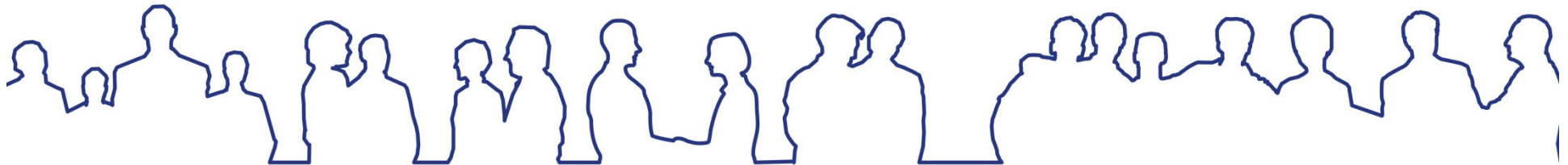


Professional Practice Sessions

1. Using Local Planning Powers to Control Student Accommodation - Colin White, Senior Housing Renewal Officer, Newcastle City Council & Jon Rippon, Team Manager – Planning, Newcastle City Council
2. Ageing at Home: At the heart of integration?- Wendy Cocks, Housing Action Officer (Northern), Care and Repair England

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Ageing at Home

‘Don’t stop thinking about tomorrow’

**Wendy Cocks
Care and Repair England**



Time to think more clearly



Age Challenge: Use the data

- Where people live across the life-course

-*demographic trends, aspirations, reality..*

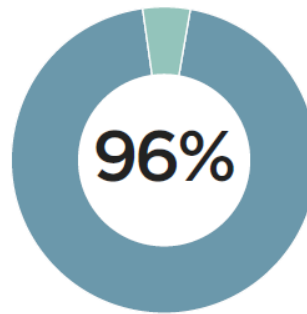
- Housing stock

-*types, tenure, trends, projections..*

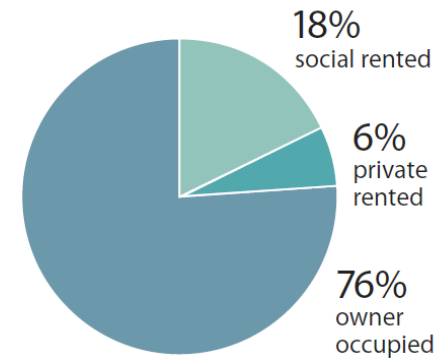


Where older people live

96% of older households live in mainstream homes



Most older people are owner occupiers



Aspiration – stay connected

80%

Want to live in
current home
for as long as
possible



Ageing - Diversity

- **As different** in our circumstances in later life as other decades
(*wealth, health, sociability..*)
- **But – common physical/ health impacts–**
mobility, sight-loss, hearing loss, long term health conditions, dementia
- **Rates/ risk** – all rise in ‘older old age’
- **Doubling** of over 80s population key

.....***Housing can help***



Housing



- 9.5million older (55yrs+) households
[out of 24 million households]
 - 96% mainstream homes
 - C. 700,000 specialist
- Low rates of building new homes
- Minimal replacement/demolition
- Building smaller, less adaptable homes



Triple approach

- **Every new home** - is a precious resource for many generations, need flexible, age friendly design for all new homes
- **New specialist** – role, esp. condition specific, but not without risks

- **80%+ of 2050 homes are already built**
- **Retrofit impacts on the greatest number**



Opportunity: Age friendly homes

Untapped market, lack of vision
but look at;

- [DWELL](#) team, Sheffield University, developing citywide series of new model house types.
- [HAPPI](#) specialist housing design
- [PRP architects](#) award winning specialist housing design



- ▶ *Quattro Design age friendly dormer bungalows*

Inclusive homes for all....



- **7% of homes**
'visitable*'
 - **72% of the housing**
stock could be adapted
 - **1million** non-decent
homes
- * level ground floor access, flush
threshold, downstairs toilet,
widened doorways, turning space*

Home - not just a roof

- **General housing** is the place where most people live for nearly all of their later life
- **A decent/ well designed/adapted home** can extend independent living/ improve health/delay or prevent need for specialist care
- **Most later life support & care** is provided by informal/family carers in ordinary homes



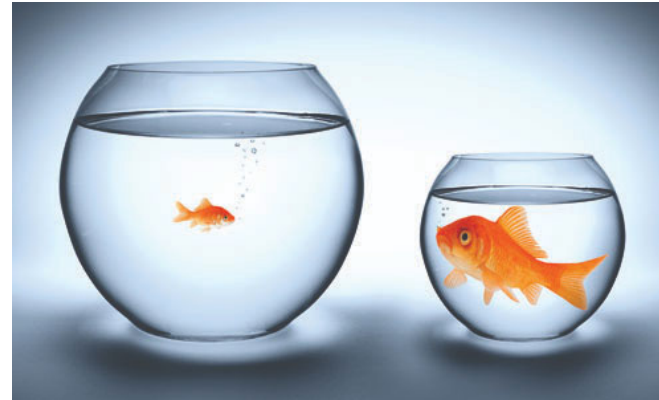
***Making all homes and neighbourhoods good places to age
= this should be our goal***

Not all ageing is equal

- **Extremes** of wealth and poverty + N/S Divide
- **Growing gap** – life (and health) expectancy
- **Rising** -older homeless, special needs
- **Increase in private rental** – future ageing crisis?



Rightsizing



- Older people on low and middle-incomes are finding themselves trapped in homes which are no longer appropriate for them as they age
- Despite common assumptions, most older homeowners in the UK don't want to downsize or enter specialist accommodation
- Local authorities, planners and developers need to shift their focus to “rightsizing” by delivering better, diverse housing options that are accessible to everyone, regardless of age

[‘Rightsizing: Reframing the housing offer for older people.’
Centre for Ageing Better 2018](#)

The Local Plan and the Housing Strategy

- Does the Strategy/Plan offer the best possible chance of health, well-being and social, economic and civic engagement for older people?
- Data Analysis
- Stakeholder Engagement
- Good Specialist Housing, Infrastructure and Service Options



‘Only 11% of councils in the country have policies in place to supply specialist older people’s housing despite growing need. The needs of the social care sector should be taken into account when assessing housing need.’

*Gareth Lyon,
Head of Policy*

Associated Retirement Community Operators



Adapting for ageing: Good practice and innovation in home adaptations - The Report

- Provides context and background to home adaptations, and DFG specifically
- Data/references to help localities 'make the case'
- Explains what defines 'good'
- Details findings, with conclusions and recommendations



Headline elements

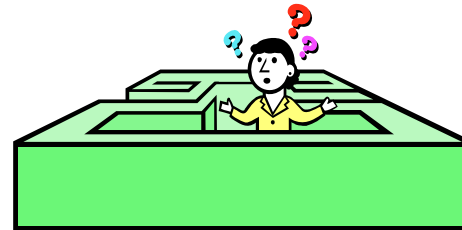
Knowing what's possible

- Awareness raising
- Outreach/ pro-active
- Easy access to services



Help to navigate

- Accessible info
- Housing options I&A
- Self funder advice



More specific characteristics

- **Involving** Older and Disabled People in Service Design/ Innovation
- Include home adaptations in **strategic planning**
- **Integrate** adaptations with health and care
- **Linking** adaptations with **repairs** help
- Working with **handyperson** services



Crucial to improve adaptations



*“You don’t value
normality until it’s
gone”*

Comment by
Nick Knowles of DIY SOS

Who?

- **Care & Repair England**; *national housing charity aims to address poor and unsuitable housing conditions amongst the older population, esp. low income home owners (est. 1986)*
- **Pioneers of local Care & Repair services**, *Adaptation & Repair grants, Handyperson, Healthy Homes, Older People's 'Housing Activism', Housing Options – Silverlinks, new Evidence creation - Catch22....*
- **Policy shaping**: *Older people's housing – Chair Housing & Ageing Alliance, Home Adaptations Consortium, NHS England, Govt Integration Board...*

www.careandrepair-england.org.uk

info@careandrepair-england.org.uk

Twitter @cr_england





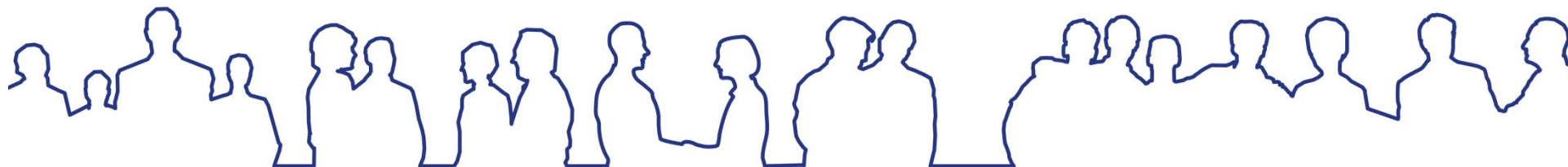
Any questions?

Wendy Cocks

wendycocks@careandrepair-england.org.uk

Refreshments and Networking

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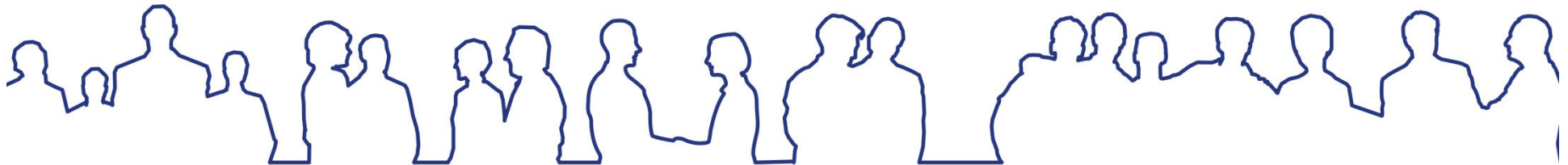


Professional Practice Sessions

3. Working with community-led housing organisations to tackle empty homes – James Hartley, Chief Executive, LATCH Sarah May, Principal Regeneration Officer (Affordable & Specialist Housing), Leeds City Council

4. Self and custom build housing – one year on, how are the new duties working in practice? - Mario Wolf, Director, Right to Build Taskforce

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Custom and Self Build housing- how are the new duties working?

A **NāCSBA** Initiative
Right to
BUILD
TASK FORCE



Supporting Custom and Self Build Delivery in the UK

Mario Wolf, Director of the Right to Build Task Force

Right to **BUILD**

Self-build and Custom Housebuilding Act 2015 (as amended)

The “The Right to Build” legislative framework

New duty on Councils since April 2016

Self-build and Custom Housebuilding Act 2015:

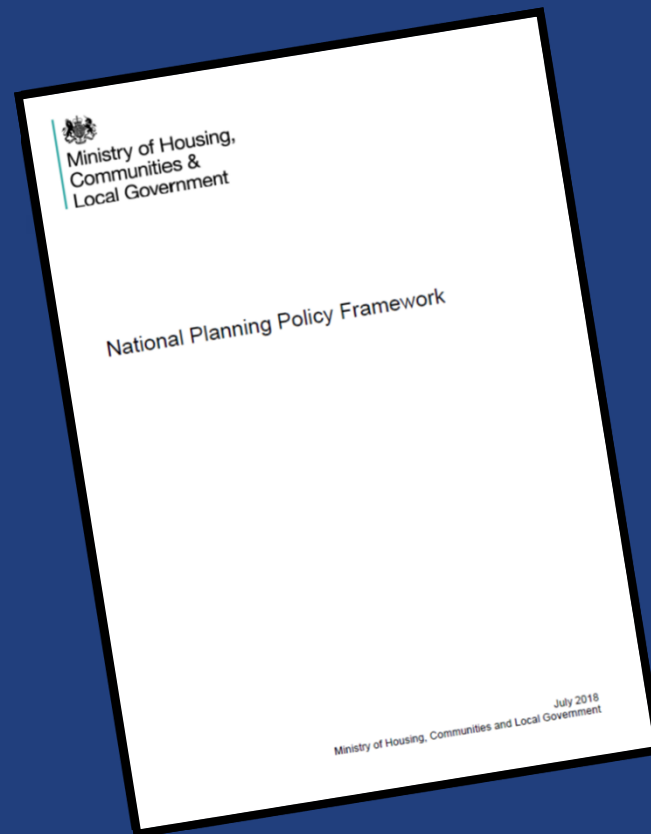
- *keep and publicise a Register of people who want to self/custom build in their area;*
- *have regard to Register when exercising planning, housing, land disposal, regeneration functions*

Housing and Planning Act 2016:

- *amends/supplements Self-build and Custom Housebuilding Act 2015*
- *duty on Councils to meet demand on Register by granting ‘development permissions’ for enough serviced plots to meet demand on rolling annual basis (three years to deliver)*
- *defines what Custom and Self Build homes are and what a ‘serviced plot’ is*

Self-build and Custom Housebuilding Regulations 2016

Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016



- *Councils need to make sufficient provision of land with permission and bring this forward without delay to meet the needs of different groups (Para 59)*
- *... including “people wishing to commission or build their own home”(Para 61, Footnote 26 refers to ‘Right to Build’ duties)*
- *Self and custom-build properties could provide market or affordable housing (Footnote 26)*

Revised National Planning Policy Framework

What is Custom and Self Build housing?

Custom Build

- *Working with a builder, specialist developer or 'enabler' to deliver homes*
- *Many sites offer ready-to-go serviced plots*



Self Build

- *People directly organise the design and construction of their homes*
- *Very few actually do the main construction work*



Usually single homes, but both approaches can be used by groups of people

Benefits for Builders and Landowners

- *Taps into wider demand (offer is different)*
- *Can speed-up build out (people want to build their dream home now)*
- *Improves site marketability (wider offer/more choice)*
- *Shares risk if working with specialist enabling partner*
- *Can improve viability and help with cashflow (good return on ROCE)*



Benefits for Councils and Communities

Councils

- *Can speed-up and grow supply*
- *Improves housing diversity/quality*
- *Supports local smaller builders/local economies*
- *Modular housing friendly*
- *Fewer planning objections*

Communities

- *Widens choice/options*
- *Can help on affordability*
- *Greater community cohesion*



Self-Build and Custom Housebuilding (Right to Build) Registers

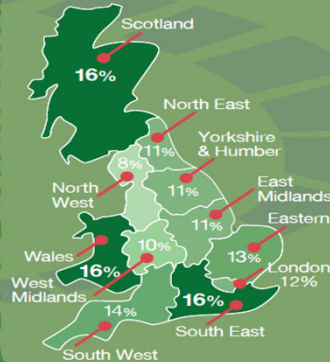
- Tool to gauge short term local demand - all local authorities in England now have one (some share)
- Practice varies widely - limited Government Guidance on scope and form of publicity
- Introduction of local eligibility tests/criteria and fees becoming more common, but have implications for number of registrations
- Most not actively publicised – active promotion essential and doesn't need to be costly (80% of people don't know about them)
- Separate Registers and surveys can be useful when establishing demand for a specific site
- Registers do not help in assessing longer-term demand (consider using new Three Dragons/Task Force tool)

New demand assessment tool now available

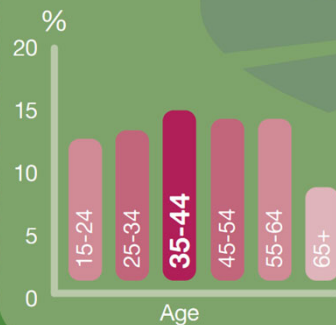


Demand for Custom and Self Build housing is strong across the UK

Those in Scotland, The South East and Wales are most interested in a self build project



35-44 year olds are most interested in undertaking a self build project



- 53% of adults in UK want to build their own home
- 24% increase in single new home permissions in 2016
- **More than a million want to buy a site and start in next 12 months**
- A quarter of them like the idea of working together as a group
- Strong interest in plots that form part of a larger development

Over 33,000 people registered on Demand Registers (Oct '17)

How are local authorities meeting demand

- *Policies promoting housing mix with high level Custom/Self Build references*
- *Land allocations, disposals and acquisitions*
- *Supplementary Planning Documents*
- *Action or Delivery Plan and commitments through Housing Strategy*
- *Proactive promotion through neighbourhood planning (working through communities)*
- *Promotion as part of affordable housing (eg. Exception sites)*
- *Specific support for projects and proactive engagement with community groups and builders (in some cases with Homes England) and 'revolving funds'*
- *Financial help (mortgages/development finance)*
- *Policy asking for Custom/Self Build to be provided on larger housing sites (typically 5-10% for sites over 20 homes)*

Current Local Plan policies typically offer limited support

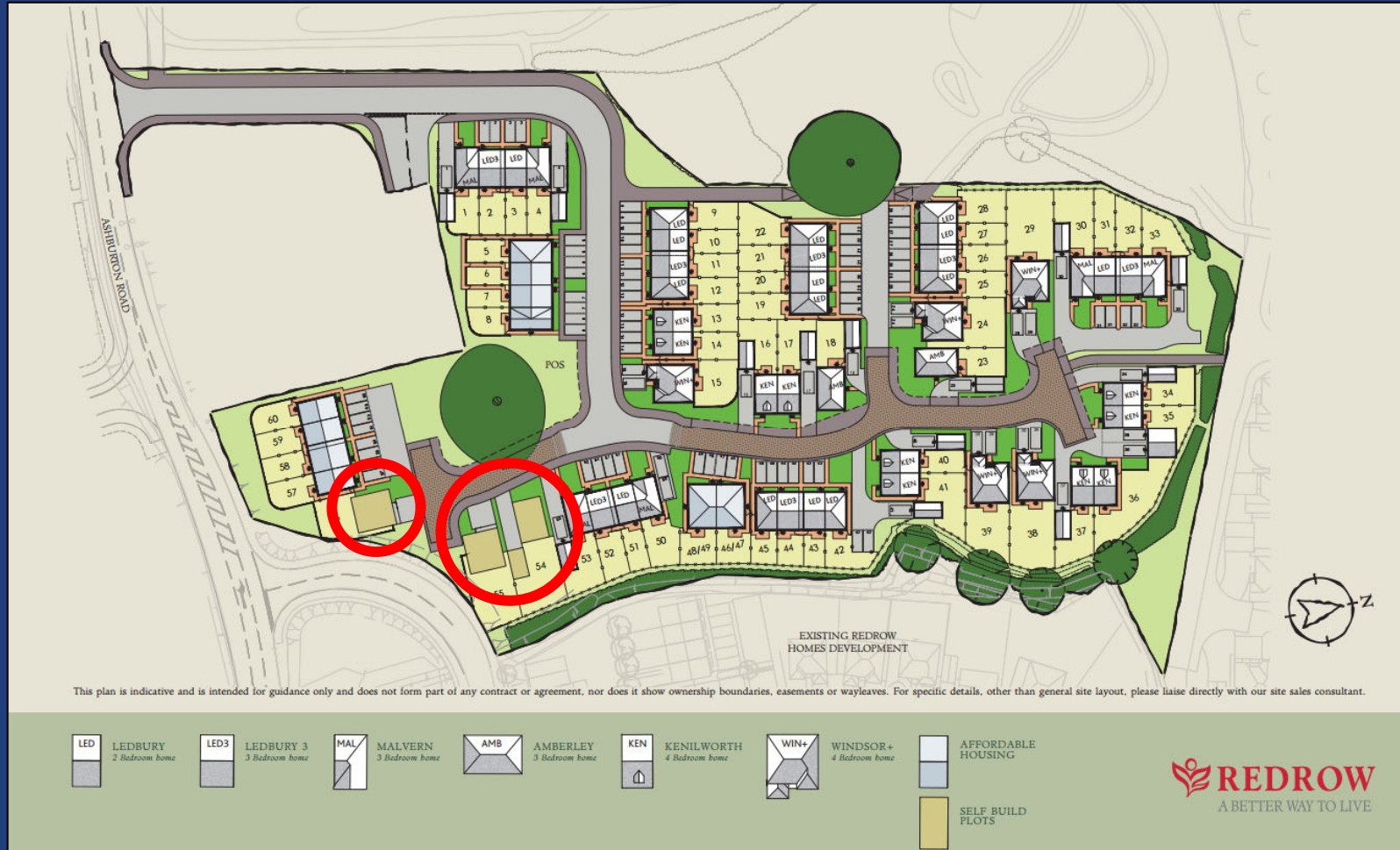
- *Delivery often reliant on vague policy support and encouragement*

“Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies.”

- *Subject to ‘need’ being identified*
- *Subject to ‘percentage policy’ unsupported by clear case of established demand*

“Large developments of 0.25ha or more should explore options to make provision for serviced plots of land for self/custom build housing”

Risk of the local authority “percentage policy”



Understanding the main delivery models



Models

The models described below represent four generic ways that custom and self-build projects can be brought forward by a local authority. Each can be adapted to suit a particular context and links through to key Case Studies that broadly fit the model described and Briefing Notes that provide guidance relevant to each Model.



SERVICED PLOTS COUNCIL INITIATED

A local authority delivers serviced building plots on land it already owns or acquires for the purpose. It then provides access roads and utility connections to the plot boundaries and sells 'de-risked' plots (with the principle of planning permission already established) directly to individual private homebuilders.

[CLICK HERE TO VIEW](#)



SERVICED PLOTS WORKING WITH OTHERS

A local authority works with a third party - such as a Custom Build Developer, Housing Association or charitable foundation - to provide serviced building plots on land owned by the Local Authority or in private ownership. The plots are delivered and sold by the third party (with the principle of planning permission already established) directly to individual private homebuilders.

[CLICK HERE TO VIEW](#)



GROUP PROJECTS COUNCIL INITIATED

A local authority identifies demand for group projects using its Register. It then identifies land for this purpose and markets the opportunity. It may also help groups to form, become constituted and appoint advisers to develop proposals. The local authority develops a method for assessing the proposals against key criteria and awards sites to the most robust groups.

[CLICK HERE TO VIEW](#)



GROUP PROJECTS WORKING WITH OTHERS

A local authority responds to initiatives developed by private groups, charitable foundations or housing associations and seeks to support them where it can by helping them find land, providing planning and strategic policy guidance and introducing them to sources of finance or expertise to ensure their proposals can be viably developed.

[CLICK HERE TO VIEW](#)

www.righttobuildtoolkit.org.uk

Serviced Plots



Delivery at scale: Graven Hill, Bicester (Cherwell District Council)

- *About 1,900 plots for new custom and self build homes*
- *First phase of plots released – most already reserved*
- *Local Development Order gives planning permission*
 - *Detached homes on serviced plots (including small Pocket Plots)*
 - *Shell Build on terraced and mews homes*
 - *Tailored Finish homes*
 - *Shared ownership and rental, in partnership with Housing Association*
 - *1-2 bed apartments with bespoke individual finish from a range of options*



Serviced Plots on larger housing sites



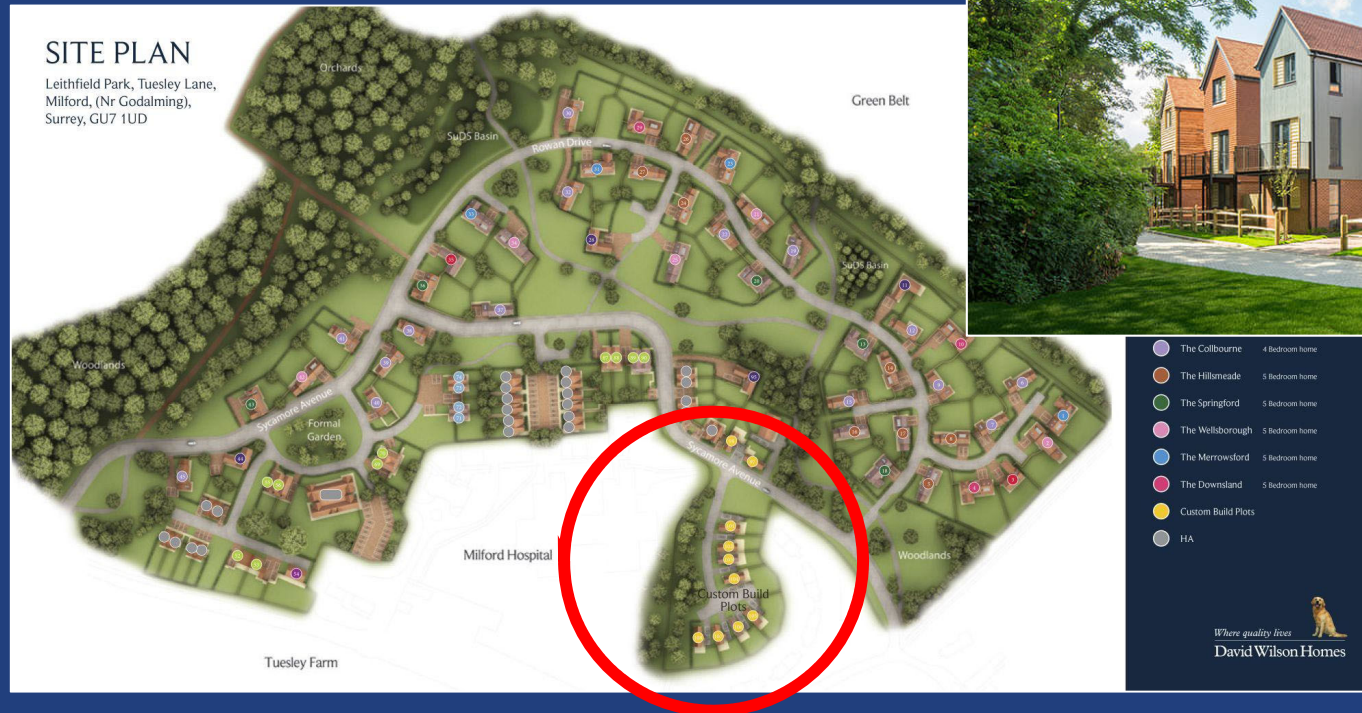
Charles Church, Newcastle Great Park
39 serviced plots from 390-981 sq m

(460 sq m plot costs £170,000)



Popular with new home owners

Leithfield Park, Milford, Surrey



David Wilson Homes, 10 Custom Build plots on 108 home site (9%)
Choose plot, house type + room configurations + specification packages.
Popular with buyers.

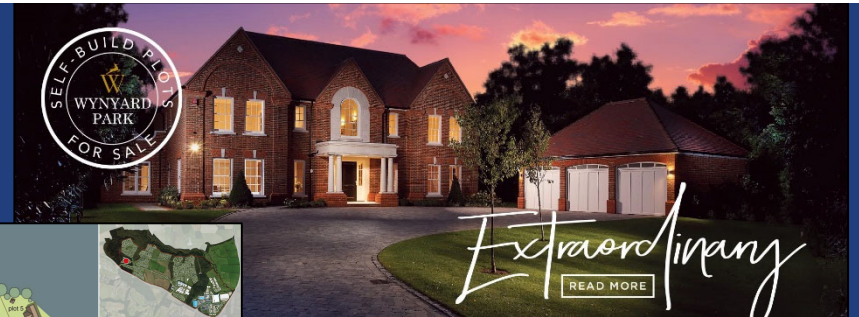
Other projects

Wynyard Park, County Durham

(with Taylor Wimpey, Story Homes, Avant Homes, David Wilson Homes)

Self Build plots available in three main developments: Manorside, The Beaumont and Wellington Gardens. Manorside has 28 premium plots reserved for 'Grand Self Build residences'.

Design Code specifies approval process and other requirements, including need for buyers to consult landowner at early design stage and submit designs and materials for approval within 3 months of plot purchase (consultation fee payable)



Other projects

Dominion, Carr Lodge, Doncaster

Fairgrove Homes

25 plots with D&B contract to build range of 3, 4 and 5 bed homes (8% of overall scheme)

Choice over build stage: watertight, basic build with bronze, silver or gold finish



Other projects

Squirrel Wood, Basingstoke

122 Custom Build homes
(including affordable housing)

Buyers reserve plot, get help to secure custom-build mortgage, choose house type, room layouts and other available features and agree design/build contract.

Customers can also use own builder.



Other projects on smaller parcels or sites



Blueprint, Green Street, Phase II, Nottingham

7 Custom Build homes on 21 unit site, extensive interior layout and finish choices



**Quinn Estates,
Hammill Park, Kent**
19 serviced plots for 'enabled self build', with outline planning- strong local demand



**Potton, French Fields,
Cheshire**
18 plots for 3-6 bed homes

Other projects on smaller parcels or sites



PLOT, Village Farm, Murton, Durham

10 plots with planning permission for 4-5 bed homes
From £115,000



Other projects on smaller parcels or sites



Czero Developments, The Leys, Shropshire

9 plots with detailed planning permission
and pre-approved/costed house types
From £120,000 (for 590 sqm plot)



Considerable interest from Garden Towns and Villages

Aylesbury Woodlands (Buckinghamshire Advantage)

At least 165 plots on
1,100 home scheme
(15%)

Final quantum, mix,
location still being
considered



Planning permission remains flexible about final number, subject to local demand/viability

'Affordable housing' policy compliant models



Community Land Trusts

Discount market sale

Shared ownership

Affordable and social rent

*Opportunities on exception sites or
as part of affordable housing mix
on larger sites*

Exception Sites for Affordable Housing



Single Exception Sites policy in Shropshire

Bristol CLT projects



Two projects – 12 new affordable homes on former school site, and another 36 homes on a second site

K1 (Marmalade Lane), Cambridge's first cohousing community

40 sustainable low cost homes built by developers TOWN for a cohousing community

Members own freehold or long lease and jointly own the freehold 'estate'



Orwell Housing Association 'self finish' project, Felixstowe



Two 'self finish' projects – residents saved about £6,000 by doing tiling, decorating, landscaping and installing kitchens. Can part buy/part rent the homes for £500 a month

Custom Build Starter Homes



Outline planning permission for 20 homes, Howton Field, Newton Abbot

Community Self Build, Walthamstow



Block of redundant garages transformed into ten affordable homes – all for rent at around £120 a week (2 bed home)



Opportunities to deliver at scale and density



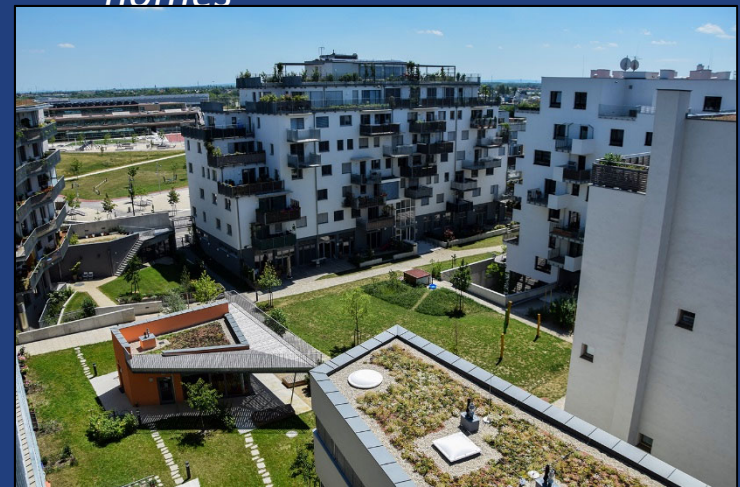
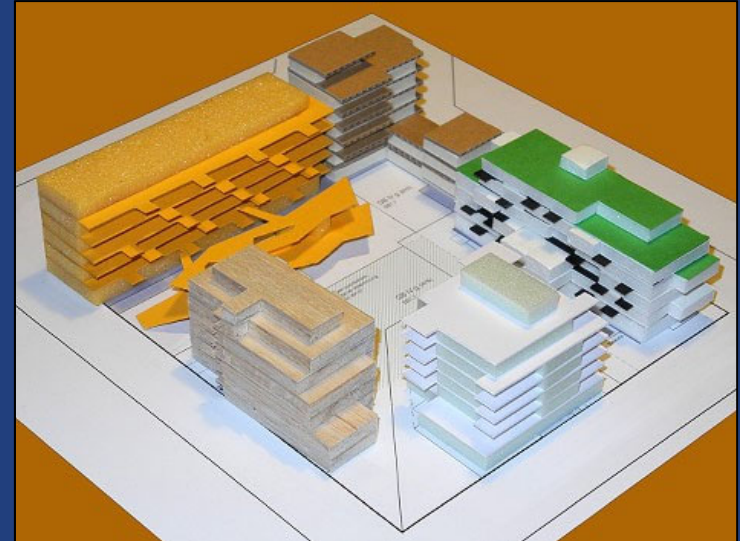
Mixed approaches on larger sites at density







New Delft- one third Custom and Self Build housing as part of city regeneration project of over 800 homes (consents on plots given in two weeks in accordance with design code)





Custom Build enabled models





Single plot and larger infill and regeneration opportunities



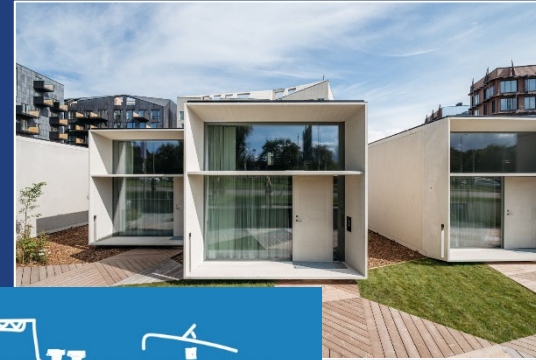
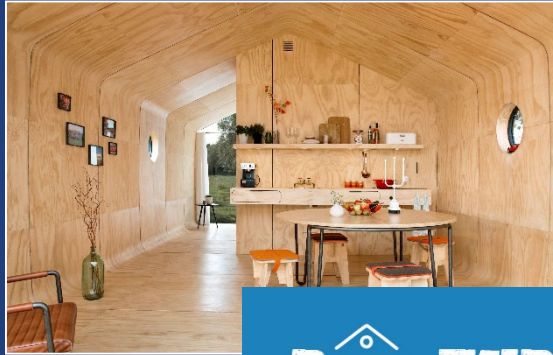
New delivery models... opportunities for older people and downsizers



Cohousing for older people, High Barnet, London

First senior cohousing community in the country- 25 flats for older women. Most owner-occupied, some social housing

New delivery models...



BouwEXPO Tiny Housing.



*Tiny House opportunities at Almere
9,000 visitors to Council Expo over two weekends. Affordable innovative housing
with plots rented from the Council*

Self-refurbishment opportunities



Self-refurbishment opportunities



Self-refurbishment opportunities

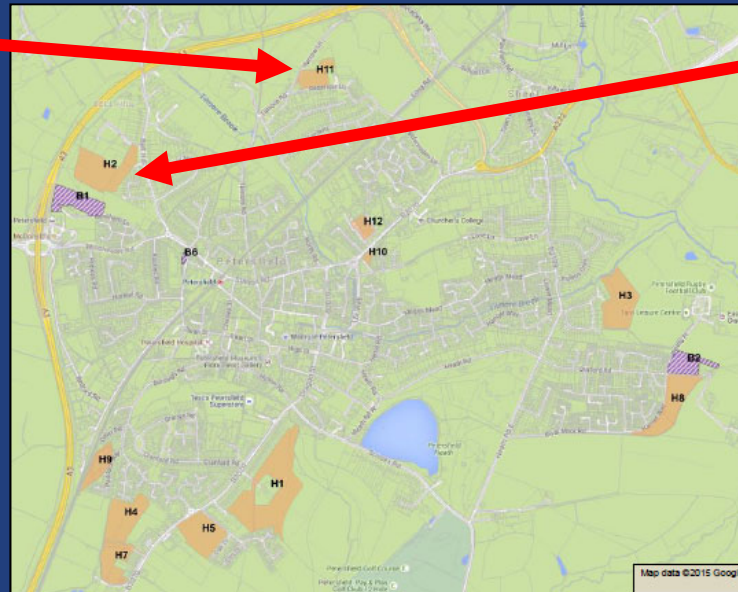


Neighbourhood planning opportunities



11 homes

Petersfield Neighbourhood Plan Allocation for 112 Custom and Self Build homes



101 homes

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TASK FORCE



Supporting Custom and Self Build Delivery in the UK

We are here to help, please contact us at:

righttobuildtoolkit.org.uk
taskforce@nacsba.org.uk