



Rother District Council

SELF-BUILD AND CUSTOM HOUSEBUILDING

Headline Data Report 2022

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Self-build and Custom Housebuilding (SCHB)

Overview

The Self-build and Custom Housebuilding Act (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep and publicise a register of individuals and associations who wish to acquire a serviced plot of land in their area for SCHB.

Furthermore, the Housing and Planning Act 2016 places a duty on Local Authorities to grant planning permission for enough serviced plots of land to meet the need identified through their SCHB Register in any given base period. Period 1 started 1 April 2016 and ended 30 October 2016, and any subsequent Base Period is 12 months thereafter.

The Act provides a legal definition of self-build and custom housebuilding. However, it does not distinguish between self-build and custom housebuilding, providing that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete homes to be occupied as their own homes. However, in both instances the owner will have primary input into the final design and layout.

Essentially, the difference between self-build and custom-build lies in the level of personal involvement. A self-build project involves the direct initiative of an individual to organise and commission the design and construction of their new home whereas with a custom build project the individual/association of individuals appoint an architect/contractor to build their home for them.

Local Authorities must have regard to their Register while carrying out their planning, housing, land disposal and regeneration functions.

Rother SCHB headline data

Rother District Council's Self-Build and Custom Housebuilding Register was established on 1 April 2016 and individuals and associations are able to register via an online form throughout the year.

Summary of previous entries

Our previous 2021 Self-build and Custom Housebuilding report (as of 30 October 2021), identified that there were 133 individuals and 3 associations on the Register¹. These numbers took into account the full update the Council undertook of the SCHB in 2020 by requesting those previously on the register to confirm whether they wished to be removed from the register.

Summary of current entries

32 individuals and 0 associations have been added to the register in the current reporting year (Base Period 7 which covers 31/10/21 – 30/10/22). There are now 165 individuals and 3 associations on the Register. Figure 1 shows a breakdown of the entries in each base period².

Figure 1: Number of entries on the Rother SCHB Register

Register entries	Individuals	Associations	Total	Cumulative Total
Base Period 1 (01/04/16 – 30/10/16)	8	0	8	8
Base Period 2 (31/10/16 – 30/10/17)	7	0	7	15
Base Period 3 (31/10/17 – 30/10/18)	10	0	10	25
Base Period 4 (31/10/18 – 30/10/19)	9	1	10	35
Base Period 5 (31/10/19 – 30/10/20)	46	1	47	82
Base Period 6 (31/10/20 – 30/10/21)	53	1	54	136
Base Period 7 (31/10/21 – 30/10/22)	32	0	32	168

The Register asks a number of specific questions of each prospective individual to identify their preferences on the type of plot they are interested in and where they would prefer an individual plot, for example. As shown in Figure 2 below, the majority of individuals who have signed to be on the Register indicated that they would prefer an individual plot.

Figure 2: Plot type preference

Type of plot	Preference
An individual plot	71%
An individual plot, An individual plot on site with a group of other self/custom builders	23%
An individual plot on site with a group of other self/custom builders	7%

Individuals on the Register have the option to indicate a preferred location within the

¹ The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

² The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

District for their SCHB project. Figure 3 shows the different areas in Rother that can be selected.

Figure 3: Location preference map



Figure 4 shows that Rural East appears to be the most popular location in the District with 65% of the individuals indicating the areas as their preferred location for their SCHB project.

Figure 4: Location preferences³

Location	Preference
Battle	52%
Bexhill	38%
Edge of Hastings	44%
Rye	40%
Rural East	65%
Rural West	63%

Figure 5 shows that a large majority of individuals (93%) would prefer a detached house and only 4% would prefer a terraced house or semi-detached bungalow. 1% of entrants onto the Register have expressed an interest for an apartment/flat. Compared to last year's data there has been a growth in the numbers looking for a detached bungalow from 35% of entrants as of 30/10/2021 to 39% of entrants as of 30/10/2022.

³ It should be noted that individuals can select more than one option for their preferred location; therefore the total will add up to more than 100%. There is no means for people to rank their personal preference when choosing more than one location.

Figure 5: Property type preference⁴

House type	Preference
Detached house	93%
Detached bungalow	39%
Semi-detached house	15%
Semi-detached bungalow	4%
Terrace house	4%
Apartment/flat	1%

Figure 6 shows the demand for different sized dwellings. The most popular dwelling size is 4 bedrooms, followed by 3 bedrooms and there appears to be very little demand for 1 bedroom SCHB properties in Rother.

Figure 6: Property size preference

Property size	Preference
1 bed	1%
2 beds	13%
3 beds	39%
4 beds	40%
5+ beds	8%

CIL Exemption

Self-build projects are eligible for relief or exemption from the Community Infrastructure Levy (CIL). Since CIL was adopted in April 2016 all projects put forward to the local planning authority claiming self-build exemption count towards the Council's duty to give suitable development permission to enough suitable serviced plot of land to meet the demand for self-build and custom housebuilding in Rother.

Figure 7, below, shows how many self-build exemptions Rother has issued in relation to individual plots during each base period:

Figure 7: Self-build CIL exemptions

Period	Self-build CIL exemptions
Base Period 1 (01/04/16 – 30/10/16)	6
Base Period 2 (31/10/16 – 30/10/17)	10
Base Period 3 (31/10/17 – 30/10/18)	18
Base Period 4 (31/10/18 – 30/10/19)	24
Base Period 5 (31/10/19 – 30/10/20)	15
Base Period 6 (31/10/20 – 30/10/21)	22
Base Period 7 (31/10/21 – 30/10/22)	26
Total	127

⁴ It should be noted that individuals can select more than one option for their preferred property type; therefore the total will add up to more than 100%. There is no means for people to rank their personal preference when choosing more than one property type preference.

Plots to be permissioned based on Registrations

The numbers added to Registers for any base period must be at least matched by the number of suitable permissions granted by the Council in the three years after the end of the base period. Groups are entitled to have their needs met on a single site that may include a number of individual plots. There is no requirement in legislation to match those on the register with specific plots. However, regulation 2A(7) of the Act (as amended) says “a grant of development permission in relation to a particular plot of land may not be taken into account in relation to more than one base period in determining whether the duty in this section is discharged.” Figure 8 demonstrates that the Council has granted permission for more individual plots in the 3 years following each base period than there are entries for that base period, and as such is meeting the requirement to grant suitable permissions.

Figure 8: Permissions required⁵ and granted for Base Period 4

Demand from Base Period 4 (31/10/18 – 30/10/19)	10
Total number of plots permitted in the three years following the base period	63
The number of entrants on the register in the preceding two base periods (base periods 2 and 3) ⁶	-17
Residual number of plots permitted in the three years following the base period	46
Shortfall or surplus in permissions granted (a surplus indicates the duty's been met)	+36

Local Connection Test

The Self-build and Custom Housebuilding Regulations Act 2016 (as amended), allows Local Authorities to divide their Register into two parts through setting a local connection test. This provides criteria to assess local residency, employment and family connection. Individuals or associations of individuals who apply for entry on the Register and meet all the eligibility criteria (local and national) must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the Register. Rother District Council has investigated the benefits of introducing a local connections test. As the majority of those on the Register have a connection to Rother and/or Hastings (73% as of 30/10/2022) it has been decided not to pursue this. This decision will be kept under review and any local connections test proposed in the future will be subject to a public consultation in line with the Regulations.

⁵ The register was updated during 2020, which resulted in a reduction in the number of registrations from base period 2 onwards compared to previous headline data reports. This is in addition to the changes referred to in footnote 2.

⁶ The 17 entrants from the preceding two base periods must be subtracted from the total number of plots permitted in the three years following the base period so that a plot of land is not “taken into account in relation to more than one base period” to accord with regulation 2A(7).