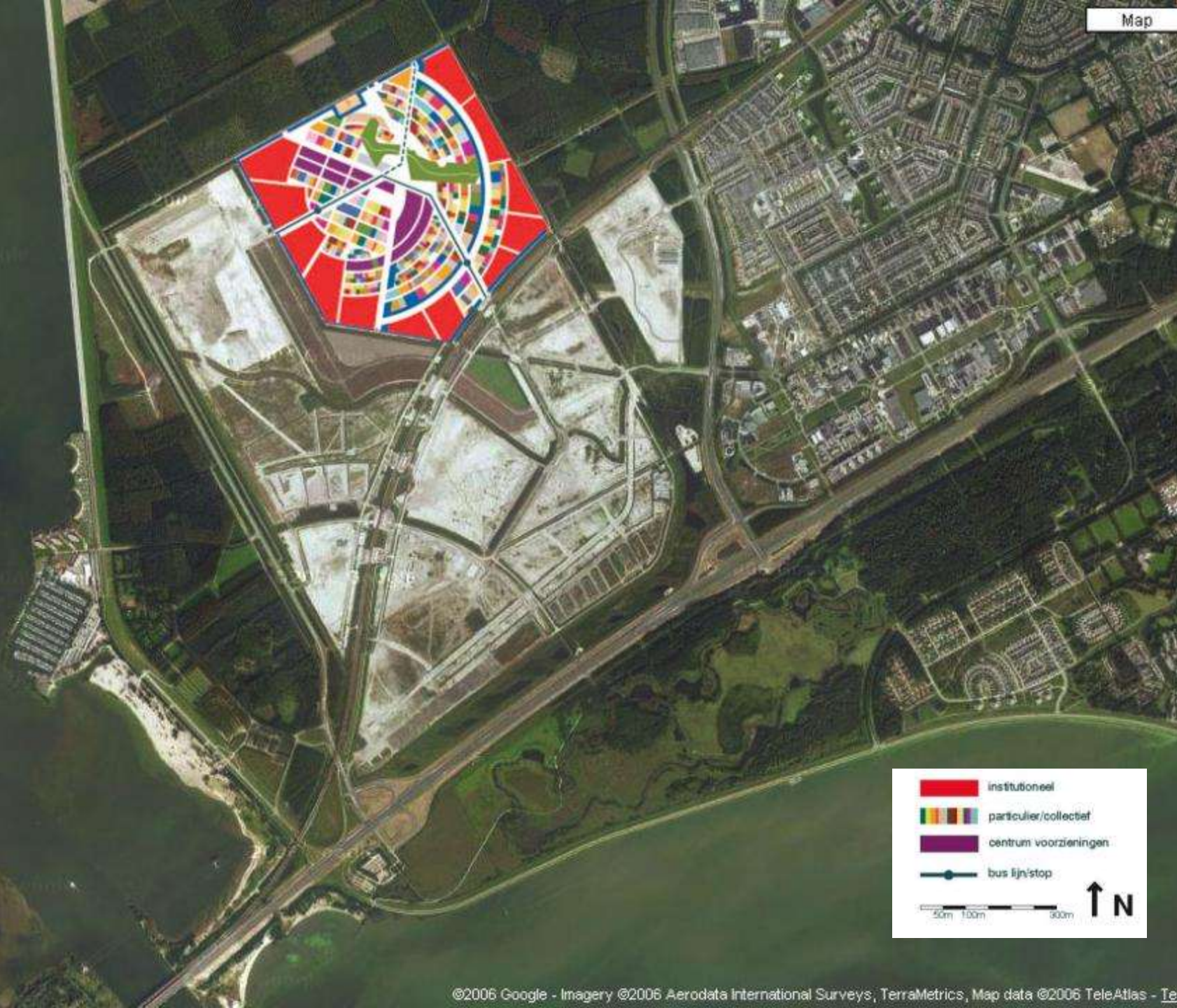
Real mixture of homes built but average three bed homes are costing £150,000 (including land)







Amsterdam

Almere





	institutioneel
	particulier/collectief
	centrum voorzieningen
	bus lijn/stop

50m 100m 200m

↑ N

November 2007



**JANUARY 2008**



**JUNE 2009**





**OCTOBER 2011**







# Homeruskwartier District, Almere, Holland



# Homeruskwartier District, Almere, Holland



# Homeruskwartier District, Almere, Holland



# Conclusions

Self Build/Custom Build is set to grow in a new planning policy context; and there are lots of new ways of delivering it emerging

It's real Localism; the Big Society in action

It gives people more choice and better value; it makes housing affordable for a new generation

Innovative group projects deliver fantastic communities that we can all learn from

## More information...

[www.selfbuildportal.org.uk](http://www.selfbuildportal.org.uk)

[www.cohousing.org.uk](http://www.cohousing.org.uk)

[www.london.gov.uk](http://www.london.gov.uk) (Search for 'build your own home')

[www.homesandcommunities.co.uk/ourwork/custom-build](http://www.homesandcommunities.co.uk/ourwork/custom-build)

[www.nasba.org.uk](http://www.nasba.org.uk)