

Date of Meeting 22nd February 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Self-build Monitoring Report

Report summary:

A new self-build monitoring report has been produced that covers the period from 30/10/2020 until 31/10/2021. This shows that the overall demand for plots indicated on the self-build register was 44, with 26 on 'Part 1' of the register. We will need to permission enough serviced plots to meet the demand indicated on Part 1 (26 plots) between 31/10/2021 and 30/10/2024.

Supply figures show that we permissioned around 36 plots suitable for self-build between 31/10/20 and 30/10/21 and that we have met our legal requirements to permission enough serviced plots to meet the demand shown on our self-build register up to 30/10/2020.

Since the last self-build monitoring report was published, the Self-build Task Force has issued guidance on how monitoring should be undertaken. As a result of this guidance we have amended our approach. We now only count permissions as suitable for self-build where there is an application for CIL exemption on the basis that the development is self-build (previously we used all planning permissions for single dwellings). This has reduced our supply figures, but we still comfortably meet our legal requirements (to permission enough suitable plots to meet the demand shown on part 1 of the register within 3 years).

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee:

1. **Note the draft monitoring report and that it will be used to inform planning decisions (both to inform local plan production and inform decision making on planning applications).**
2. **Note that 44 individuals were added to the self-build register during the latest monitoring period (31/10/20 to 30/10/21).**
3. **Note the need to permission 26 plots suitable for self-build between 31/10/20 and 30/10/23 to meet the level of demand shown on Part 1 of the self-build register (between 31/10/20 and 30/10/201);**
4. **Note that the demand for self-build plots indicated on the register should be taken into account in our planning, housing, regeneration and estate functions.**

Reason for recommendation:

The latest monitoring report shows that East Devon is meeting its statutory duty to provide a supply of suitable sites to meet the demand for self/custom build housing shown on the self-build register. The Council also has a duty to take account of the register when exercising its planning, regeneration, housing and estate management functions.

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk; The increased delivery of land for self-build and custom build purposes is a government priority and there is a duty to provide sufficient serviced plots to meet the demand shown on the register.

Links to background information [Self-build and custom build - East Devon](#), [Self-build and custom build - Monitoring - East Devon](#), [Right to Build Task Force : Resources: Planning: Good Practice Guidance](#) (please note that the guidance is free to view, but requires a registration).

Link to [Council Plan](#):

Priorities (check which apply)

- Better Homes and Communities for all
- Greener East Devon
- A resilient Economy
- Services that matter

Report in full

1. Background to self-build register

- 1.1 The Government is keen to encourage opportunities for people to build their own homes. It diversifies the supply of housing, gives individuals and groups the opportunity to tailor make their own home, can be cheaper than buying a 'standard' home from a house builder and can produce innovative designs with enhanced ecological credentials.
- 1.2 Since March 2016 we have kept a register of people who are interested in building their own home in East Devon. Since October 2017 we have had a duty to ensure that enough serviced plots are 'permissioned' to meet the demand shown on the register. Our recently published draft self-build monitoring report 31/10/20 to 30/10/21 shows the latest demand and supply figures and includes definitions of what constitutes self-build housing. We need to consider the results in our planning, housing, regeneration and estate functions.

- 1.3 In April 2017 we introduced a local connection test so that, generally, only those who live or work in East Devon, are included on the part of the register that is used to gauge demand for the number of plots that need to be permissioned (Part 1). In February 2020 this Committee decided to keep the local connection test and not to introduce a financial solvency test or a registration fee. It is not considered that circumstances have changed that would justify reconsideration of these issues.
- 1.4 In addition to being relevant to developing plans and policies, Government [Guidance](#) states that the self-build register is likely to be a material consideration in planning applications. The guidance also says it should be taken into account in housing decisions, including preparing local housing strategies, delivering affordable housing, supporting community-led housing and building housing on land owned by the local housing authority. The register should also be used to inform disposal of Council owned land and when preparing redevelopment plans. The relevant officers have been made aware of the monitoring figures.
2. Summary of draft self-build monitoring report
- 2.1 The latest (fifth) self-build monitoring report (attached) shows that during the last monitoring period (31/10/2020 to 30/10/2021 – these dates are set by legislation) 44 individuals were added to our self-build register. Since April 2017 our register has been divided into two. Part 1 includes a local connection test: we have a legal duty to permission enough serviced plots that are suitable for self-build to meet the level of demand shown on Part 1 of our register. The number of individuals added to Part 1 of our register in the latest monitoring period (which is referred to as a base period) was 26. Part 2 of the register is for those who do not meet the local connection test. Parts 1 and 2 together indicate the general level of demand for self-build and we must have regard to this in our planning, housing, regeneration and estate functions.
- 2.2 We are required to show that we have permissioned enough serviced plots to meet the demand shown on Part 1 of the register within the three years following the end of each base period. In 2021 the Self-build Task Force (a government funded body that supports the delivery of self and custom building) published good practice [guidance](#), including advice on monitoring. As a result of this guidance we have amended how we work out our supply of plots suitable for self-build. Previously we counted all single permission, but in the draft report we have only included plots where an application has been made for CIL exemption on the grounds that the development is self-build. We also have used the new method to reassess previous base periods. Our new approach is broadly in line with the Task Force guidance, but it does differ in one significant way: we ‘count’ developments where an exemption to CIL has been granted rather than when the development is complete and a further form has been submitted to demonstrate compliance with the regulations. Details of the method we have used to calculate our supply of plots suitable for self-build is included in Section 3 of the monitoring report.
- 2.3 Our figures show that sufficient permissions have been granted to meet the demand shown for the first three base periods (the requirement for meeting this expired on 30/10/2019, 30/10/2020 and 30/10/2021 respectively). The requirement to meet the demand shown in the fourth base period does not expire until 30/10/2022, but our figures show that we have already permissioned enough plots to meet the demand shown for both the fourth and fifth base periods.
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Financial implications:

There are no financial implications

Legal implications:

There are no legal implications other than as set out within this committee report and draft monitoring report