



**South
Cambridgeshire
District Council**



Right to Build Vanguard Programme

Self / Custom Build Experience



“ Measures that South Cambridgeshire could adopt in order to support new entrants into the market and to scale existing small providers up.

”

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introduction

This submission is from South Cambridgeshire District Council, which comprises around 22,000 acres and 60,000 households in just over 100 villages.



This report has been written in relation to the evidence sought by the APPG enquiry on diversifying the house building industry.

We hope that it goes some way to expressing how South Cambridgeshire District Council may assist in developing the self and custom build programme.

We would welcome the opportunity to present to Richard Bacon MP, Helen Hayes MP and Baroness Bakewell on the 27th October 2016.

Laurence Castle
Self and Custom Build Regional Manager

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01954 713149
07850 618690

recommendations

- More visible political support
- More promotion to enhance public knowledge of the possibility of being able to have an input into building their new home.
- Some gentle pressure on local authorities to encourage them to embrace the new legislation and requirements
- Each Vanguard Authority should prepare a report outlining what they have done to help others to implement good practice.

01

In order to increase the land supply:

Increased national publicity around self builders and more prominent PR resulting from initiatives such as the Housing Task Force should be encouraged and supported. For example prominent housing task force members making TV/radio etc. media appearances to let people know that custom and self-build may be an option to home ownership. Anyone interested in having an input into building their own home should contact their Local Authority to express an interest on the self-build register. All local authorities should have a register in place now and will be required to identify suitable serviced plots.

02

Each Vanguard Authority should prepare a report on what they have done locally.

The report should include their approach to setting up the register of interest, how they have published the register and how this publicity has increased awareness and thereby numbers on the register, workshops undertaken, lessons learned and what they are doing in the future. Do they have an adopted Local Plan in place, and is the Local Plan supportive of custom and self-builders? Does Planning Policy require an element of Custom and Self-build as part of the planning process?

03

Mortgage availability

Access to self-build finance products is a significant barrier to the growth of self-build in the UK. As a result of the Governments right to build initiative financial markets are working to create a bespoke product to bridge this gap. For example, Arlingclose have launched a new Bespoke / Custom Build model which provides a partnership between local authorities and mortgage lenders, with up to 95% LTV mortgages without the need for stage payments. Self build mortgage lending has been made as easy as new build mortgages and several lenders are already on board.

Local authorities could provide further mortgage support to disadvantaged people who are currently locked out of the mortgage market.

Mortgage lending will be provided by existing mortgage lenders, with an up to 100% indemnity from the local authority.

04

05

(a) - Regional Planning - a simplified system is required; please see our regional letter dated 15th April 2016 (appendix 01). Planning for development. See [Barker report Page 6 para 23](#) and [IPPR report page 38 reference 6.1.3 Planning reform para a The Behaviour of Local Authorities](#).

(b) - Auctions [IPPR report page 45 reference 7.5.1 Objective 1 Releasing more land](#).

(c) - Australia/USA – system to be adopted reference [IPPR report page 46 7.5.2](#) objective 2 De risking land in the development process – “by the development process being

split into two separate parts with the building of homes separated from the purchase and trading of land. This split between land trading and the actual business of building is common elsewhere in the US and Australia for example; while in France this split is legally enforced.

(d) - Green belt to be allocated into priority sections – [Barker report page 5 section 11](#).

(e) - Local authorities could provide / support mortgages to specified groups.

07

Research and Development

Explore how other countries are already dealing with R&D and adopt best practice.

Tax changes

Taxes could be reduced or tax relief increased, for example CGT / inheritance tax / Agricultural / Forestry / to free up Self Build finance.

06

08

UEA/adapt/South Cambs (see appendix 02)

New building materials and new ways of building. Modular construction/system build products could unlock faster, more efficient self-build.

Starter Homes

We are aware that secondary legislation is still awaited on the detail around starter homes particularly in the context of the new cabinet and their potential to reset government priorities.

09

10

Land supply

Land as a barrier to entry is one of the main and most challenging problems - [IPPR report Graph figure 2.2 page 8](#) – [IPPR report Page 32 reference 5.7](#).

11

Quality of Housing

Declining size and poor quality – how to address these issues – Local Authorities Building Control to look at quality.

IPPR report states (in reference to Figure 3.4) that “UK new homes are amongst the worst performing in the EU in terms of size” - See [IPPR report page 12 reference 3.1.2](#).

“Shameful shoe-box homes”. (RIBA, 2011)

12

Land market transparency

IPPR report states that “This lack of information about the land market blocks new entrants”.

[IPPR report page 42 reference 7.2](#) - Land market transparency.

We should have full disclosure on land ownership.





Shortage of planners

More courses to be incorporated into Universities, schools to highlight careers available in planning, with the intention of producing more planners to fill the gap in the industry. Recruitment and retention of planners is a challenge in high value areas.



Skills shortages

- No age barrier on possible apprenticeships
- More funds available for apprenticeships
- Assist small builders and key workers in skills, training and business development
- Improve general knowledge of self-build/custom build

our organisation

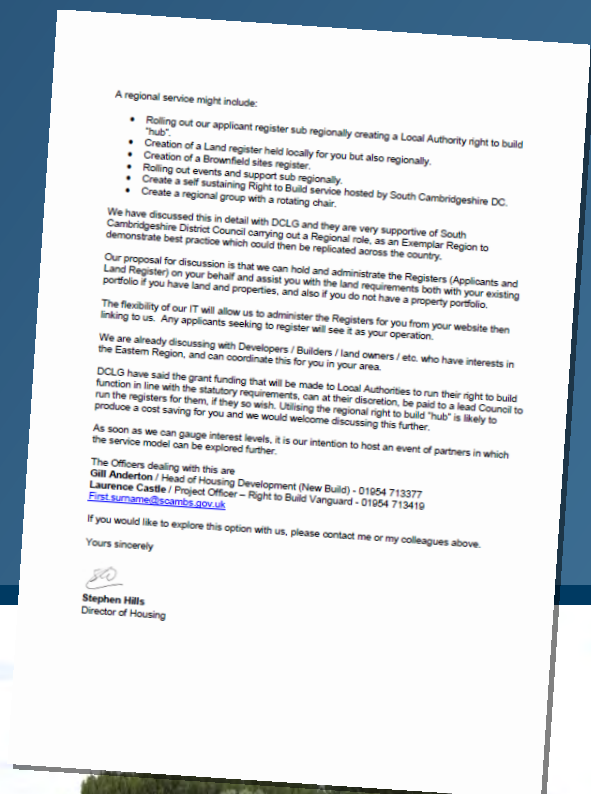
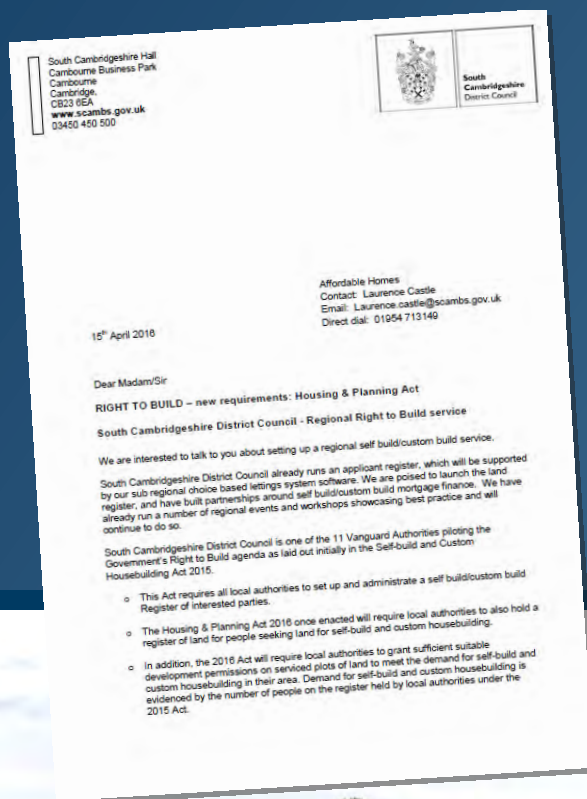
South Cambridgeshire District Council is one of the eleven vanguard authorities and is leading in taking the Government's agenda forward.

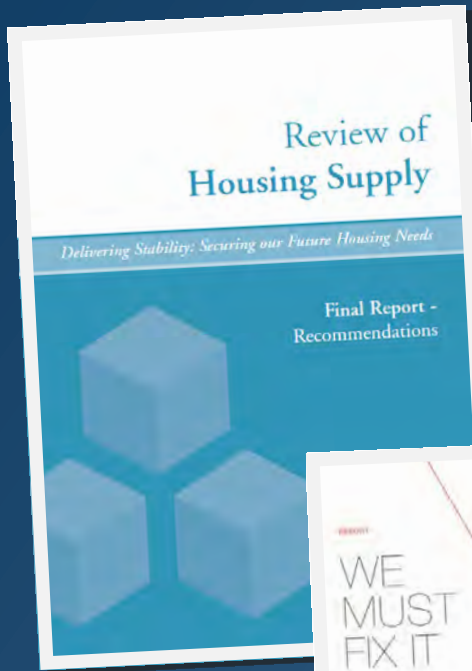
We have identified over 100 plots within our own land holdings for self-build and are working with partners to increase this delivery and to incorporate self/custom build within our Local Plan.



Our Regional 'Right to Build' service for the Eastern Region

Please click one of the preview pages below to view our letter outlining our regional 'Right to Build' service for the eastern region.





The Barker Report.



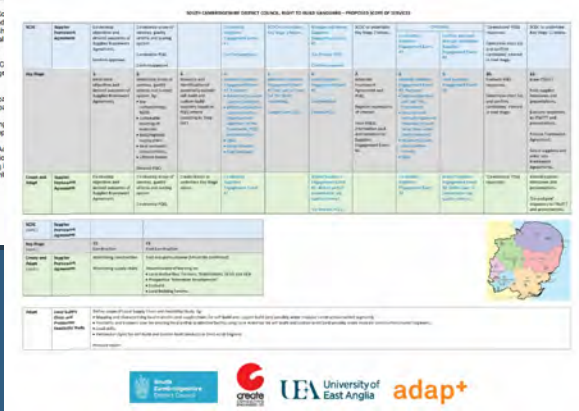
Regional map.



IPPR Report.



Arlingclose Housing Toolkit



UEA/adapt/create

Barriers and opportunities in releasing and obtaining land for housing development

Regulatory barriers or unnecessary complexities when trying innovative approaches to the compulsory purchase, disposal or leasing of land.

- Capital gains tax – could be lowered for land sales for residential development.
- Current regulatory framework makes mortgage lending un-necessarily difficult, e.g. mortgage offers expire after 6 months and there is a risk of not being renewed. The custom and self build process usually takes longer than conventional development, so there is a need to have a flexible approach where a mortgage offer relating to a custom or self-build project can be extended to 12 months without too much red tape.

Opportunity - Mandatory inclusion in Local Plans of Self / Custom Build as percentage of new developments

Reasons that stop landowners from releasing land for new sources of housing supply.

- Inheritance tax – death duties (could reduce period of time re write downs)
- Capital gains tax – wishing to keep farm land for agricultural land purposes which is more tax efficient.
- Forestry - change tax rules.
- Developers / land owners may be waiting for land values to increase and make greater profits. Can land owners be encouraged to build now rather than later? Alter Tax structure to encourage development Planning permission expiry deadlines to be tightened? Shorter periods?

Opportunity - Lower tax Rate for Self/ Custom Build and to include substantial refurbishments.

The planning system, and how permission in principle, local development orders and serviced plots might help.

There is a shortage of planners in the UK, the planning system needs to be simplified.

- [Page two of the Barker Report](#)
- [Page five, green belt, of the Barker Report](#)
- [Page six, planning for development, of the Barker Report](#)
- [Page eight, section 38 of IPPR & page six, the proposed government \(broken transmission mechanism\)](#) - we agree with this statement.

There is a need for the current approach to planning policy to be more supportive of custom and self-build. Many planning departments have not yet started considering this in Local Plans, and many planning departments pro-actively obstruct such development (anecdotal from the NaCSBA summit with the Housing Minister at the House of Commons). We would welcome the opportunity of discussing ways of mitigating this.

We have held several workshops to inform applicants of what South Cambridgeshire District Council is doing in regards to Self/Custom Build and have provided them with information and help; we also have individual sessions with applicants when requested. Please see the [appendices](#) for associated flyers and information for these workshops.

New ways of providing access to finance for pre-development and development stages, and ways of de-risking schemes.

IPPR – see 3.2.5 (high levels of debt and constraints on access to capital).

Organisations like Arlingclose and Capita are helping. A new and innovative model has been developed to support custom and self-builders. Currently, the main barrier is mortgage availability; most lenders do not like self-build mortgages due to the additional risk of advancing money on properties which may not ultimately be completed.

Even though some lenders offer self-build mortgages, aspiring self-builders have to have a large initial deposit, typically 25% towards the land purchase as well as the ability to pay rent / existing mortgage during the build process. The build cost may be funded by a bridging loan or via specialist mortgage lending in an area perceived as niche lending.

As such, loans tend to be expensive. The usual 5 or 6 stage payments also pose a problem both to lenders and to the self-builder.

The Arlingclose Bespoke / Custom Build model removes the risk of delays and non-completion as the participating local authority has overall control and can use economies of scale to encourage bigger development / build contracts and reduce costs. The need for stage payments has been removed, making the mortgage in effect just a new build mortgage for a bespoke new home.

Up to 95% LTV mortgages can be offered in partnership with the participating local authority, who will generally own the development land. Lenders do not advance any funds until completion, and lender exposure is only on 75% LTV as the local authority indemnifies up to 20% of the mortgage. So this model provides high LTV mortgages on custom and self-build properties, pricing is similar to 75% LTV, and without the need for stage payments. Hence, all the key barriers for mortgage finance have been removed.

However, there are still barriers as some lenders still perceive such mortgages as self-build mortgages and some lenders will not consider high LTV mortgages even if local authorities offer to share the risk. How can this final barrier be overcome? Are there any incentives for lenders to consider new and innovative ways to offer mortgages for self and custom build? Can the government encourage lenders to participate through incentives?

Arlingclose work closely with the CML and a range of mortgage lenders, but only the more advanced of the small to medium sized lenders have shown an active interest so far. Can we do more to encourage lenders? Can we do more to encourage local authorities?

Examples of past public and charitable funds, and the specific reasons why they did or didn't work.

CLT's are in their early stages of development and may help here.

Mortgages and other consumer products that could support more innovation and new models.

Local authorities could work in partnership with mortgage lenders to support local applicants with low income and / or an imperfect credit history and / or any other disadvantaged groups of people who are currently locked out of the mortgage market. This support can be provided by the local authority acting as a mortgage guarantor and

indemnify up to 100% of lending. This approach ensures that although the participating local authority takes the risk on the mortgage, the risk is fully assessed by a suitably qualified mortgage lender and the mortgage book is managed by a suitably qualified and experienced mortgage lender.

Other types of funding that would be useful, for example seed-corn grants, low interest loans and government guarantee schemes.

Like Greater London Enterprise start up funds for small builders to allow more entrants into the market. Lack of qualified support for apprenticeships for the building industry including age restriction which should be removed.

Greater partnership work between developers and local authorities,

starting at the planning stage. Developers could be encouraged to identify land for self-builders through Planning Policy and through pre-planning application discussions. For example;

- Enhanced discussions on S106 agreements
- Balance of affordable housing vs custom and self-build. This is a question raised by developers builders on a regular basis and needs to be addressed.





Examples of groups or builders being supported to start or complete a housing project by an enabling organisation or partnership, and which elements were most important.

- Please see regional letter. South Cambridgeshire District Council can run the process.
- More infrastructure is needed in the region e.g. A47 which will promote development like the Northern Distribution Route (NDR) for Norwich which has created more land availability and improvements to the A14,
- Greater partnership working through networks and regional / local housing events. Many stakeholders would be keen to get involved but don't currently know how to.

How practitioners can be supported to adopt best practice, for example with a menu of multi-disciplinary experts funded to support implementation.

South Cambridgeshire District Council are, as part of the Regional Right to Build Service, running workshops and other events for partners and stakeholders to highlight best practice and bringing key stakeholders together to make this happen.

The benefits of local or regional partnerships, and how they can build up local knowledge and connections to implement government priorities like the 'right to build'.

Please see [regional letter](#), the release of administration grant to each local authority to run their self/custom build function under the Housing & Planning Act (2016) would unlock South Cambridgeshire District Council's offer of a regional hub service for the eastern region.



Constraints on local authorities being able to engage with new sources, and how those could be overcome.

- We need more overseas building companies like Holland/Germany entering the UK market. [See page 46 of IPPR report regarding land allocation board reference \(7.5.2\)](#). However, mortgage availability remains a key barrier even if innovative developers are available.
- More research on development function is needed, which is something South Cambridgeshire District Council is addressing.
- UEA/create/adapt SCAMBS are leading the way in looking at all new construction techniques / materials etc. and scoring them. We wish to highlight these new advances to demonstrate how a sustainable home can be built for £68,000 - which we think is possible.



Ways to build capacity in the new source sectors, either at a national, regional or local level.

- More grant funding for our regional development service to assist us in delivery of our Regional Right to Build Service.
- DCLG to respond to secondary legislation and grant funding, and demonstrate the level of political support behind the new self and custom build agenda.
- Publish the work undertaken by all 11 vanguard authorities and how they have set a blueprint for all local authorities to follow. Each vanguard has very specific local housing needs, so a publication of work undertaken by all will greatly support the future approach on a national basis.
- Housebuilders reluctant to invest in Research and development – Barker report page 104 para 6.7.
- More Institutional investment required [Page 105 Barker report para 6.10](#) e.g. Real Estate Investment Trusts.
- Modern Methods of Construction (MMC) and Off Site Manufacture (OSM) – should be considered for support especially SME's re new building products e.g. Vitromite Scottow Enterprise Park Norfolk - Barker report page 113 para 6.32.



What one thing could national government do to make the most difference?

- Release more support funding and publicise nationally and require Local Plans to include a Self Build Target
- South Cambridgeshire District Council are a regional exemplar authority and are happy to lead this.



conclusions

Please refer to the executive summary and recommendations.

- More visible political support
- More promotion to enhance public knowledge of the possibility of being able to have an input into building their new home.
- Some gentle pressure on local authorities to encourage them to embrace the new legislation and requirements
- Each Vanguard Authority should prepare a report outlining what they have done to help others to implement good practice.

Appendices



15th April 2016

Affordable Homes
Contact: Laurence Castle
Email: Laurence.castle@scambs.gov.uk
Direct dial: 01954 713149

Dear Madam/Sir

RIGHT TO BUILD – new requirements: Housing & Planning Act

South Cambridgeshire District Council - Regional Right to Build service

We are interested to talk to you about setting up a regional self build/custom build service.

South Cambridgeshire District Council already runs an applicant register, which will be supported by our sub regional choice based lettings system software. We are poised to launch the land register, and have built partnerships around self build/custom build mortgage finance. We have already run a number of regional events and workshops showcasing best practice and will continue to do so.

South Cambridgeshire District Council is one of the 11 Vanguard Authorities piloting the Government's Right to Build agenda as laid out initially in the Self-build and Custom Housebuilding Act 2015.

- This Act requires all local authorities to set up and administrate a self build/custom build Register of interested parties.
- The Housing & Planning Act 2016 once enacted will require local authorities to also hold a register of land for people seeking land for self-build and custom housebuilding.
- In addition, the 2016 Act will require local authorities to grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area. Demand for self-build and custom housebuilding is evidenced by the number of people on the register held by local authorities under the 2015 Act.

A regional service might include:

- Rolling out our applicant register sub regionally creating a Local Authority right to build “hub”.
- Creation of a Land register held locally for you but also regionally.
- Creation of a Brownfield sites register.
- Rolling out events and support sub regionally.
- Create a self sustaining Right to Build service hosted by South Cambridgeshire DC.
- Create a regional group with a rotating chair.

We have discussed this in detail with DCLG and they are very supportive of South Cambridgeshire District Council carrying out a Regional role, as an Exemplar Region to demonstrate best practice which could then be replicated across the country.

Our proposal for discussion is that we can hold and administrate the Registers (Applicants and Land Register) on your behalf and assist you with the land requirements both with your existing portfolio if you have land and properties, and also if you do not have a property portfolio.

The flexibility of our IT will allow us to administer the Registers for you from your website then linking to us. Any applicants seeking to register will see it as your operation.

We are already discussing with Developers / Builders / land owners / etc. who have interests in the Eastern Region, and can coordinate this for you in your area.

DCLG have said the grant funding that will be made to Local Authorities to run their right to build function in line with the statutory requirements, can at their discretion, be paid to a lead Council to run the registers for them, if they so wish. Utilising the regional right to build “hub” is likely to produce a cost saving for you and we would welcome discussing this further.

As soon as we can gauge interest levels, it is our intention to host an event of partners in which the service model can be explored further.

The Officers dealing with this are

Gill Anderton / Head of Housing Development (New Build) - 01954 713377

Laurence Castle / Project Officer – Right to Build Vanguard - 01954 713419

First.surname@scambs.gov.uk

If you would like to explore this option with us, please contact me or my colleagues above.

Yours sincerely



Stephen Hills

Director of Housing

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL, RIGHT TO BUILD VANGUARD – PROPOSED SCOPE OF SERVICES

SCDC	Supplier Framework Agreement	Co-develop objectives and desired outcomes of Supplier Framework Agreement. Confirm approval.	Co-develop scope of services, quality criteria and scoring system. Co-develop PQQ. Confirm approval.		Co-develop Suppliers Engagement Event #1. Confirm approval.	SCDC to undertake Key Stage 5 below.	Manage and deliver Suppliers Engagement Event #1. 'Co-finalise' PQQ. Confirm approval.	SCDC to undertake Key Stage 7 below.	OPTIONAL		'Co-evaluate' PQQ responses. Determine short list, and confirm candidates' interest in next stage.	SCDC to undertake Key Stage 11 below.
									Co-develop Suppliers Engagement Event #2.	Confirm approval. Manage and deliver Suppliers Engagement Event #2.		
Key Stage		1. Determine objectives and desired outcomes of Supplier Framework Agreement.	2. Determine scope of services, quality criteria and scoring system. Eg: <ul style="list-style-type: none">• low carbon/energy, NZEB;• sustainable sourcing of materials;• local/regional supply chain;• local vernacular characteristics;• Lifetime homes. Develop PQQ	3. Research and identification of potentially suitable self-build and custom-build suppliers based on PQQ criteria (resulting in 'long-list').	4. Develop Suppliers Engagement Event #1. Purposes: <ul style="list-style-type: none">• Advertise to a wide supplier audience;• Inform prospective suppliers of the objectives and operation of the Framework, PQQ and evaluation;• Q&A;• Gauge interest;• Gain feedback.	5. Advertise Suppliers Engagement Event #1 (incl. use of 'long list' for direct marketing). Comply with OJEU.	6. Hold Suppliers Engagement Event #1. Use feedback. Finalise PQQ.	7. Advertise Framework Agreement and PQQ. Register expressions of interest. Issue PQQs, information pack and invitation to Suppliers Engagement Event #2.	8. Develop Suppliers Engagement Event #2. Purposes: <ul style="list-style-type: none">• Explain objectives and 'sell' the Framework;• Describe and estimate value and timescale of work to be done under the Framework;• Review PQQ and key selection criteria;• Q&A.	9. Hold Suppliers Engagement Event #2.	10. Evaluate PQQ responses. Determine short list, and confirm candidates' interest in next stage.	11. Issue ITN/ITT. Hold supplier interviews and presentations. Evaluate responses to ITN/ITT and presentations. Finalise Framework Agreement. Select suppliers and enter into Framework Agreements.
Create and Adapt	Supplier Framework Agreement	Co-develop objectives and desired outcomes of Supplier Framework Agreement.	Co-develop scope of services, quality criteria and scoring system. Co-develop PQQ.	Create/Adapt to undertake Key Stage above.	Co-develop Suppliers Engagement Event #1.		Attend Suppliers Engagement Event #1; deliver part of presentation (eg quality criteria). 'Co-finalise' PQQ.		Co-develop Suppliers Engagement Event #2.	Attend Suppliers Engagement Event #2; deliver part of presentation (eg quality criteria).	'Co-evaluate' PQQ responses.	Attend supplier interviews and presentations. 'Co-evaluate' responses to ITN/ITT and presentations.

SCDC (cont.)	Supplier Framework Agreement		
Key Stage (cont.)		12. Construction	13. Post Construction
Create and Adapt (cont.)	Supplier Framework Agreement	Monitoring construction Monitoring supply chain.	Post occupancy review (KPIs to be confirmed). Dissemination of learning to: • Local Authorities, Partners, Stakeholders, DCLG and HCA • Prospective 'federation development' • Ecobuild • Local building forums.



Adapt	Local Supply Chain and Production Feasibility Study	Define scope of Local Supply Chain and Feasibility Study. Eg: • Mapping and characterising local materials and supply chains for self-build and custom-build (and possibly wider modular construction market segment); • Feasibility and business case for creating local prefabricated production facility using local materials for self-build and custom-build (and possibly wider modular construction market segment); • Local skills; • Vernacular styles for self-build and custom-build products in the East of England. Produce report.	
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BCB Bespoke / Custom Build

SIGN UP PROCESS AND INFORMATION PACK



BCB Bespoke / Custom Build



Following the introduction of the Self-build and Custom Housebuilding Act 2015 and in accordance with the Housing and Planning Act 2016, local authorities are required to support aspiring custom and self-builders in a range of new ways. In the UK, one of the key obstacles to custom and self-build is the lack of suitable mortgage finance.

To address this, we have developed a new and innovative model that will provide up to 95% Loan to Value mortgages on new bespoke and customised homes with support from the participating local authority.

HOW DOES BCB WORK?

The local authority will make land available, or provide financial support for an applicant on land owned by a third party. An applicant will secure a plot of land from the local authority, with proof of a pre-approved mortgage from a panel of mortgage lenders and a 5% deposit (some or all of the deposit will be non-refundable) and the local authority will enter into a build contract with a developer / builder to construct the property to completion. On completion, the lender advances the mortgage and the local authority recovers all costs, including interest and potentially a development profit. This approach ensures that each plot of land released by the local authority will have a new property built within an acceptable timescale. It removes the need for stage payments, thereby

opening the market to people who would not currently be able to embark on a self-build project.

Lenders do not currently offer high loan to value mortgages on self-build or new build properties. It is therefore necessary for the participating local authority to provide an indemnity of up to 20% of the mortgage, in effect underwriting the difference between 75% lending and 95% lending. The indemnity remains in place for 5 years, and may be extended for a further 2 years if a mortgage is in arrears of 3 months + at the end of the initial 5 year period.

Our **Bespoke / Custom Build Scheme** is a partnership between Local Authorities, Mortgage Lenders and Arlingclose. It is a national scheme with a standard approach for all parties

involved. Signing up to BCB provides access to the full suite of supporting documents, which includes the following:

- Report template
- Legal White Paper
- Accounting Paper
- Risk Assessment
- Contract Template
- Indemnity Deed

Signing up to BCB does not provide a commitment to launching the scheme, it simply provides access to the documentation and secures our support throughout the implementation process, if required.

ABOUT ARLINGCLOSE

We are an independent treasury advisory company providing unbiased financial advice and capital financing expertise for the public, private and the third sectors. Arlingclose is committed to providing its clients with a fresh, quality and bespoke service. We employ the talents of highly experienced professionals, who have a proven track record, delivering the most appropriate advice on debt and investment management.

Our combined experience, commitment and enthusiasm enable Arlingclose to offer an individual and refreshing approach to treasury management advice. Our treasury team is stable and is growing to match the requirements of our clients.

Arlingclose is different by design, offering clients a unique service in the market place. Due to our independence, we are able to provide quality, bespoke advice within a fee structure that offers real value for money.



For further information contact

Cecilie Booth Client Director

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e: cbooth@arlingclose.com

www.arlingclose.com





How to deliver more self and custom build homes



South Cambridgeshire District Council is hosting an East of England event

Tuesday 26 January 2016 from 6pm to 8.30pm in the Council Chamber at: South Cambridgeshire Hall, Cambourne, Cambridgeshire, CB23 6EA

To book, please respond to email rightto.build@scambs.gov.uk There are only 115 spaces, so we are doing first come first served. We will have another event if this is required.

Programme	Speakers
6pm - Arrival and registration	
6.15pm - Welcome and introduction - Councillor Tim Wotherspoon.	 <p>Tim Wotherspoon Tim Wotherspoon is the portfolio holder for Planning at South Cambridgeshire. He also chairs the Northstowe Joint Development Control Committee and is Chair of the Northstowe Parish Forum.</p>
6.30pm - Gill Anderton <ul style="list-style-type: none"> • South Cambridgeshire District Council as a Right to Build Vanguard authority • Register • Update report - Housing and Planning Bill • Moving things on - delivery • Financing - mortgages 	 <p>Gill Anderton Gill Anderton is Head of Housing Development (new build). With 30 years' experience in housing - 25 of it in the development of new homes. Gill has a proven record of experience in successfully providing housing in rural settings within South Cambs villages such as Cottenham, the Eversdens and Over amongst others; urban developments in Peterborough and the regeneration of a large former council estate in Fulbourn. Gill currently leads on the HDA's development work within the South Cambridgeshire district.</p>
6.50pm - Laurence Castle <ul style="list-style-type: none"> • Review of register for applicants • Register of land availability • South Cambridgeshire District Council delivery of plots 	 <p>Laurence Castle Laurence is the Project Officer - Right to Build Vanguard for South Cambridgeshire District Council. He is also the Chair of RICS Norfolk and is an RICS East of England Board Member. Laurence has worked for more than 40 years as a Chartered Surveyor in property development with experience in investment, construction and finance structures in UK and abroad.</p>
7.05pm	Your opportunity to ask questions. If you would like to post your question before the event, please email rightto.build@scambs.gov.uk
7.30pm - Kevin Symons <ul style="list-style-type: none"> • What you need to know about CDM Construction (Design and Management) Regulations 2015 	 <p>Kevin Symons Akeva Safety Solutions Ltd Kevin is the Managing Director of a Health & Safety Consultancy based in Cambridgeshire. Kevin has nearly 20 years as a health and safety professional and works with approximately 90 small and medium sized companies, mainly in construction. Kevin has worked as a CDM Coordinator on commercial, agricultural and domestic projects valued from £100,000 to £12m (approx.)</p>
7.50pm - Networking	Coffee and tea provided - Information stands from relevant companies for you to view - A chance for you to discuss your project with the team
8.30pm - Conclusion and thanks	Please complete the feedback form available on the website after the event or a hard copy at the event





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To book, please respond to email rightto.build@scambs.gov.uk There are only 115 spaces, so we are doing first come first served. We will have another event if this is required.

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6.30pm - Gill Anderton <ul style="list-style-type: none">• Applicant Register• Need and Affordability• Housing and Planning Act• Regional Hub Service	 Gill Anderton Gill Anderton is Head of Housing Development (new build). With 30 years' experience in housing - 25 of it in the development of new homes. Gill has a proven record of experience in successfully providing housing in rural settings within South Cambs villages such as Cottenham, the Eversdens and Over amongst others; urban developments in Peterborough and the regeneration of a large former council estate in Fulbourn. Gill currently leads on the HDA's development work within the South Cambridgeshire district.
6.50pm - Laurence Castle <ul style="list-style-type: none">• Land• Developers• Modular• Building a team	 Laurence Castle Laurence is the Project Officer - Right to Build Vanguard for South Cambridgeshire District Council. He is also the Chair of RICS Norfolk and is an RICS East of England Board Member. Laurence has worked for more than 40 years as a Chartered Surveyor in property development with experience in investment, construction and finance structures in UK and abroad.
7.05pm	Your opportunity to ask questions. If you would like to post your question before the event, please email rightto.build@scambs.gov.uk
7.30pm - Dave O'Reilly <ul style="list-style-type: none">• Building Regulations Update 2015• Overview of new Building (Amendment) Regulations 2016	 Dave O'Reilly Senior Building Control Surveyor working for MLM Building Control in their Norwich Office. He has 10 years experience in both Local Authority and Approved Inspector Building Control. MLM is a multidisciplinary engineering and environmental consultancy and corporate approved inspector, employing over 400 people in the UK, Europe, South America, and the Middle East. Providing services throughout the UK and internationally in environment, planning and development, buildings & infrastructure, compliance and sustainability.
7.50pm - Networking	Coffee and tea provided - Information stands from relevant companies for you to view - A chance for you to discuss your project with the team
8.30pm - Conclusion and thanks	Please complete the feedback form available on the website after the event or a hard copy at the event



INVESTORS
IN PEOPLE



HOW TO DELIVER MORE SELF AND CUSTOM BUILD HOMES

The National Custom and Self Build Association (NaCSBA) is staging a series of FREE regional workshops to share practical lessons on how to deliver more self and custom build homes. The workshops are organised in association with the Councils who have been designated as vanguards by the Government to pilot the forthcoming *Right to Build*, and they are aimed at planning and housing officers in local authorities and development teams in Housing Associations.

The Government has pledged to double the number of self and custom built homes constructed in England by 2020. The new Self-build and Custom Housebuilding Act 2015 gained royal assent in March 2015. When implemented it will ask Councils to establish and maintain a Register of people who want to build their own homes, and have regard to this when carrying out their planning, housing, land disposal and regeneration functions.

**EAST OF ENGLAND EVENT
THURSDAY 29 OCTOBER
SOUTH CAMBRIDGESHIRE
DISTRICT COUNCIL,
CAMBOURNE, CAMBRIDGESHIRE**

New legislation linked to the *Right to Build* is also expected as part of this autumn's Housing Bill. This is likely to require Councils to support custom and self builders by identifying land for their projects.

The workshops will help local authorities prepare for these policy changes, and provide practical advice on the most cost-effective approaches Councils can take, and the techniques that really work.

WHAT WILL YOU DISCOVER?

EACH EVENT WILL:

- Explain the most popular approaches that Councils in England are taking to support people to build their own homes in their local areas
- Provide advice on how to set up a demand Register
- Illustrate cost effective ways of resourcing local initiatives
- Showcase a range of innovative projects from the UK and internationally
- Demonstrate how councils have worked in partnership with specialist custom build developers or community organisations to support this form of housing

The workshops will also give you an opportunity to network with other Councils and will be attended by representatives from the Department for Communities and Local Government and the Homes and Communities Agency.

THE SPEAKERS INCLUDE

- The research and development team from the National Custom and Self Build Association that has spent the last year looking at how local authorities in the UK can learn from international best practice
- Representatives from *Right to Build* vanguard councils and the Homes and Communities Agency
- Specialist custom build developers and the organisers of innovative community led self build projects.

INTERACTIVE SESSION

There are many ways councils and housing associations can help facilitate more self and custom build housing. The workshop will include an interactive session to help attendees evaluate various approaches that can be used, and the techniques that are likely to work the best for their local situation.

REGISTER HERE



PROGRAMME

Cambourne - Thursday 29 October

Council Chamber, South Cambridgeshire District Council, Cambourne Business Park, Cambourne CB23 6EA

9.30 Arrive/Registration/Coffee

10.00 Welcome and introduction - Councillor Tim Wotherspoon (Portfolio holder for Planning)

10.15 What sort of initiatives/approaches are working the best?

- Top tips for setting up a Register
- Cost effective ways of supporting people who want to build their own homes
- Inspirational projects from the UK, abroad and elsewhere in the East of England
- A preview of the new Toolkit that will be launched in November

Mario Wolf and Ted Stevens - (NaCSBA Research & Development team)

11:15 Case Study - Potton's various initiatives with land owners to provide serviced building plots (a private sector-led initiative) **Dr Paul Newman**



11.35 Case Study - the Norwich and Felixstowe Self Finish homes (an affordable housing initiative led by Orwell Housing Association) **Dawn Edwards** Head of Development



12.05 Panel discussion/Q&A - with all the morning speakers plus **Adam Broadway**, the project manager for the K1 Cohousing project near Cambridge

12.40 Lunch break (please bring your own lunch)

1.20 Learning from the vanguard councils - Feedback from **Jo Mills** (South Cambridgeshire), plus **Tim Durell** (South Norfolk) with wider/national contributions from **Mario Wolf**.

1.45 Interactive workshop session involving all attendees Delegates will be split into groups and asked to consider a different challenge (eg - rural, suburban, urban) and then devise effective ways they can deliver more self and custom build housing opportunities. Each group will then feed back their suggestions to delegates.

3.20 Conclusions and thanks

3.30 Workshop ends

SPEAKERS



Tim Wotherspoon is the portfolio holder for Planning at South Cambridgeshire. He also chairs the Northstowe Joint Development Control Committee and is chair of the Northstowe Parish Forum.



Mario Wolf is seconded from the Department for Communities and Local Government to the NaCSBA research team. He was previously a senior housing policy advisor to the Minister of State for Housing and Planning, and he led the Government's custom build homes programme. He is a qualified town planner and built his own home about 5 years ago.



Ted Stevens was the chair of NaCSBA until last year. He is a former award winning journalist and marketing specialist. He built his own home ten years ago and was awarded an OBE in 2014 for his services to the housing sector.



Dr Paul Newman is Self Build Director at Potton, the UK's leading package home company. Potton has been working with land owners to secure planning and bring forward Custom Build sites for development with serviced plots at locations in Merseyside, Cambridgeshire, Worcestershire and Cheshire.



Dawn Edwards is Head of Development for Orwell Housing Association and the e2 Consortium, covering East Anglia and working with seven housing associations and local authorities to provide new affordable housing. Orwell piloted an innovative new affordable home ownership product where purchasers have been able to earn equity in their home by carrying out some of the building work.



Adam Broadway is a director of Instinctively Green, and development director with Flagship Group. His work with instinctively Green includes project managing the K1 cohousing project on the outskirts of Cambridge - a 38 home project that is due to start on site early in 2016.



Jo Mills is director of Planning and New Communities at South Cambridgeshire. The council is one of the 11 vanguards, and is aiming to deliver at least 100 plots for local custom and self builders.

Nick Durell has had varied career in local government and has hands on experience of new build and house renovation. Since October 2014 he has been the lead officer for the self/custom build vanguard pilot project in South Norfolk.

**South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA
03450 450 500**



**South
Cambridgeshire
District Council**