



the



*Supporting communities nationwide*

## programme

and...

**enabling models for  
group projects**

**UK Cohousing Network  
National Cohousing Conference 2015  
Fri 06.11.15**

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**Lancaster CoHo - Lancaster**



**Springhill CoHo - Stroud**



**1-6 Copper Lane - Hackney, London**



**Findhorn Foundation - Kinloss, Scotland**





**LILAC** - Leeds



**Ashley Vale** - Bristol



**Walter's Way** - Lewisham, London



**Diggers** - Brighton





**'Big Yard' (Zelterstrasse 10) - Berlin, DE**



**Homeruskwartier - Almere, NL**



**Strelitzer Strasse - Berlin, DE**



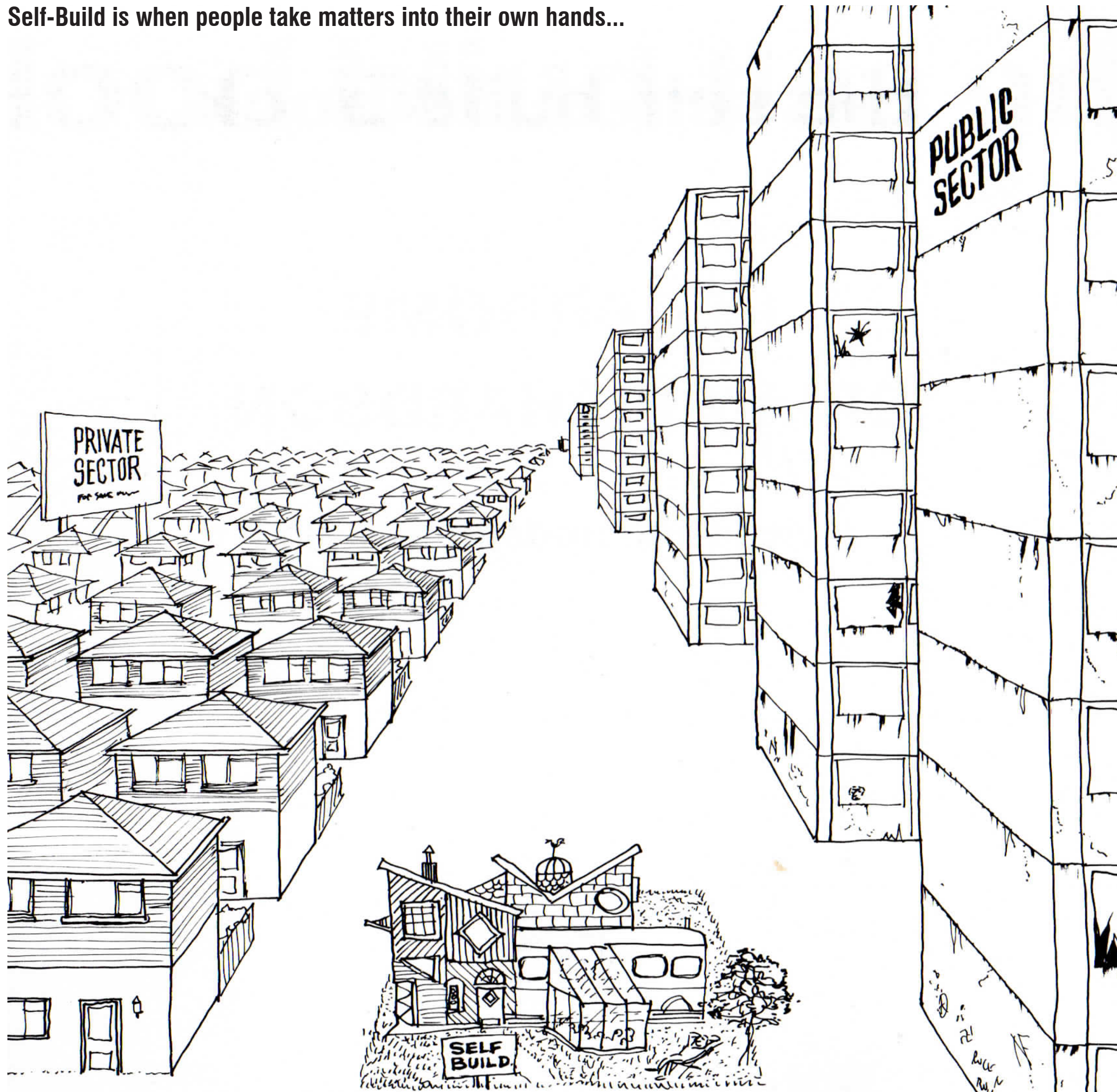
Strelitzer © fatkoehl architects



**Borneo Sporenberg - Amsterdam, NL**



Self-Build is when people take matters into their own hands...



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Taylor Wimpey  
21,910 homes

BARRATT  
HOMES  
19,702 homes

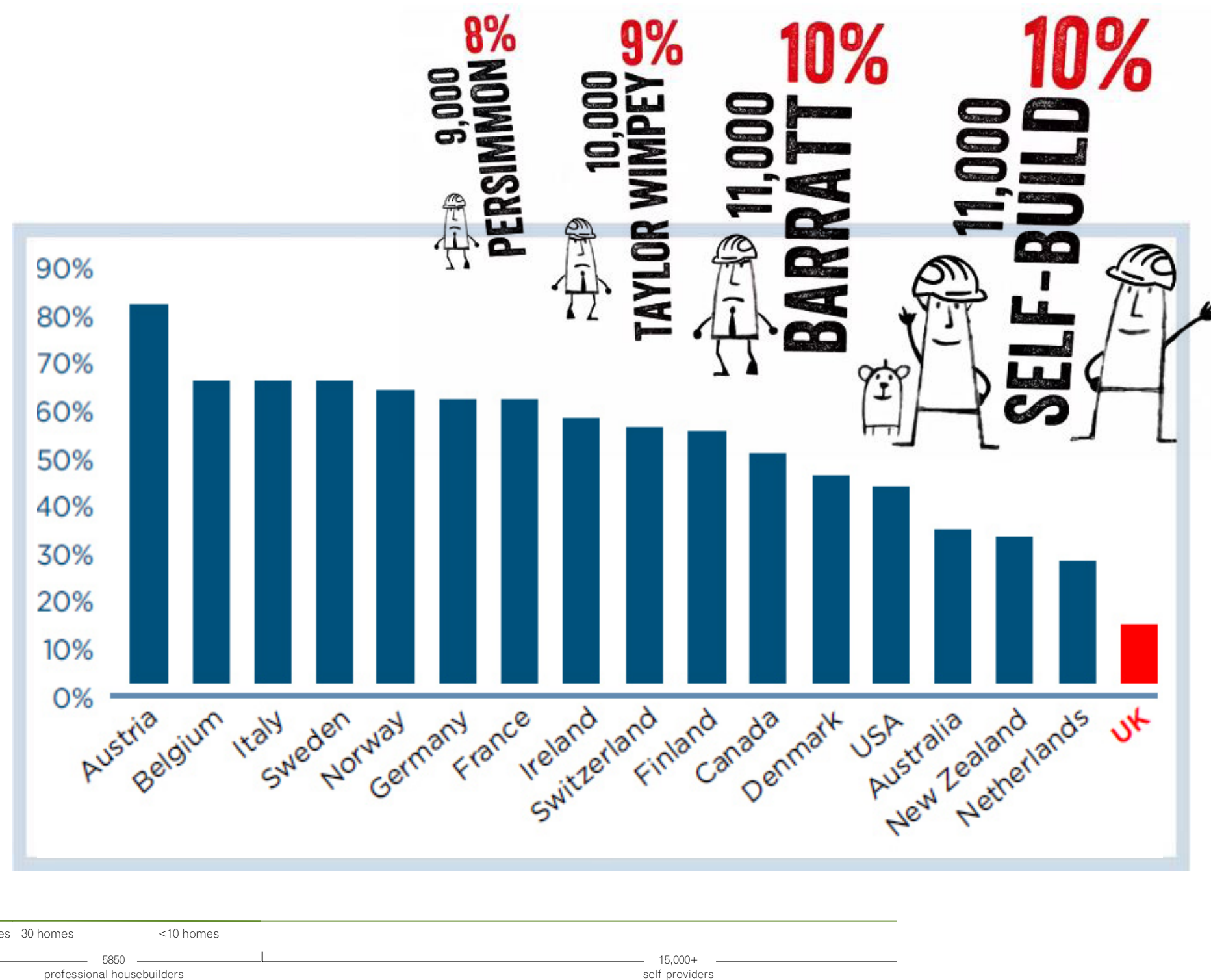
PERSIMMON  
16,701 homes

Bellway  
7,117 homes

REDROW  
4,735 homes

BOVIS  
3,123 homes

Crest  
NICHOLSON  
2,946 homes



Comparative statistics - within UK (cartoons), self-builders build as much as the volume housebuilders; internationally, 'self-provision' is much bigger proportion of housing markets...

## SELF-BUILD IN THE UK.

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**“NPPF”**  
**“SHMA” + “SHLAA”**  
**“RIGHT TO BUILD”**  
**“CUSTOM HOUSEBUILDING”**

**OTHER PLACES... “GERMANY”**  
**“BAUGRUPPE”**  
**“BAUGEMEINSCHAFT”**  
**“BERLIN”**  
**“FREIBURG”**  
**“TUBINGEN”**  
**“VAUBAN”**

**“ARGENTINA”**  
**“FIDEICOMISO”**

**“HOLLAND”**  
**“ALMERE”**

**‘SELF-BUILD’ ...**

**VS (?)**

**‘CUSTOM BUILD’ ...**

**“LAND”** CAN'T FIND A SITE...  
I DID. BUT I GOT RINSED...

**“PLANNING”** ITS NOT CLEAR...  
NO-ONE WILL TALK TO ME...

**“FINANCE”** CAN'T GET A MORTGAGE...  
ITS TOO EXPENSIVE...

**“RISK”** I DIDN'T KNOW WHAT I WAS DOING!  
THERE WAS STUFF IN THE GROUND!

**“ENABLING”**

**“CUSTOM BUILD DEVELOPER”**  
**VS**  
**“CUSTOM BUILD ENABLER”**

**“EVIDENCE OF DEMAND”**  
**+**  
**“ASPIRATION VS DEMAND”**

**“COMMUNITY SELF BUILD AGENCY”**  
**“NATIONAL CLT NETWORK”**  
**“UK COHOUSING NETWORK”**

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**JARGONSCAPE.**



# ABOUT

- **NaCSBA** = National Custom & Self Build Association
- **Research and Development** programme funded by the Nationwide Foundation
- **12-month programme** designed to boost custom/self-build housing nationally
- **strong emphasis** on making custom/self-build more affordable
- **mixture** of international research and engaging with local authorities to facilitate more opportunities
- **main output will be online toolkit** - [www.customandselfbuildtoolkit.org.uk](http://www.customandselfbuildtoolkit.org.uk) (c. 10th Dec 2015)
- **recommendations** to Government and Lenders



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# SO WHERE'S ALL THIS COMING FROM?

(UK LEGISLATION + POLICY)

- **NPPF** - National Planning Policy Framework
  - Par. 50 and Par. 159

meets household and population projections, taking account of migration and demographic change;

addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);<sup>34</sup> and

caters for housing demand and the scale of housing supply necessary to meet this demand;

Land Availability Assessment to establish suitability and the likely demand for housing o

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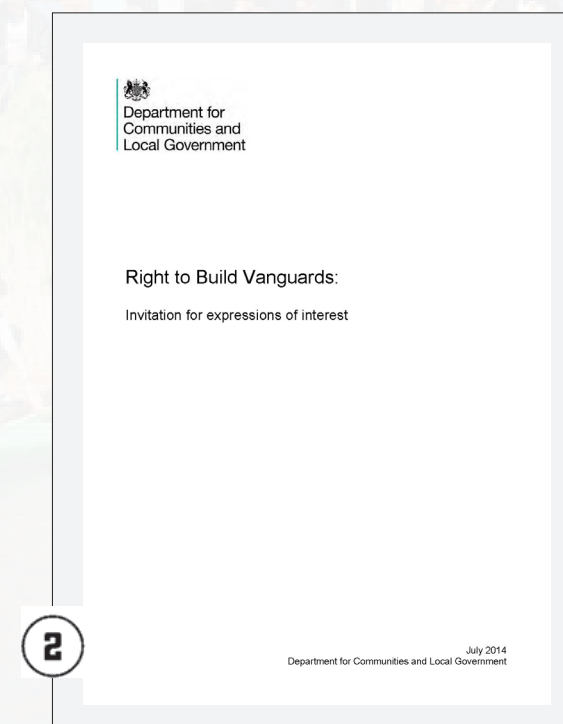
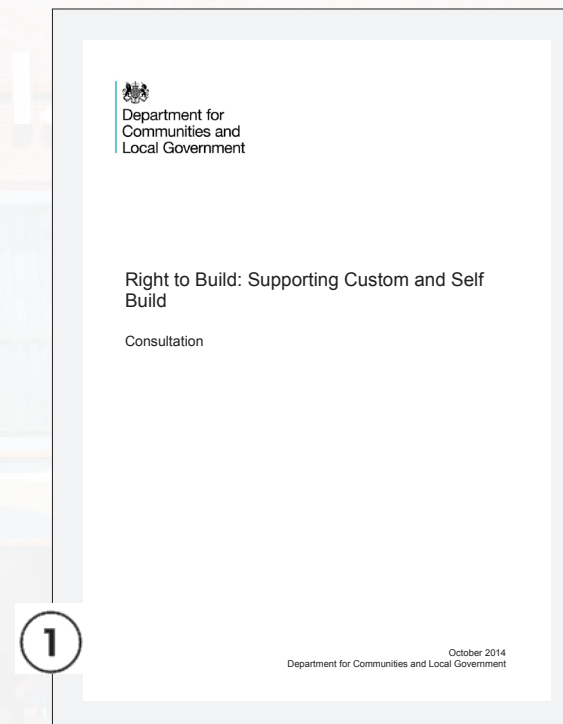


# SO WHERE'S ALL THIS COMING FROM?

(UK LEGISLATION + POLICY)

- The 'Right To Build' policy
  1. Local planning authority prepares, opens and maintains a **Right to Build Register**
  2. Eligible custom and self builders **register** for a suitable plot of land on which to build \*
  3. Local planning authority **takes account of demand** on Register when **preparing its local plan**
  4. Local planning authority makes suitable **permissioned serviced plots available** to meet demand on Register

\* Is intended that groups as well as individuals can register their demand on the Register.



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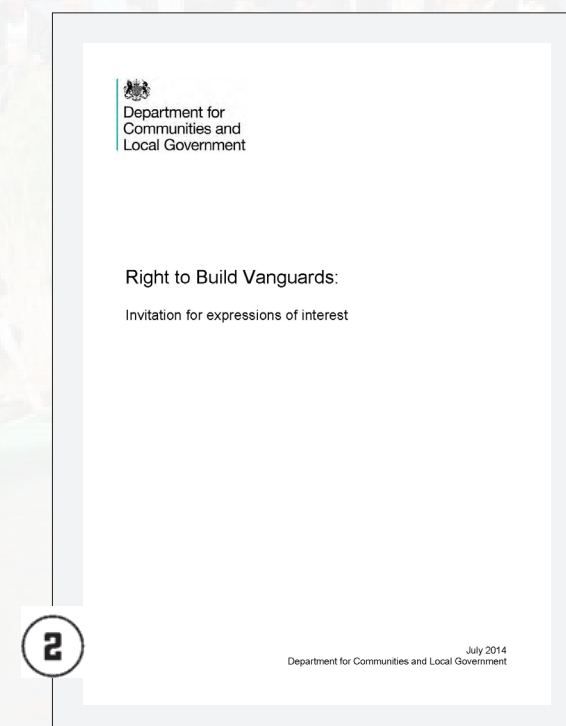
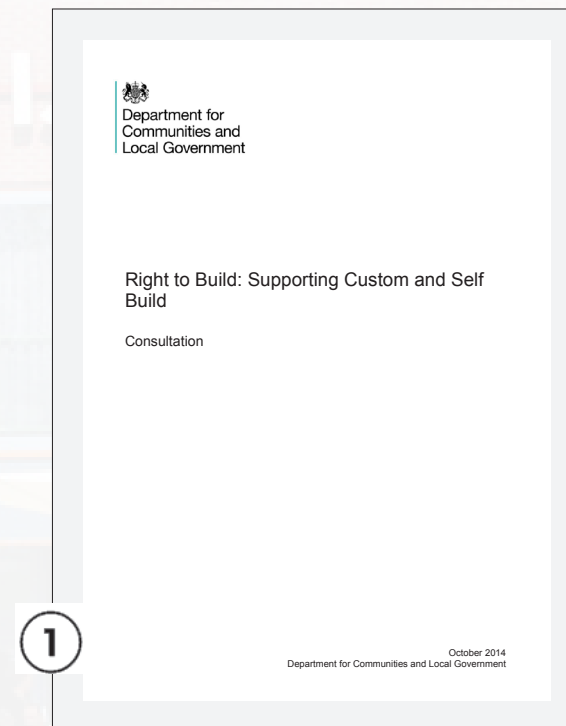
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# SO WHERE'S ALL THIS COMING FROM?

(UK LEGISLATION + POLICY)

- The 'Right To Build'
  - **Sept 2014** - 11 Vanguard Councils appointed to pilot Right To Build during consultation
  - **Oct 2014** - Consultation on 'Right To Build'
  - **Mar 2015** - Government response said it would proceed with legislation
  - Reaffirmed in **Queen's Speech 2015**
  - **package of legislation** with two key parts:
    - *Self Build and Custom Housebuilding Act 2015*
    - *Housing and Planning Bill 2015-16*



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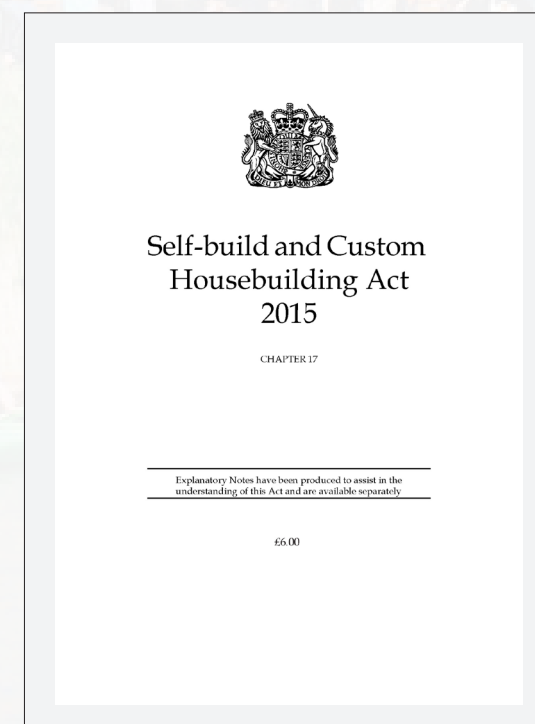


# SO WHERE'S ALL THIS COMING FROM?

(UK LEGISLATION + POLICY)

- **Self Build and Custom Housebuilding Act 2015**

- Establishes first part of Right to Build, placing duty on Councils to maintain a Register and have regard to this in their functions
- Royal Assent March 2015 but not yet taken effect – commencement expected Spring 2016
- DCLG preparing supporting Regulations (likely to consult on these soon)



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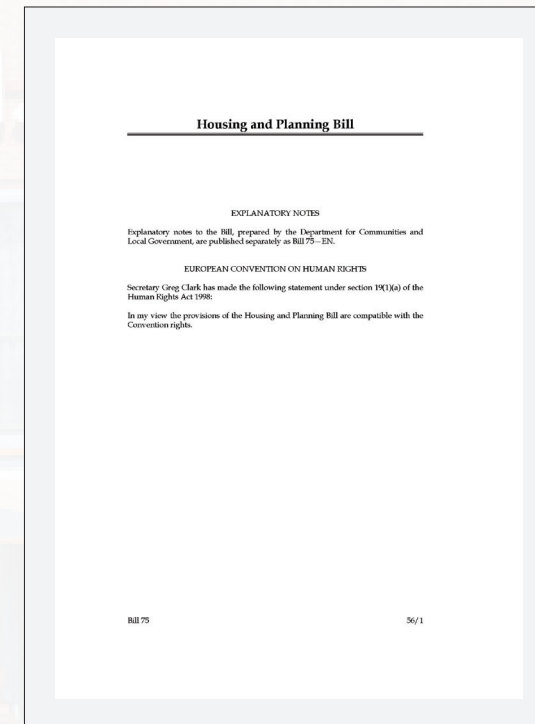


# SO WHERE'S ALL THIS COMING FROM?

(UK LEGISLATION + POLICY)

- **Housing and Planning Bill 2015-16**

- **Introduced** in Parliament on 12 October 2015
- **Amends and supplements** the Self-build and Custom Housebuilding Act 2015
- **Places duty on Councils to meet demand** for custom-built and self-built homes on Register by granting 'development permissions' for enough serviced plots to meet demand
- Also **defines** what custom and self build homes are



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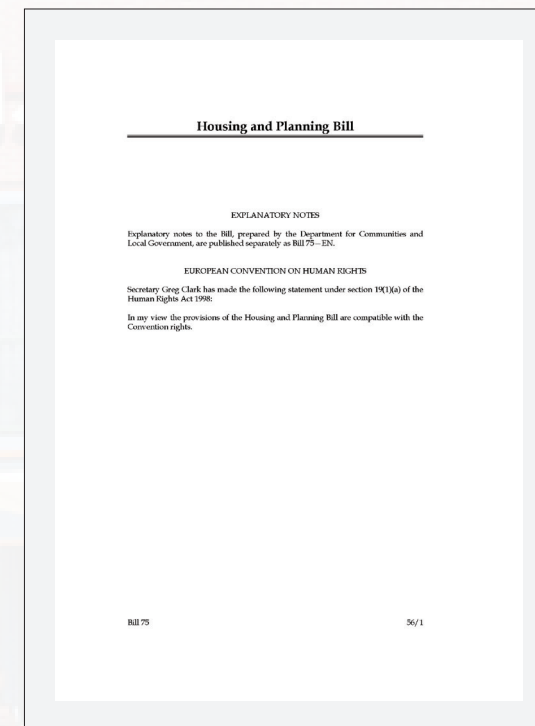
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# WHAT ARE 'CUSTOM + SELF-BUILT HOMES?'

(UK LEGISLATION + POLICY)

- **Definition is broad...**
  - In general terms they are **Private individuals or groups of people who commission the construction of their home** from a builder, contractor or package company ('custom build') **or physically build the home on their own** with or without the help of sub-contractors ('self build').
  - Most homes are not DIY built (only about 1 in 10)
  - Most built by builders, contractors or trades working for clients
  - Some are built or commissioned by groups of people



- Housing and Planning Bill 2015-16 sets out definition in Clause 8
- CIL Regulations already include broad definition



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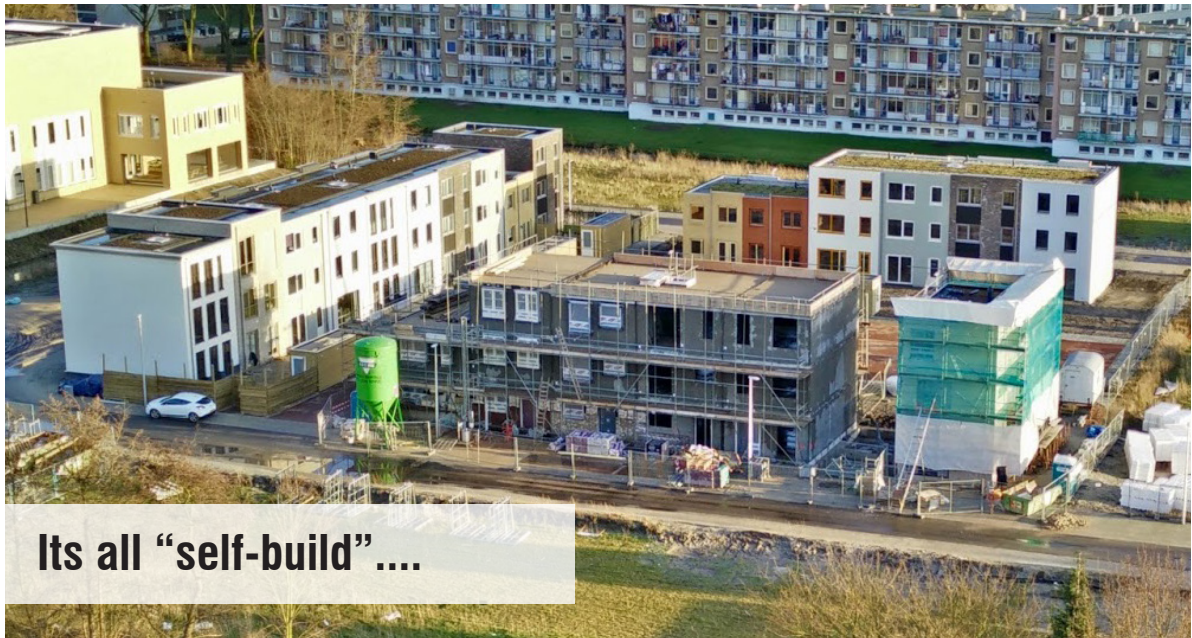
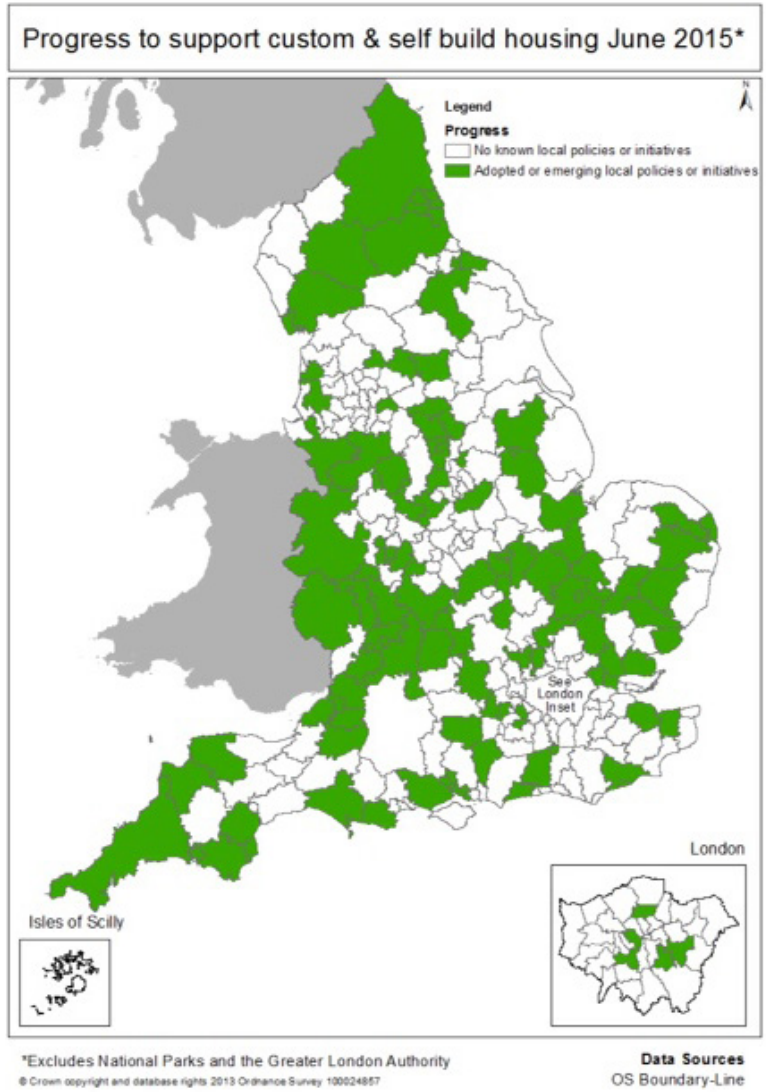
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For this presentation, I'm going to focus on one part of our findings....

## FINDINGS: ENABLING THROUGH...

- **Local Authority teams** - to initiate, plan and coordinate
- **Land releases** - specific disposals to individuals and groups
- **Design Codes** - de-risking the planning process through strong urban design or planning briefs
- **Professional Processes** - emergence of new professionals:
  - **'Process Advisers'** (groups)
  - **'Buyers Coaches'** (individuals)
  - **'Building Coaches'** (both)
  - **'Custom Build Developers'** (both)



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...and only on these three areas.

## ENABLING THROUGH...

- **Local Authority teams** - to initiate, plan and coordinate
- **Land releases** - specific disposals to individuals and groups in recognition of their potential to meet policy objectives
- **Design Codes** - de-risking the planning process through strong urban design or planning briefs
- **Professional Processes** - emergence of new professionals:
  - **‘Process Advisers’** (groups)
  - **‘Buyers Coaches’** (individuals)
  - **‘Building Coaches’** (both)
  - **‘Custom Build Developers’** (both)

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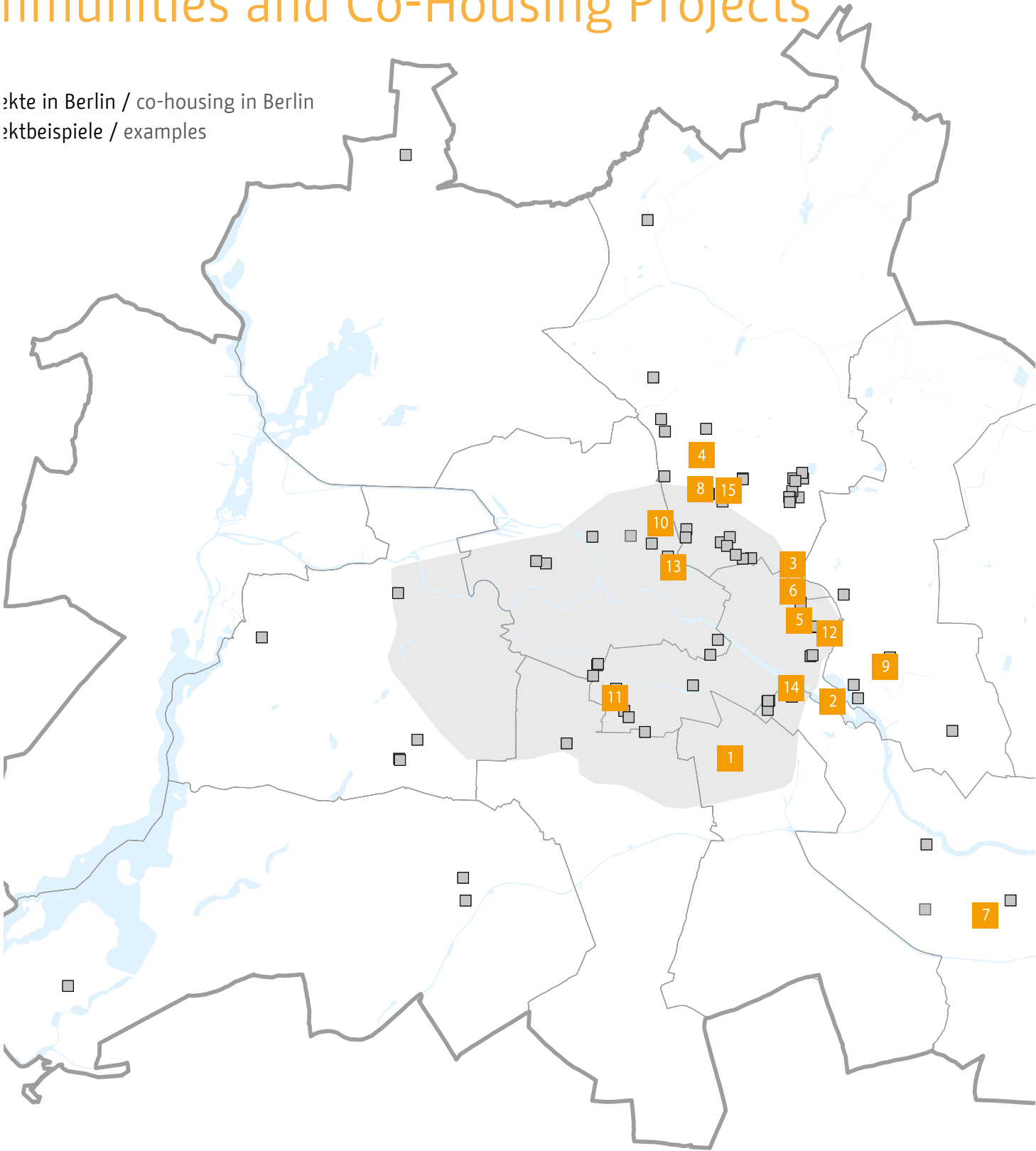
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# linar Baugemeinschaften und hnprojekte / Berlin's Co-housing nmunities and Co-Housing Projects

ekte in Berlin / co-housing in Berlin  
ektbeispiele / examples



62  
For Sale  
66  
**Netzwerkagentur  
Generationenwohnen**  
Berlin, DE 13





**Ik Bouw Mijn Huis in Den Haag**  
Isabellaland, The Hague, NL









## Expertteam Eigenbouw - NL

- Helps local authorities to execute projects but only where there is political support...
- Has doubled output in a very short space of time (and will be recommended here)





Strasbourg, FR



Agentur Für Baugemeinschaften - Hamburg, DE



Nieuw Leyden Development Corporation - Leiden, NL

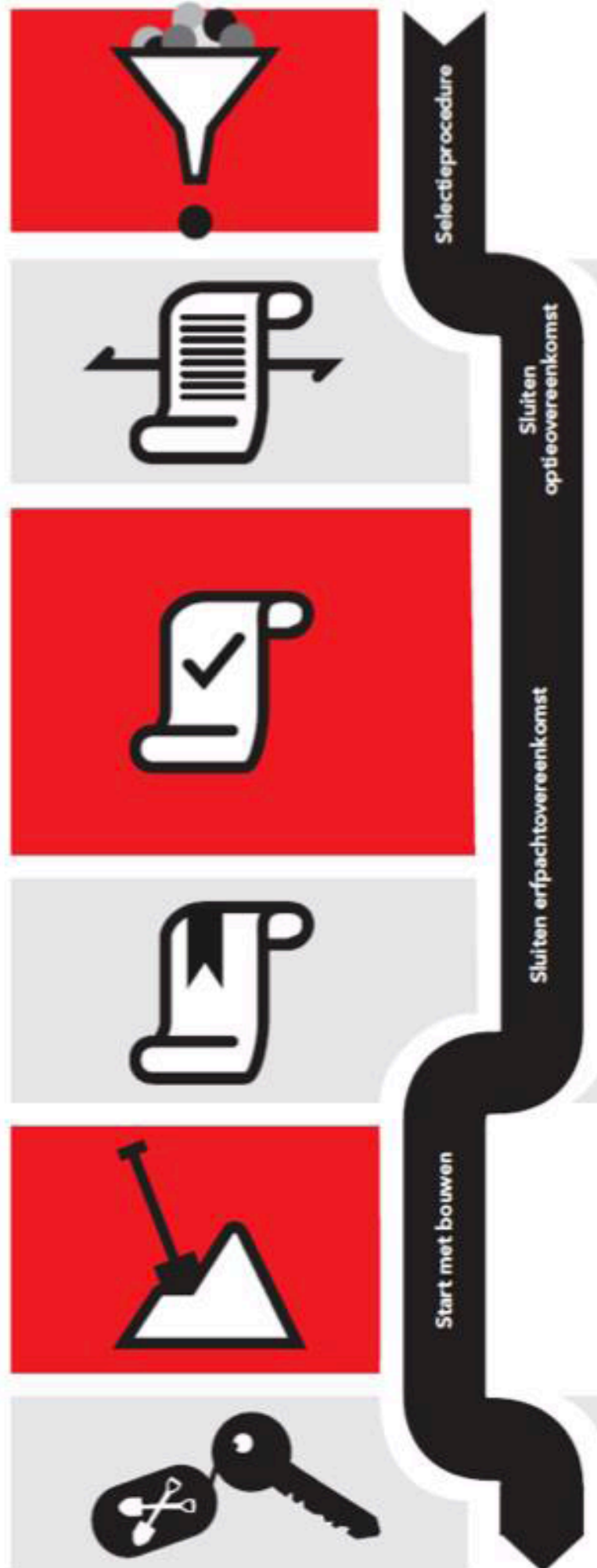


Team Zelfbouw - Amsterdam, NL

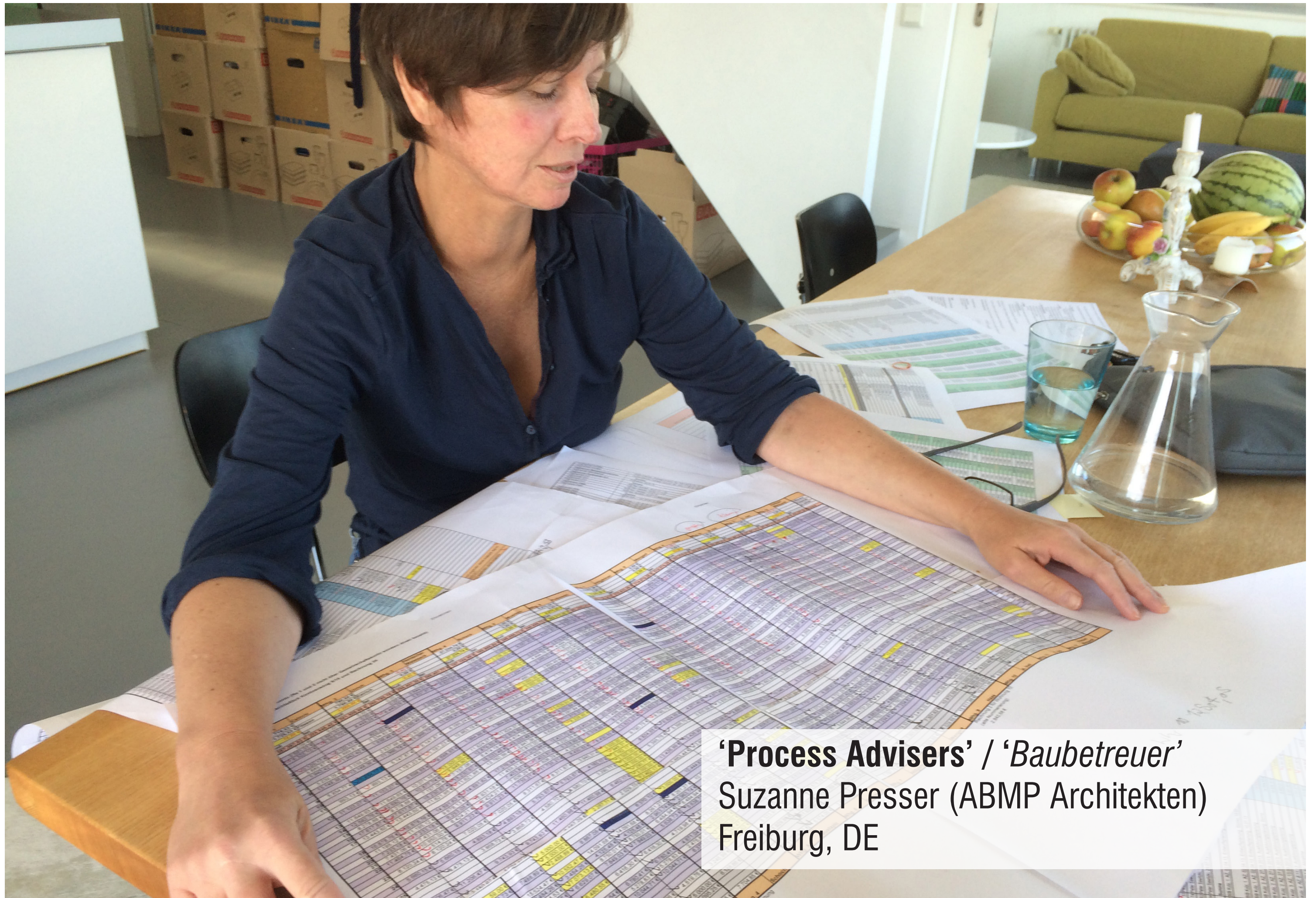


# Cohousing plots

- Tender – 4-6 months
- Option - max 12 months – guarantee 1: €5000 (per plot)
- Landlease contract – max 12 months – guarantee 2 (minus guarantee 1) : one year landlease (= about 3% of land value)
- Transfer of landlease-right and first possible moment to start building
  - max 24 months later the building should be finished, otherwise there will be a fine of €5.000 per dwelling per month, with a maximum of €60.000 per dwelling







**‘Process Advisers’ / ‘Baubetreuer’**  
Suzanne Presser (ABMP Architekten)  
Freiburg, DE





**‘Process Advisers’ / ‘Baubetreuer’**  
Big Yard, Berlin, DE - (ZanderRoth Architekten)





**‘Process Adviser’ / ‘Baubetreuer’**  
Nietmann Architekturbüro - Hamburg, DE







## **‘Process Adviser’ + Guarantor**

Hein de Haan (architect) - Amsterdam, NL  
De Key housing association - Amsterdam, NL





**‘Enabling Developer’**  
Altoba - Hamburg, DE







**‘Enabling Developer’**  
WeBuildHomes, NL





**Heartlands** by Carillion-Igloo - Poole, Cornwall

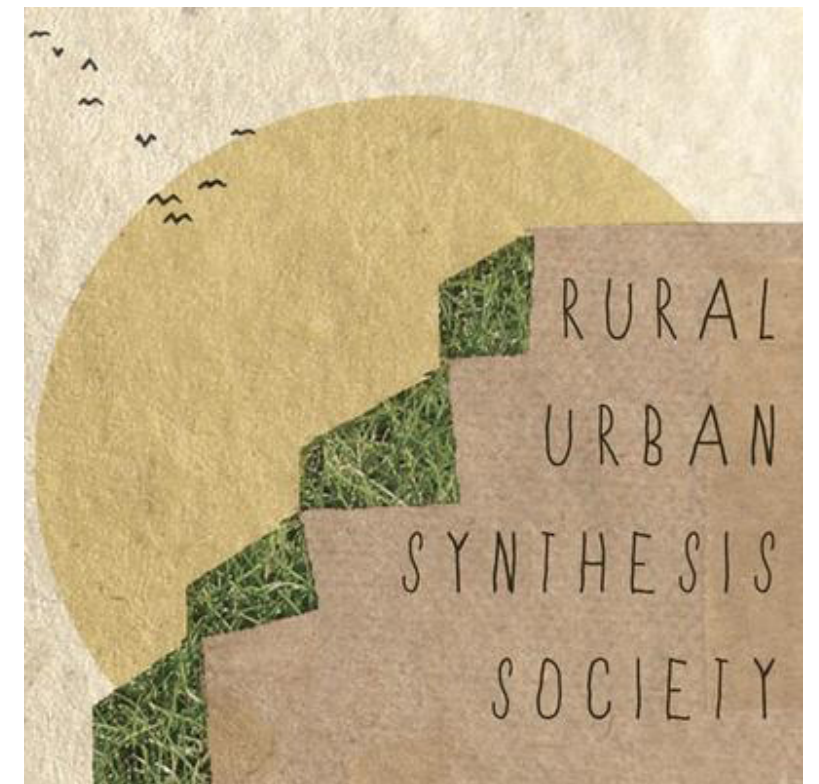


**HoUse** by Urban Splash - Manchester



**Inhabit** - Peckham, London

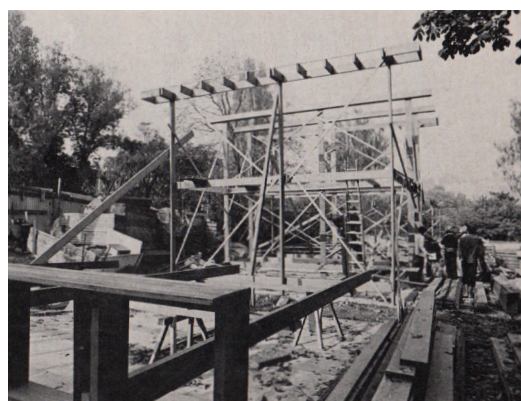




#### NOTES

- The community is the developer - established as a Community Land Trust (CLT)
- Founding members have connection to Segal-method group self-builds. This time its about affordability in perpetuity - upping their parents' game!
- Council-owned land - what is the Council's enabling role?
- What is RUSS's enabling role as developer?
- What is our enabling role as professionals?
- Looking for co-housing members! - [www.theruss.org](http://www.theruss.org)

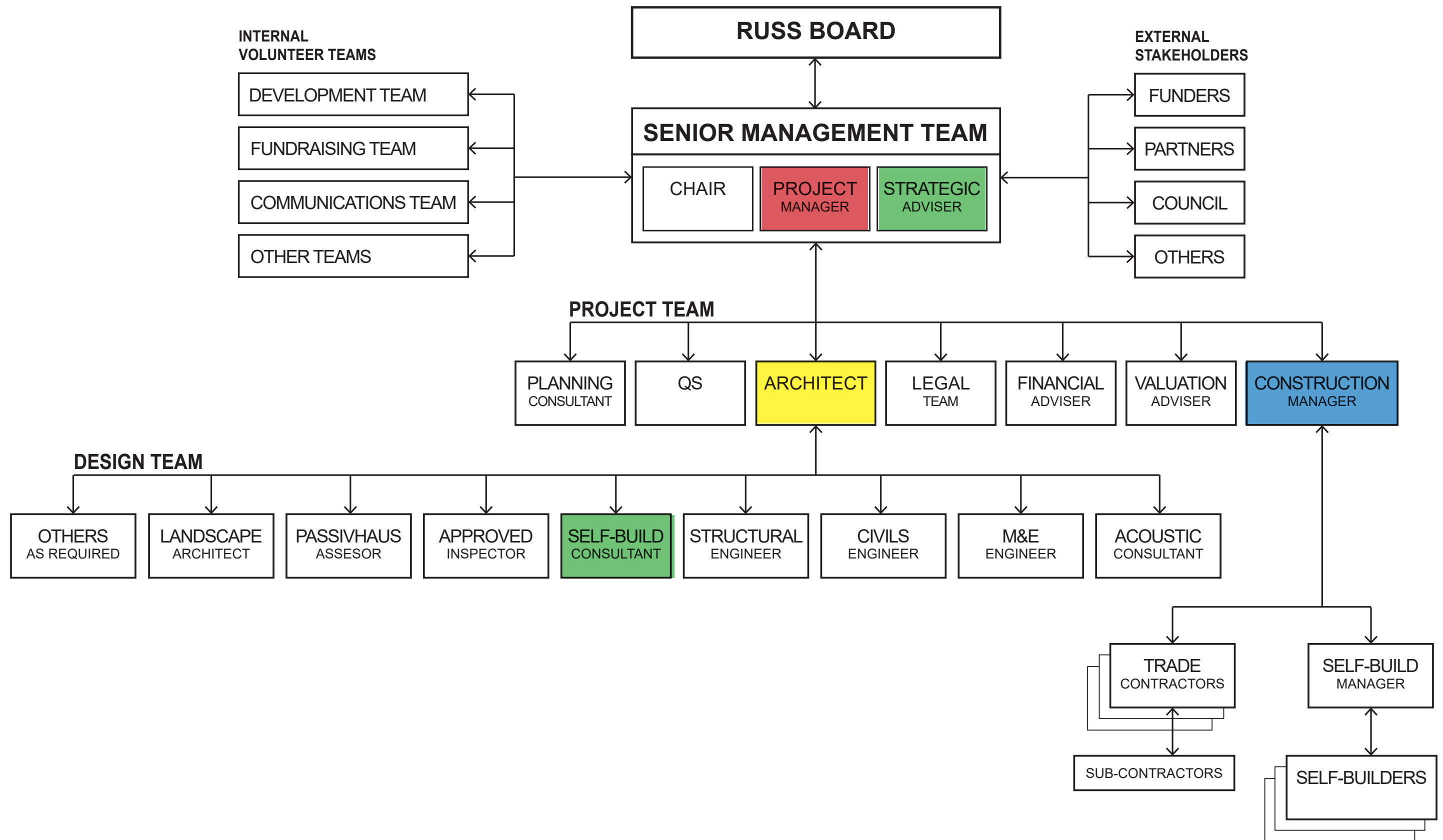
**‘Enabling Developers’**  
**RUSS - Lewisham, UK**











#### NOTES

- Architect is Lead Designer
- Architect is Passivhaus Designer (in house)
- This diagram reporting only. All appointments and contracts directly with RUSS for all parties
- Assumes Construction Management (CM) procurement route
- Senior Management Team (SMT) to meet regularly, independently of Project Team (PT)
- Project Team (PT) meetings to include internal Development Team representation when appropriate

#### RUSS Project Team Structure (reporting)

v4

02.11.15

prepared by JBA

\* note all appointments and contracts are directly with RUSS



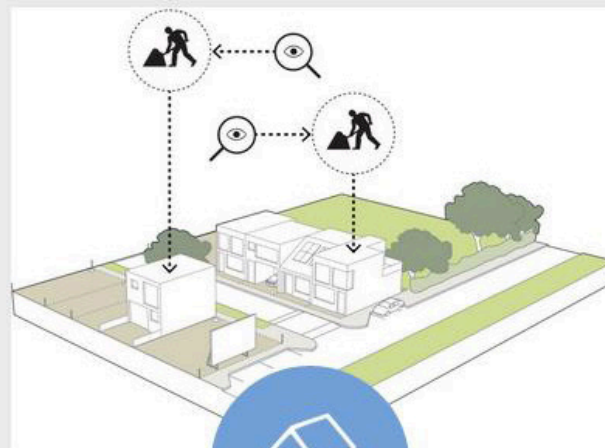


## WELCOME

This website provides practical guidance and information for councils, housing associations, community organisations and builders/developers that want to facilitate custom and self build housing projects.

## HOW TO USE THIS TOOLKIT

If you are relatively new to custom and self build housing you will want to start by understanding the main delivery **Models**. This section explains that some models are enabled by councils, others by the private sector. Some are aimed at individuals who want to build their own home, while others are focussed on group projects. If you already understand the Models and want to know more about implementation, examine the guidance in the **Briefing Notes**. The **Case Studies** include a mix of early UK projects and examples of inspirational projects from abroad.



### MODELS

There are four main ways of enabling self and custom build homes. This section explains the processes that are involved and sets out the pros and cons of each.



### BRIEFING NOTES

This section provides clear practical guidance on a range of implementation issues, including assessing demand, planning, identifying land, resourcing, finance, marketing and support for consumers.



### CASE STUDIES

This section contains detailed information on a range of different sized projects in rural, suburban and urban locations across the UK. It also includes many international examples that could be adapted or replicated for use here.

the



Supporting communities nationwide

## programme

and...

## enabling models for group projects

**UK Cohousing Network**  
**National Cohousing Conference 2015**  
Fri 06.11.15

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### Researcher

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[www.customandselfbuildtoolkit.org.uk](http://www.customandselfbuildtoolkit.org.uk) (10th Dec 2015)