

Warwick District Council

CUSTOM & SELF-BUILD

PROGRESS REPORT 2018



CHAPTER 1

Background

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.

To understand the demand for custom and self-build plots, the Council has produced a 'Self-build Interest Form' that needs to be completed in order for people to be placed on the Custom and Self-Build Register. Currently there is no charge for this. The information that is collected is then presented in the sections below. The data is split into 'base periods' that run from 31 October to 30 October (with the exception of Base Period 1 which ran from 01 August 2015 – 30 October 2016). At the end of each Base Period, relevant authorities have 3 years in which to grant permission on an equivalent amount of suitable plots.

CHAPTER 2

New Demand

(Base Period 3 – 31 Oct '17 to 30 Oct '18)

In base period 3 (31 Oct 2017 – 30 Oct 2018) there were a total of 95 entries on the register from individuals seeking plots for self-build projects.

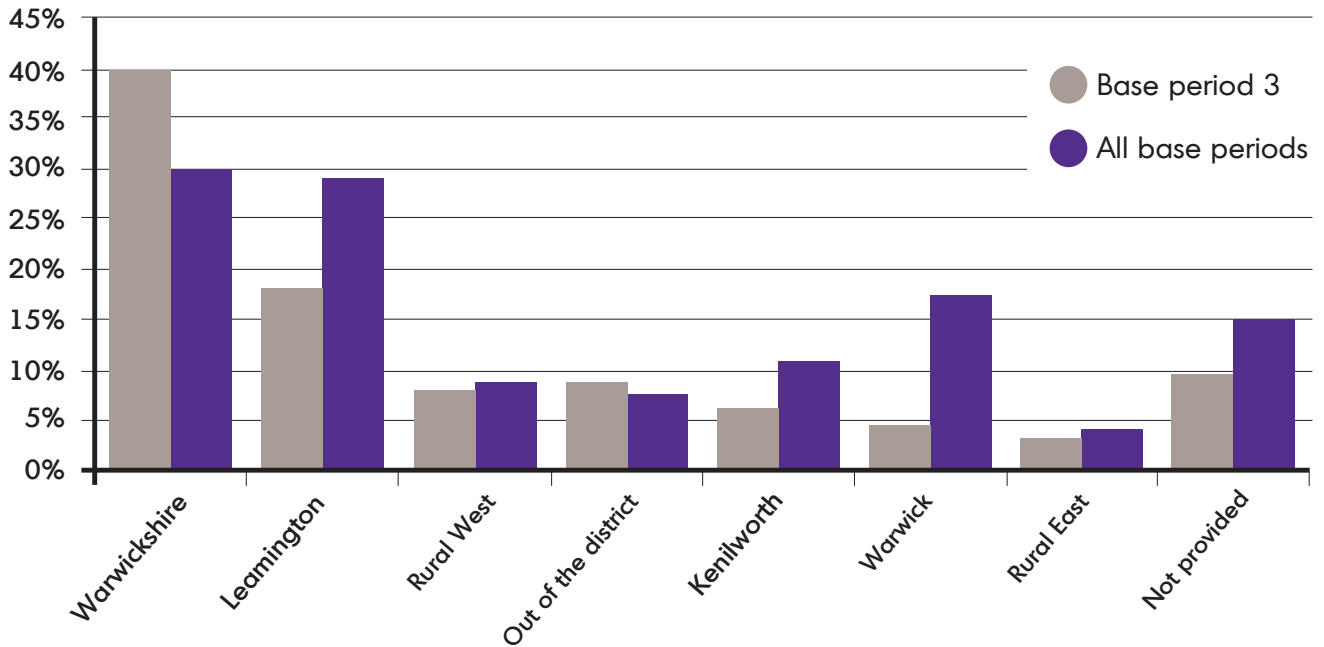
In total, 303 individual registrations have been made up to the end of the current base period.

Preferred Locations

Respondents were given an option to specify their preferred areas of interest to self-build to which some expressed more than one location. In base period 3 (BP3), significant demand was shown for areas in Warwickshire (41%) from respondents who broadly expressed they would like to self-build anywhere in Warwickshire. The remainder of respondents specified particular areas within and on the outskirts of the district (please see table below).

Preferred Location	Base Period 3	All Base Periods
Warwickshire	41%	31%
Leamington	19%	30%
Rural West	8%	9%
Out of the district	8%	8%
Kenilworth	6%	11%
Warwick	4%	18%
Rural East	3%	4%
Not provided	9%	15%

Preferred Location



Looking at total interest to date, Warwickshire remains the most popular choice overall with 31% of the total respondents (303) wanting broad areas to self-build. Combining this with areas that have not been specified (15%), a total of 46% of the overall respondents have indicated a wide-ranging area for a self-build opportunity. Following this, Leamington remains the second popular choice (30%) and then Warwick (18%). It is noted that there is a high increase in the interest to self-build in Warwick when looking at all periods compared to base period 3.

Base Period 3		
Rural East	Radford Semele	2
	Bubbenhall	1
Rural West	Rowington	3
	Barford	1
	Honiley	1
	Lapworth	1
	Budbrooke	1
	Beausale	1
	Out of the District	Napton on the Hill
	Henley in Arden	1
	Brinklow	1
	Northend	1
	Solihull	1
	Stratford upon Avon	1
	Alcester	1
	East of Southam	1

All Base Periods		
Rural East	Bishops Tachbrook	2
	Bubbenhall	1
	Offchurch	2
	Radford Semele	4
	Sherbourne	1
	Hunningham	1
	Rural West	Shrewley
	Budbrooke	1
	Barford	3
	Hampton Magna	3
	Lapworth	4
	Rowington	6
	Hatton	3
	Norton Lindsey	1
	Honiley	2
Out of the District	South West of Coventry	1
	Northend	2
	Fenny Compton	1
	Henley-in-Arden	3
	Napton	2
	Southam	4
	Coventry	1
	Brinklow	1
	Harbury	1
	Stratford upon Avon	7
	Banbury	1
	Solihull	1

The above tables show a breakdown of respondents preferred location in rural east, rural west and out of the district.

Type of Development

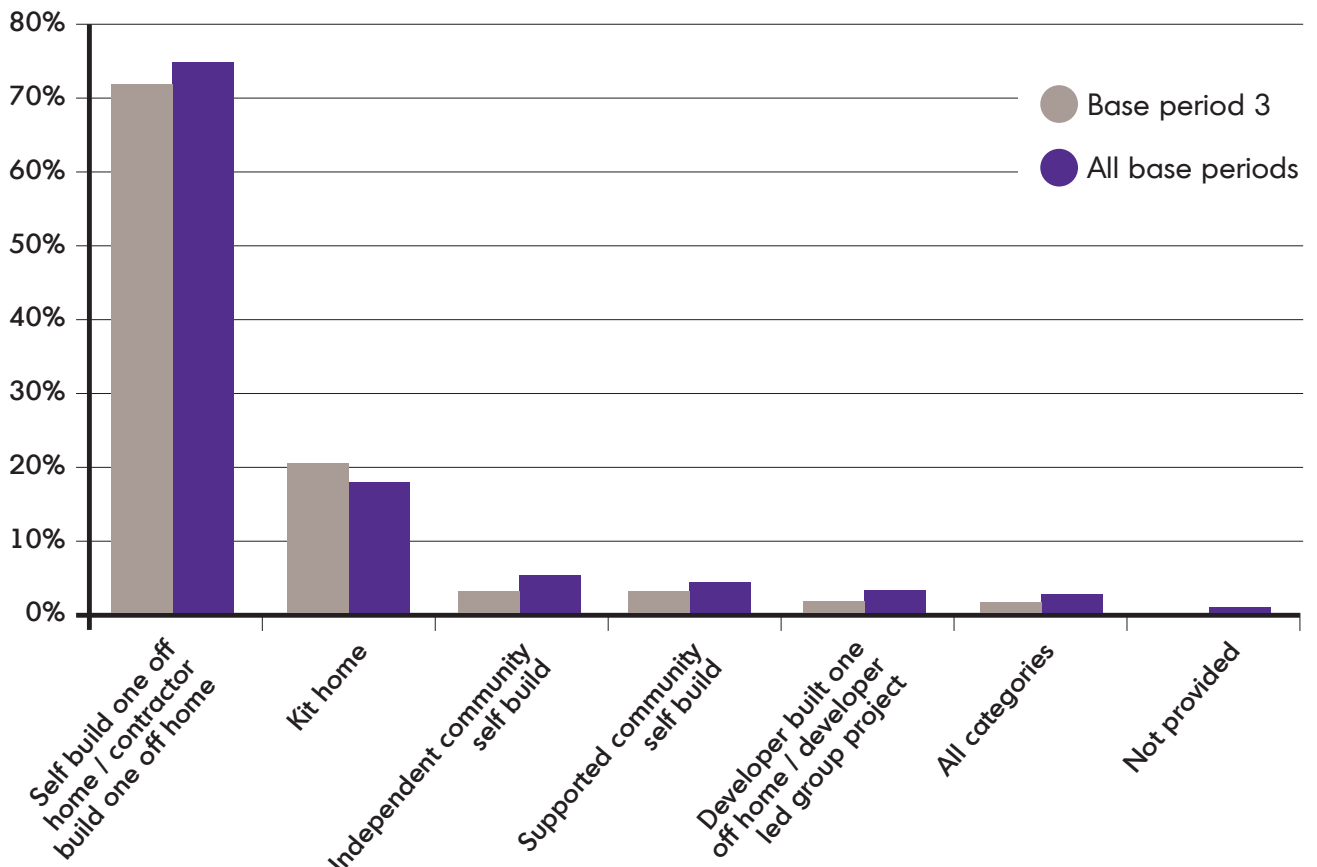
The self-build interest form asks respondents to specify the type of development they would like to undertake, to which some respondents expressed more than one development category. The tables below show this information.

In BP3, 72% of respondents have expressed an interest in an individual self or custom build. The least interest was given for projects which are developer led.

These preferences are reflected in the overall figures for all 3 base periods, with 75% interested in a self-build one off home, 2% for developer led projects.

Type of Development	Base Period 3	All Base Periods
Self build one off home / contractor build one off home	72%	75%
Kit home	20%	18%
Independent community self build	3%	5%
Supported community self build	3%	4%
Developer built one off home / developer led group project	1%	2%
All categories	1%	2%
Not provided	0%	1%

Type of Development



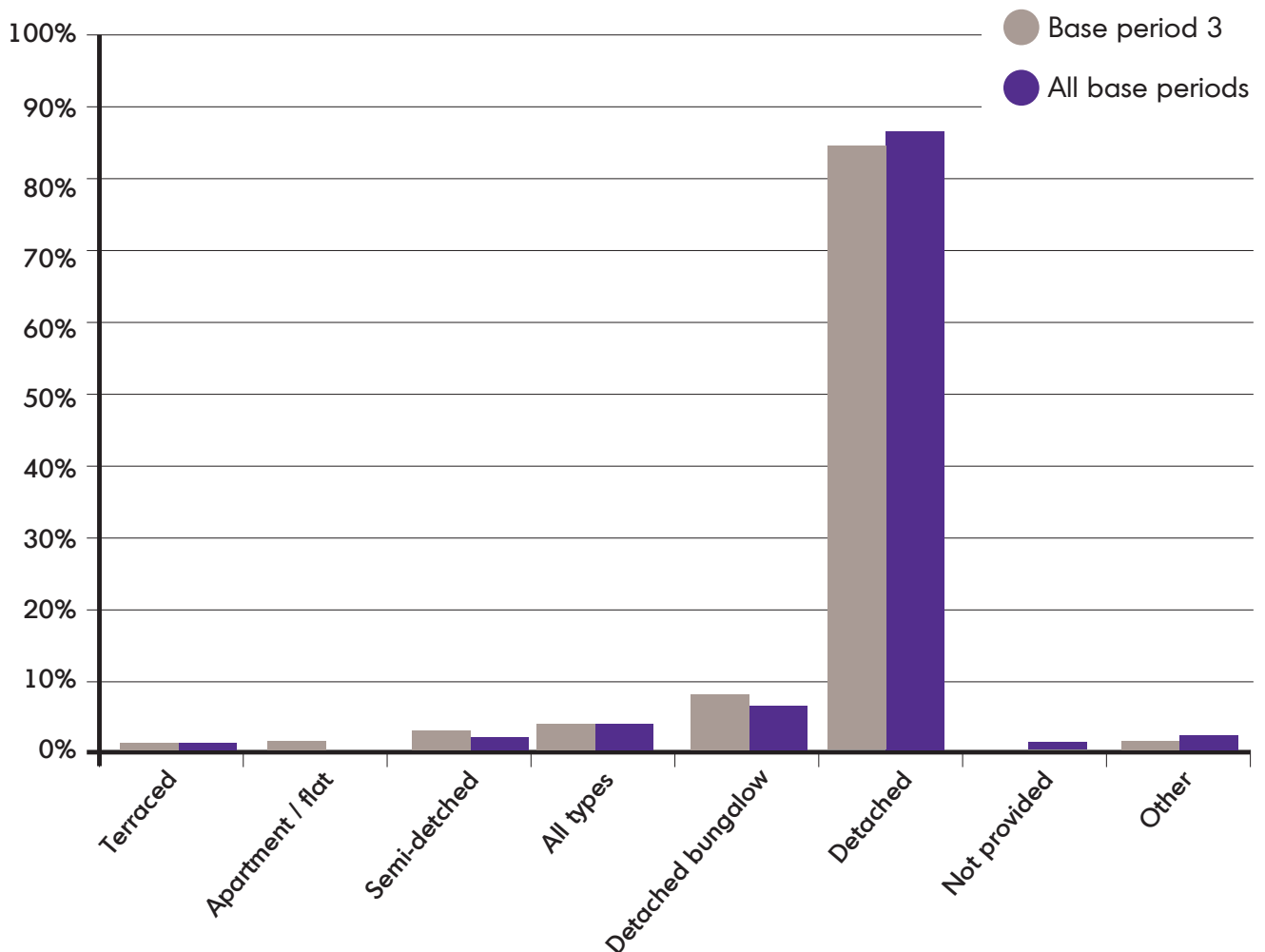
House Typology

The most common preference for the type of house expressed by respondents in BP3 was for detached (84%) and four bedroom houses (39%).

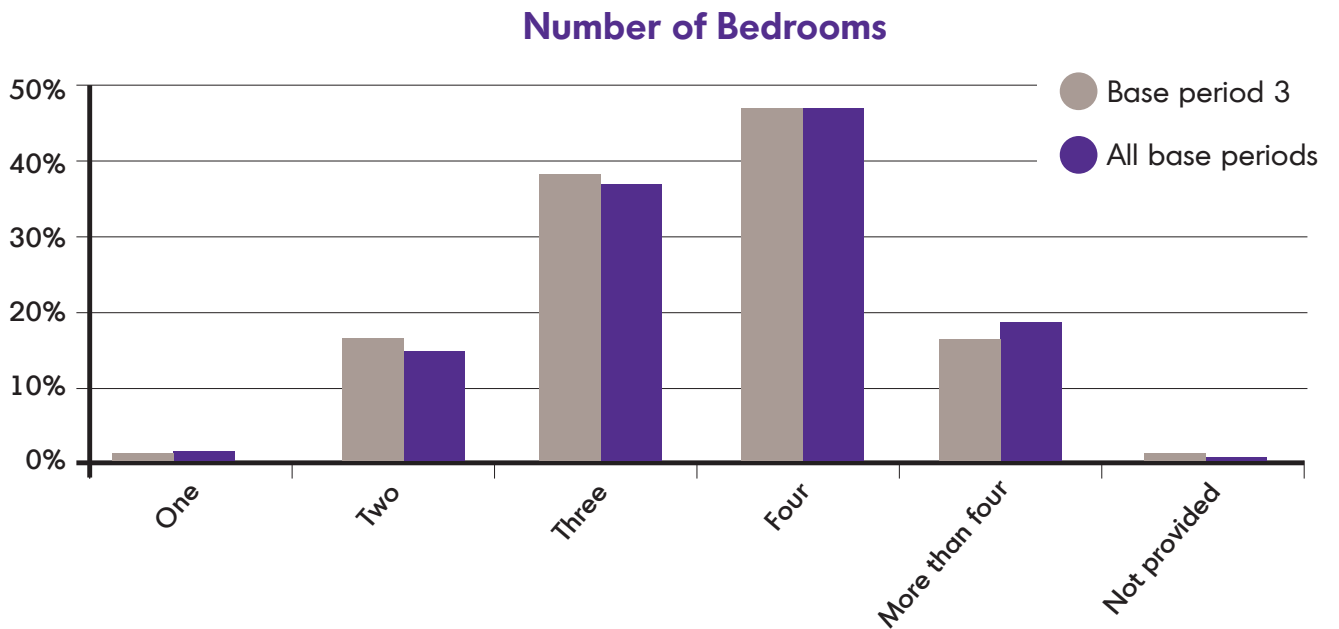
This is largely in line with the overall responses combining all 3 base periods.

House Typology	Base Period 3	All Base Periods
Terraced	1%	1%
Apartment / Flat	1%	0%
Semi-detached	2%	1%
All types	3%	3%
Detached Bungalow	7%	6%
Detached	84%	86%
Not provided	0%	1%
Other	1%	2%

House Typology



Number of Bedrooms	Base Period 3	All Base Periods
One	1%	2%
Two	14%	13%
Three	32%	31%
Four	39%	39%
More than four	14%	16%
Not Provided	1%	1%

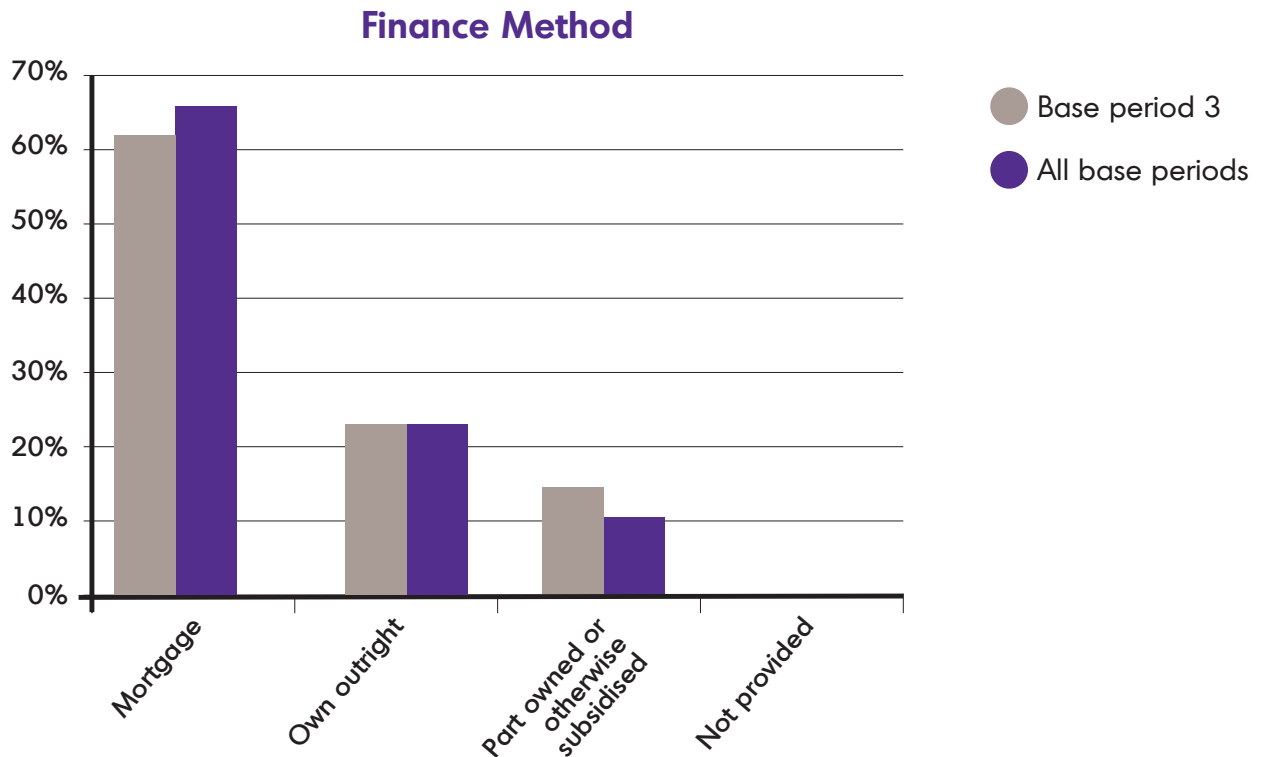


Method of Financing Project

The majority of respondents in BP3 have expressed mortgage as their preferred financing method (62%), while own outright was the second popular choice (23%).

The preferred financing method for the current base period is similar to the overall response where owning a self-build home with a mortgage is preferred by most respondents (66%).

Method of Financing Project	Base Period 3	All Base Periods
Mortgage	62%	66%
Own outright	23%	23%
Part-owned or otherwise subsidised	15%	11%
Not provided	0%	0%

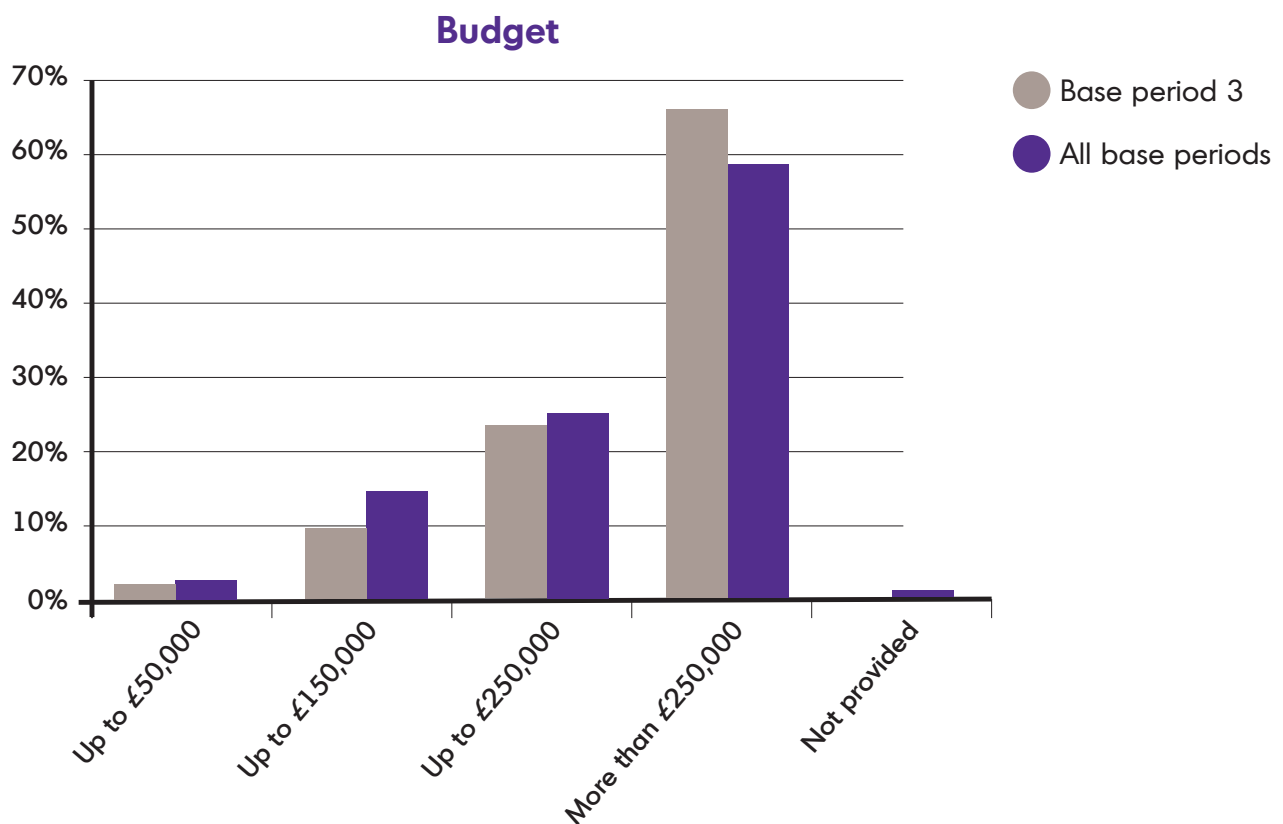


Budget

The Self-Build interest form asks entrants to express their level of budget on a self-build development. The budget ranges from £50,000 to over £500,000, with the majority of people (65%) are willing to invest 'more than £250,000 as seen in the current base period.

A similar pattern is also seen when looking at the overall responses where 58% of 303 entrants have chosen more than £250,000 as their preferred self-build budget.

Budget	Base Period 3	All Base Periods
Up to £50,000	2%	3%
Up to £150,000	9%	15%
Up to £250,000	23%	25%
More than £250,000	65%	58%
Not Provided	0%	1%

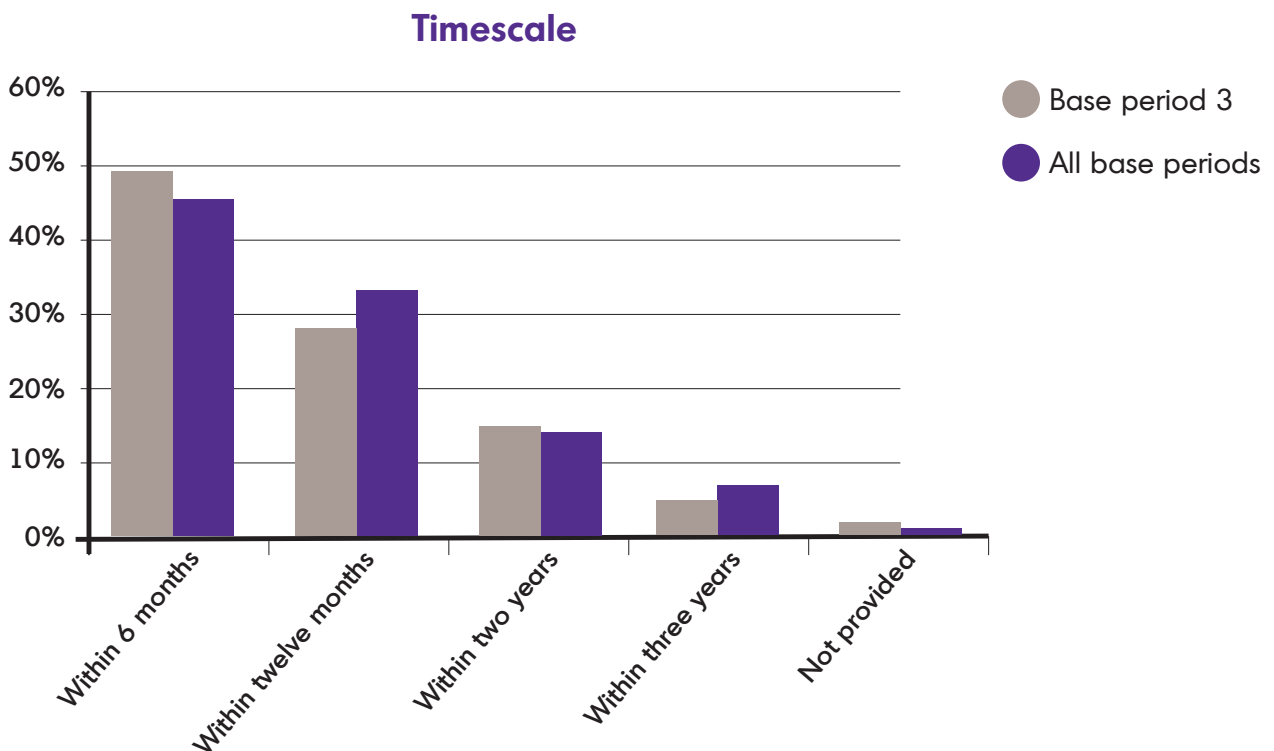


Timescale

The Self-Build interest form asks entrants how quickly they would want to move forward with the development after site purchase (considering other necessary processes e.g, obtaining planning permission, site preparation etc.). The graph below shows that almost half of the overall entrants (49%) are enthusiastic to bring forward their self-build development within six months in BP3. Others have specified timescales of twelve months (28%), two years (15%), 3 years (5%).

A similar result is seen in the overall response.

Timescale	Base Period 3	All Base Periods
Within six months	49%	45%
Within twelve months	28%	33%
Within two years	15%	14%
Within three years	5%	7%
Not provided	2%	1%



Reasons

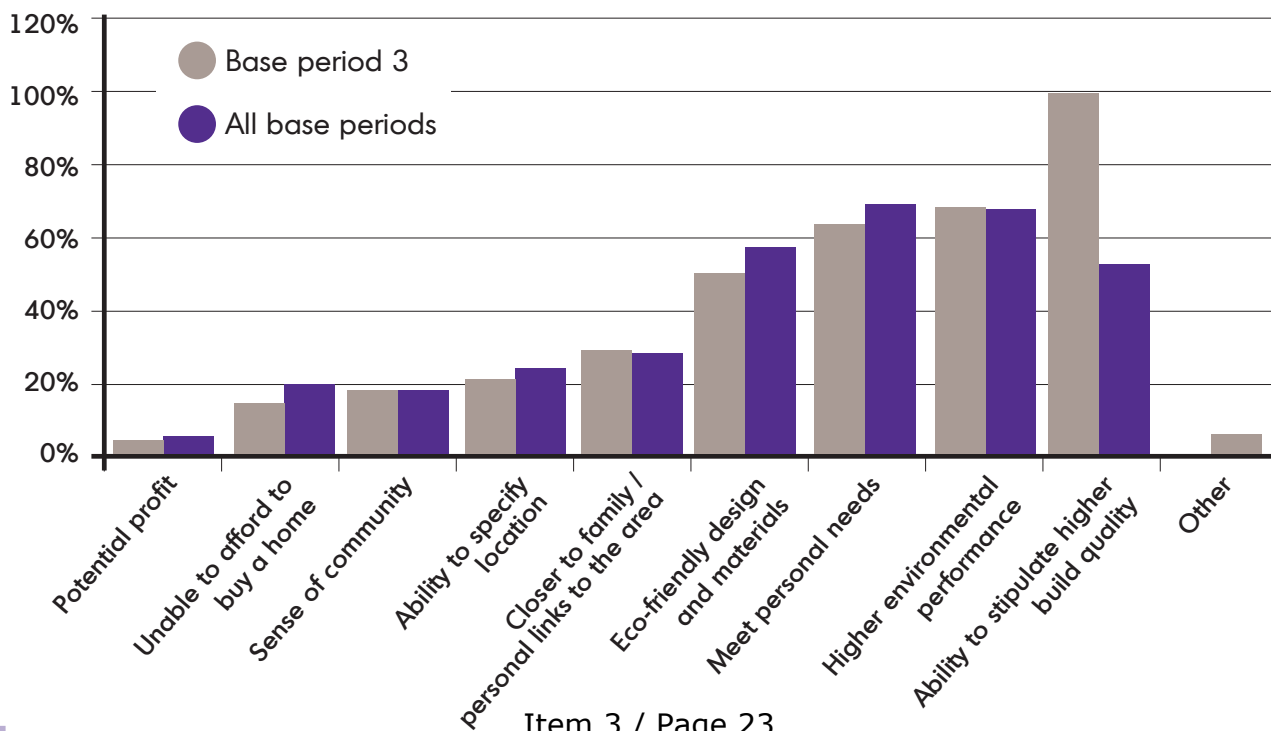
The graphs below represent the reasons respondents want to undertake a self-build project. It should be noted that the majority of respondents believe that a self-build project has several benefits, by specifying more than one reason.

In BP3, the most common reason for wanting to self-build was the ability to stipulate higher build quality and specification, selected by 99% of entrants in that base period.

However, when looking at the overall responses from all base periods, the majority of people (68%) expressed that a self-build project would allow them to create a bespoke home that will meet individual needs. A large number of people (67%) have expressed higher environmental performance which will help to lower running costs as their reason for wanting to undertake a self-build project.

Reason	Base Period 3	All Base Periods
Potential profit	4%	5%
Unable to afford to buy a home	15%	19%
Sense of community	18%	18%
Ability to specify location	21%	24%
Closer to family/ personal links to area	28%	28%
Eco-friendly design and materials	49%	57%
Individual/ bespoke home to meet personal needs	63%	68%
Higher environmental performance/ lower running costs	67%	67%
Ability to stipulate higher build quality and specification	99%	52%
Other	0%	6%

Reason



CHAPTER 3

Total demand over last 3 Base Periods

Base Period 1	Base Period 2	Base Period 3
97	111	95

CHAPTER 4

Plot delivery

4.1 Duty to grant planning applications

Section 10 of the 2016 Housing and Planning Act places a duty on Local Authorities to give suitable development permissions for enough serviced plots of land for self-build and custom housebuilding in each base period. A permission is regarded as “suitable if it is a permission in respect of development that could include self-build and custom housing” as set out in section 10, paragraph 6C of the Housing and Planning Act 2016.

For the purposes of assessing the supply to meet this duty it is considered that any site granted planning permission during the base period that did not previously have permission could be developed in whole or in part as a custom or self-build plot, and would therefore be considered suitable under the legislation.

However, it is recognised that plots are more likely to come forward on applications that have been granted for 10 or less dwellings, as these will be more suitable for self or custom builders. Equally, developer-led self and custom build opportunities are more likely to come forward on larger sites where the variety of opportunity is welcomed.

Applications granted for sites with 10 or less dwellings in Base Period 3	48
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4.2 Delivery in previous Base Periods

As this is the first Progress Report for Custom & Self-build, the equivalent delivery figures for the previous Base Periods are;

Applications granted for sites with 10 or less dwellings in Base Period 2	51
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Applications granted for sites with 10 or less dwellings in Base Period 1	97
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	Period demand	Plots identified in 1st year	Plots identified in 2nd year	Plots identified in 3rd year	Total plots identified in 3 years
Base Period 1	97	253	-	-	253
Base Period 2	111	-	145	-	398
Base Period 3	95	-	-	77	475

Meeting demand in the first base period:

There were 97 planning applications granted permission on 253 homes on small sites of less than 10 dwellings in the first base period. This meets the demand for 97 plots from individuals in the register.

Meeting demand in the second base period:

There were 51 planning applications granted permission on 145 homes in the second base period. This meets the demand for 111 plots from individuals in the register.

Meeting demand in the third base period:

There were 48 planning applications granted permission on 77 homes in the third base period. The demand for 95 plots has not been met by -18 plots. This means an additional 18 no. dwellings suitable for self and custom build will need to be permissioned in the following base period to meet the demand for base period 3.

4.3 Use of CIL exemption

In December 2017, Warwick District Council adopted the Community Infrastructure Levy. As part of this tariff an exemption is provided to those declaring that the property is self-build. This form became part of the Validation List in May 2018. Whilst it should be noted that the figures presented in 4.2 above are to be used to measure performance against the legislative requirement, analysis of the use of the CIL exemption will be of interest in future Base Periods.

CHAPTER 5

Summary

The demand for custom and self-build plots in Warwick district continues to grow. The authority has met its duty to provide adequate suitable permissions that could be taken up by self and custom builders. A Custom and Self-Build Supplementary Planning Document (SPD) is due to go to public consultation during 2019. This document will help custom and self-builders, and developers too, understand what is required to bring forward custom and self-build plots.



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