

### Self-Build Housing Land Disposal Policy 2020

#### 1. Introduction

The Council, in its Corporate Strategy 2018-2023, has set out a commitment to build 2,000 new homes – 800 affordable – a year by 2020. As well as the ambition for delivering additional homes the Council has set a number of principles relating to how homes should be delivered, which include using a wide range of measures to increase housing supply.

Government strongly believes that self and custom build housing has a crucial role to play in delivering the homes this country needs, diversifying the housing market and giving consumers greater choice over the kind of home they want to live in.

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires relevant authorities to:

- keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land to self-build or custom-build their own homes,
- have regard to the register when carrying out planning, housing, land disposal and regeneration functions; and
- give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding as evidenced by entries on the register.

As required by legislation the Council established a self-build register on 1 April 2016. The Act requires that suitable development permission is given for enough serviced plots of land to meet the demand for self-build and custom housebuilding arising in each base period. Time for compliance with this duty is within 3 years from the end of the relevant base period.

In order to enable people in the city to build their own home, this policy seeks to dispose of council land specifically for the purpose of self-build which includes custom build, thereby satisfying the duty to have regard to the self-build register when disposing of land.

#### 2. Purpose

The Self- Build Housing Land Disposal Policy (SBH LDP) sets out the policy for the disposal of Council-owned sites for the purpose of self-build or custom build delivery. It details a framework within which to operate to ensure that any site offered under this policy is disposed of in a fair, transparent way that maximises Best Consideration.

#### 3. Definitions Used (including any subsequent amendments)

##### ***Best consideration***

Under section 123 of the Local Government Act 1972 local authorities cannot dispose of an interest in land for less than the best consideration reasonably obtainable, without the consent of the Secretary of State.

##### ***Serviceable plot***

A serviceable plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority,

can be provided with access to those things within the duration of a development permission granted in relation to that land.

#### **4. Self-build housing sites of 1-2 homes**

Small Serviceable Plots with a development capacity to deliver up to two homes will be exclusively made available for a period of six months to those individuals and associations detailed in this policy.

The Council intends to market self build housing sites, potentially through an agent, seeking the highest conditional offer subject to planning for the freehold interest of each identified plot to build a private home on the basis that all purchasers have undertaken the necessary searches and carried out all appropriate due diligence. The site will be sold subject to planning to the highest value bidder and the purchaser will bear all risks and costs to prepare the plot for development.

The following self-builders and custom housebuilders are eligible to bid for these plots:

- Individuals on the Self-build Register who are looking to build their own homes to live in as their main residence.
- Associations of individuals on the Self-build Register (on the understanding that each member is also eligible for entry on the Self-build Register) and can include a body corporate that exercises functions on behalf of an association of individuals.

The Council intends to dispose of such sites to the bidder that;

- will use the site for the purpose of their main residential home; and
- is able to demonstrate that they have the funds to purchase the plot and the funds or the ability to raise funds to develop the plot; and
- makes the highest offer.

#### **5. Exclusions**

The Council is creating micro plots in gardens of existing Council owned housing stock. These plots are excluded from this policy.

#### **6. Heads of Terms**

The Heads of Terms for Self-Build Housing land disposals are attached as Appendix 2.