

Self & Custom Build

Laura Atkinson, Community Led Housing Advisor for Essex



What is Self & Custom Build?

Self Build

Commissioning or building a bespoke home that's tailored to your design requirements and suits your lifestyle, as well as your budget.



Self Build
Plot Passports &
Design Codes

Custom Build

The property is built already with the opportunity to customise the internal layouts and finishes from a menu of options.

LAND

FINANCE



Self & Custom Build in Europe

Knowledge about these European models of community self-build is gradually becoming more widespread in the UK.



Vauban, Germany



Almere, Holland



Sülzer Freunde, Cologne

In Berlin, 'Baugruppen' (build groups) account for around 10% of new homes built in the city thanks to good support from their local council.



Benefits

TO THE BUILDER

- Community involvement
- Influence materials/ design / shape around your needs
- Satisfaction
- Innovation
- Can work out cheaper
- Learn new skills
- Using existing skills/expertise

“Before I got involved with the Ashley Vale project, I had never even put up a shelf before,” says Bristol self-builder Anna Hope.

TO THE LOCAL AUTHORITY

- Empty homes reduced
- Assist with self build register
- General house building skills increased
- Innovation
- Community engagement



St Minver CLT, Devon

- High house prices were threatening the sustainability of the village.
- A local builder, parish councillor, local farmer and a group of residents came together in response to form St Minver CLT in 2006
- £5,000 grant to incorporate from LA and then an interest free loan towards the development.
- The self-builders' mortgages enabled them to purchase a serviced self-build plot from the CLT, repay the local authority loan and continue with the project
- Resale price covenant & pre-emption agreement keeps the homes affordable and in local control.
- First project in 2008;
 - 12 affordable self build homes
- Second project in 2011 was very different;
 - 8 bungalows for purchase by self finishers – to cross subsidise affordable homes
 - 4 for rent with Cornwall Rural Housing Association.



2010 VIDEO

2011 VIDEO



Broadhempston CLT, Devon

- **6 families** came together because they could not afford to buy their own home and wanted to stay locally close to family roots and community networks.
- In 2014 they obtained planning permission from Teignbridge Council to develop **6 affordable, self-build, eco-houses**.
- Broadhempston CLT obtained funding from LA to purchase the land and start the development
- 3 of the residents have written a book about their self build journey called “Self Building Easterways”



Video – “SWIMBY – Something Wonderful
In My Backyard”

Self Help

Self-help housing is where empty houses are restored, making opportunities for training and volunteering.

Frontline Community Self Build Housing, Leeds;

- 12 semi detached houses
- Ravenscar Mount, Leeds
- 12 unemployed young men off streets through training and qualifications to a self build house each

LATCH (Leeds Action To Create Homes), Leeds;

- Transforms empty properties into homes for homeless people and provides support and training.
- For 25 years, Latch has created affordable, energy efficient homes, supporting 70-80 people a year to change their lives and realise their potential.
- Over the last 3 years alone, LATCH have brought 25 long-term empty properties into use, provided homes to over 60 homeless people and supported them in independent living. LATCH has also created opportunities for people to develop their skills, experience and confidence through volunteering in property refurbishment.



Self Build Register

- Self-build and custom housebuilding legislation came into force in 2016
- Open to applications from both individuals and groups of people
- Self-build individuals /groups that are looking for land are strongly advised to register their interest with their respective local authority.

The National Custom and Self Build Association (NaCSBA)

- Self Build Portal
- Advice, information and case studies



Contact

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