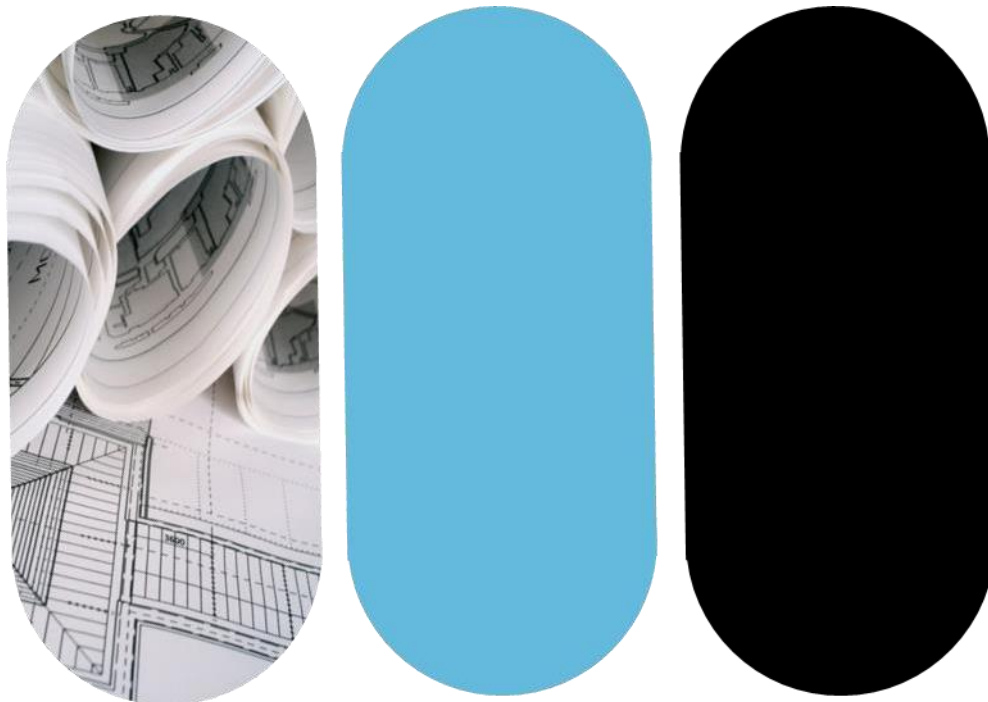




## **SELF-BUILD & CUSTOM HOUSEBUILDING ASSESSMENT – Hinckley and Bosworth**

**PREPARED ON BEHALF OF LonXThree**

**August 2024**





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## **1. INTRODUCTION**

- 1.1 This Report has been prepared by Marrons on behalf of LonXThree and provides an assessment of self-build and custom build Housing need within Hinckley and Bosworth.
- 1.2 The Report is structured in the following way. Section 2 summarises Government Planning Policy relating to self-build and custom build house building, whilst Section 3 summarises the Council's most recent housing need evidence.
- 1.3 Section 4 of the Report analyses the demand for self-build and custom housebuilding plots within Hinckley and Bosworth, whilst Section 5 examines the Council's self-build supply position.



## 2. NATIONAL PLANNING POLICY CONTEXT

- 2.1 The National Planning Policy Framework (December, 2023) is very clear in requiring local authorities to support the Government's objective of significantly boosting the supply of homes, and in doing so considers it important that the needs of groups with specific housing requirements are addressed.
- 2.2 To this end Paragraph 62 of the NPPF confirms that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These are said to include those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

### **Planning Practice Guidance**

- 2.3 The Government has published separate self-build and custom housebuilding planning guidance to local authorities. It confirms that self-build and custom housebuilding cover a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation.
- 2.4 The Self-build and Custom Housebuilding Act 2015 provides for individuals, an association of individuals, or persons working with or for individuals or associations of individuals, to build or complete houses to be occupied as homes by those individuals. Paragraph 57-016 also states that in considering whether a home is self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Paragraph 57-016 also confirms that the Community Infrastructure Levy Regulations (2010) allows for certain development such as self-build and custom build housing to apply for an exemption from the levy.
- 2.5 In assessing housing needs, local authorities should use the demand data from the register in its area, supported as necessary by additional data from secondary sources. This is used to understand and consider future need for this type of housing in their area. The PPG confirms that secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents.
- 2.6 Paragraph 57-023 goes on to confirm that local authorities must give suitable development permissions to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.



- 2.7 It also confirms that the level of demand is established by reference to the number of entries added to an authority's register during a base period. It clarifies that:

*"The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.*

*At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period."*

- 2.8 Paragraph 57-014 sets out that the local authority's self-build and custom housebuilding register needs to be taken into account in preparing planning policies, and is a material consideration in decisions involving such proposals.

#### **Laying the Foundations: A Housing Strategy for England (2011)**

- 2.9 The Housing Strategy confirms the importance of the custom build industry to the national economy, and that there is huge untapped potential. Paragraph 68 confirms that there are over 100,000 people looking for building plots across the Country. The paragraph also references market research which indicates that one in two people would consider building their own home if they could.
- 2.10 The Government considers in paragraph 69 that by making it easier for ordinary people to build their own homes, there is the potential to deliver wider benefits of affordable, greener and innovatively designed homes to make a significant contribution to the number of new homes built in this Country.
- 2.11 The Government confirms in paragraph 71 that it wants to make building your own home a mainstream housing option, and an affordable way of building a place people are proud to call home.

#### **The Self-Build and Custom Housebuilding Act (2015)**

- 2.12 As summarised in the Planning Practice Guidance, the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on local authorities to keep a register of individuals, and associations of individuals who are seeking to acquire serviced plots of land in the authority's area, for their own self-build and custom housebuilding.



### **The Housing and Planning Act (2016)**

- 2.13 Section 10 of the Act confirms that an authority must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.
- 2.14 It also confirms that the demand for self-build and custom housebuilding arising in an authority's area in a base period is the demand as evidenced by the number of entries added during that period to the register (under section 1) kept by the authority.

### **The Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016)**

- 2.15 Section 2 confirms that the time allowed for an authority to comply with the duty to grant planning permissions in relation to any base period, is the period of 3 years beginning immediately after the end of that base period.

### **House – Independent Review into Scaling up Self-Build and Custom Housebuilding (August 2021)**

- 2.16 The independent review (the Bacon Review) commissioned by the former Prime Minister was led by Richard Bacon MP. In the review's report Richard Bacon makes recommendations to Government, on how to support growth in all parts of the custom and self-build market, helping to boost capacity and overall housing supply in the housing market. The opening letter by the former Prime Minister outlined that self-build and custom housebuilding can play a crucial role in increasing choice for consumers and ensuring people can live in the homes that they want, and that are designed to meet their needs. The former Prime Minister confirmed the intention of the review is to increase the availability of serviced plots of land across England, boosting capacity and overall supply.
- 2.17 In its response to the Independent Review, the Government confirmed that<sup>1</sup>:

*"While some local authorities are pro-active in their response to the legislation, others are not and have not permissioned sufficient plots to meet their statutory duties. Lack of suitable land is a key barrier to allowing individuals and families to build their own homes and we need local authorities to play their part in both planning for and permissioning suitable land to ensure self-commissioned homes can become a mainstream housing option for people moving home."*

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<sup>1</sup> Independent review into scaling up self-build and custom housebuilding: government response, June 2022



### **Self-build and custom housebuilding in the UK: An Evidence Review (January 2022)**

- 2.18 The Review prepared on behalf of the Cambridge Centre for Housing and Planning Research and Places for People was published in January 2022. The Review makes a number of recommendations necessary to boost the development of the sector, this includes addressing the lack of clarity in the assessment of the share of self-build and custom housebuilding in the UK; the scaling up of Government interventions; and the constraints associated with self-build.
- 2.19 In relation to the lack of a commonly agreed approach to estimating the size of the self-build and custom housebuilding market in the UK, the review recommends that the Department for Levelling Up, Housing and Communities (DLUHC) partner with organisations who hold data associated with self-build and custom housebuilding to bring together and consolidate the available evidence on the size of the market.
- 2.20 The Review presents a number of methods for calculating demand. Evidence presented in the Review based on VAT refunds shows that the sector constitutes between 7% and 10% of all new housing completions per year across the UK (1996 – 2011). However, this calculation potentially underestimates this proportion given that it excludes people who were either unsuccessful in their application or were unaware of the refund process. The Bacon Review (2021) notes that between 83% and 87% of the general public were unaware of the availability of VAT refunds.
- 2.21 The Review also refers to a second data based approach drawing upon completions data from a range of sources, from which the (National Custom and Self Build Association) NaCSBA arrives at an estimate of 13,210 self-build and custom housebuilding completions in 2018-19. The Review goes on to refer to a 7 year forecast by the NaCSBA, which assesses 3 growth scenarios (based upon the level of Government support). The forecasts suggest that, with the Government's full support, the cumulative impact to the sector could reach 91,000 self-build and custom housebuilding completions by 2025 (an almost 700% increase against current completions), but if current trends persist (without Government intervention) the market will add 21,500 new homes per annum by 2025 (a 162% increase against current completions) – the higher of these figures broadly reflecting the demand expressed in the Bacon Review of 100,000 per annum, significantly in excess of local authority right to build registers.



### 3. LOCAL PLANNING POLICY EVIDENCE RELATING TO SELF-BUILD AND CUSTOM BUILD HOUSING

#### **Hinckley & Bosworth Core Strategy (2006 - 2026)**

- 3.1 The Hinckley and Bosworth Core Strategy was adopted in December 2009, pre-dating the Government's National Planning Policy Framework and associated Practice Guidance.
- 3.2 The Adopted Core Strategy makes no reference to self-build or custom house building.

#### **Hinckley & Bosworth Consultation Draft Local Plan (2020 – 2039)**

- 3.3 The Regulation 19 Consultation Draft Local Plan was published in February 2022. The Local Development Framework (December 2022) has since extended the Draft Plan to 2041.
- 3.4 Policy HO06 relates to Self-build and Custom Housing. It confirms that self-build and custom housing will be supported to provide a mix of house types and meet self-build and custom housing needs. It further identifies that sites providing 100 or more dwellings must include the provision of 5% of plots for self-build and custom housing.
- 3.5 It goes on to explain that there is demand from people to build or commission their own homes and that this could help boost the supply of new housing, and that these schemes may involve the development of individual homes on a single plot or a number of homes as part of a community housing project.
- 3.6 Paragraph 7.21 acknowledges that local planning authorities are required to maintain a register of those people who have expressed an interest in a serviced plot of land for self-build and custom housebuilding, and that the Council is required to grant sufficient development permissions in respect of serviced plots to meet the demand.
- 3.7 It goes onto confirm that as of October 2021, 17 expressions of interest had been registered, of which none were registered prior to October 2018. In contrast it states that permission has been granted for 5 self-build plots up to October 2021. The Council consider that this means the self-build delivery requirement for the Borough has been met to date, but there is a requirement to provide at least 12 self-build plots by October 2024 to meet the residual requirement.
- 3.8 We review the Council's self-build register in further detail later within the Report, however it is important to note that paragraph 7.21 is incorrect, as the Council retrospectively removed individuals from its Register in Summer 2021 (as confirmed in FOI response received in 2022 (Appendix 2)). The figures referred to in paragraph 7.21 are therefore misleading and are no guide to establishing future need.





### **Housing and Economic Development Needs Assessment (HEDNA) January 2017**

- 3.9 The 2017 HEDNA<sup>2</sup> formed part of the Local Plan Review evidence base. Paragraphs 9.55 to 9.59 of the HEDNA provide detail of Self and Custom Build demand, with evidence provided by Buildstore confirming that some 157 people had registered as looking to build in Hinckley and Bosworth, with a further 673 subscribers to the Plotsearch service (p.151)
- 3.10 Paragraph 9.59 confirms that the Report's authors would expect more new delivery to be on small windfall sites, although it considers that there is some potential through policy to encourage developers of large schemes to designate parts of these as plots available for custom-build.

### **Hinckley & Bosworth Housing Need Study, November 2019**

- 3.11 The Housing Need Assessment<sup>3</sup> is understood to provide an update to the previously prepared HEDNA (summarised above), as well as providing analysis at a smaller area level.
- 3.12 Paragraph 8.15 confirms that the Hinckley & Bosworth self-build register assessed over the 3 year period to October 2019 shows that there has been a total of 60 registered expressions of interest in a serviced plot of land in the Borough.
- 3.13 Of those 60 registrants, the following registered in each respective base period:
- Base period 1 (ending October 2016) = 11
  - Base period 2 (ending October 2017) = 26
  - Base period 3 (ending October 2018) = 12
  - Base period 4 (October 2018 – March 2019) = 11
- 3.14 This would appear to contradict the statement within the Draft Local Plan which considered that there were only 17 registrations by October 2021, with none apparently recorded prior to October 2018. This reflects the fact that the Council rationalised its register since the preparation of this Housing Needs Study, retrospectively removing individuals on its Register.
- 3.15 Nonetheless, the figures reported in the Housing Need Study provide an indication of likely demand based upon those individuals who have registered interest with the Council.
- 3.16 Importantly, paragraph 8.17 of the Housing Needs Study also notes that only one in eight people interested in self-build were aware of the introduction of Right to Build Registers in England. As a result it considers that the number of expressions of interest on a local authority's self-build register may underestimate demand.

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<sup>2</sup> GL Hearn [HEDNA - Housing and Economic development needs assessment | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/hedna)

<sup>3</sup> Hinckley and Bosworth Housing Need Study: [Housing Needs Study Nov 2019 \(1\).pdf](#)



- 3.17 As a result, the Housing Need Study also obtained data from Buildstore, who own and manage the largest national database relating to the demand and supply for self and customer build properties in the UK. Paragraph 8.20 confirms that 284 people were registered with Buildstore as looking to build in Hinckley and Bosworth, with a further 865 subscribers to their Plotsearch service which tracks self-build land opportunities. It is interesting to note that this is the same exercise as undertaken in the 2017 HEDNA (above), with the number of people registering with Buildstore substantially increasing from a figure of 157 in January 2017 to 284 in November 2019.
- 3.18 The Housing Need Study also considers, in paragraph 8.21, that this suggests there is a sizeable level of demand for serviced plots for self-build and custom housebuilding which hasn't yet been reflected in the Council's own self-build register – with an additional 224 registrants on the Buildstore register beyond the 60 expressed on the Council's register (in March 2019).
- 3.19 Furthermore, paragraph 8.22 goes on to reference separate research by the National Customer and Self-Build Association (NaCSBA), which confirmed a potential need for 1,873 plots within Hinckley and Bosworth.
- 3.20 Separately, the Housing Need Study helpfully summarises the demand for self-build as expressed by local agents. Across the Borough, agents were said to have stressed a notably high level of demand from individuals looking to build their own home.
- 3.21 It would therefore appear, based upon evidence presented within the Council's Housing Need Study that demand for self and custom build housing within the Borough is far greater than that considered within the Council's Draft Local Plan, and set out in its self-build register.

#### **Self-build and Custom Housebuilding Register**

- 3.22 The Council has a webpage dedicated to self-build and custom build housing with details of how to register<sup>4</sup>. We have requested further information from the Council, through a Freedom on Information Request, on how it alerts those on its Register to suitable permissions. The Council has confirmed (Appendix 1) that it contacts those on its Register *'by email, however most permissions are self-build projects for the applicant themselves'*.
- 3.23 The Council has also confirmed that it does not operate a local connection tests or fees.

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<sup>4</sup> Hinckley and Bosworth Council: [Overview | The Self-build and Custom Housebuilding Act 2015 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)



#### 4. SELF-BUILD & CUSTOM HOUSEBUILDING DEMAND IN HINCKLEY & BOSWORTH

- 4.1 There are a number of means by which demand for self-build and custom housebuilding can be calculated. The Planning Practice Guidance confirms that in assessing housing needs, local authorities should use the demand data from the register in their area, supported as necessary by additional data from secondary sources. This is used to understand and consider future need for this type of housing. The PPG confirms that secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents.
- 4.2 The Bacon Review ('House') provides a helpful summary of the indicators of demand. It confirms that there are two broad custom and self-build demand indicators: survey-based and Right to Build Registers. Noting that the terms 'right to build' and 'self-build' are used interchangeably.
- 4.3 In respect of the Right to Build Register the Bacon Review considers that the consolidated figures show a demand of just over 16,000 registrations per year. However, it also confirms that there are several reasons why the Register may not reflect the full extent of demand for Custom Self-Build. The Bacon Review explains that a number of local authorities impose some restrictions on joining the Register, which may present a barrier to individuals wishing to register. In the case of Hinckley & Bosworth as we have detailed above, there are no such restrictions.
- 4.4 However, the Report also goes on to confirm that not all of those wishing to custom self-build are aware of the Register. It quotes from the NaCSBA VAT Recovery Survey which suggested only 42% of respondent custom self-builders were aware of the Register, whilst between 83% and 87% of the general public were unaware according to YouGov polling for NaCSBA<sup>5</sup>. For these reasons the Bacon Review suggests that it is very likely that the annual demand for custom self-build is significantly higher than that reported through the Right to Build Registers.
- 4.5 The Bacon Review also outlines the survey-based approach confirming that a long time-series of general population surveys have shown a significant level of public interest in custom self-build. It confirms that studies have consistently shown that around a third of the general population are 'interested' in self-build, whilst YouGov polling for NaCSBA<sup>6</sup> shows 12% being 'very interested'.
- 4.6 The Bacon Review considers that given that these were representative surveys, 'aspirational demand' can be gauged by assuming 12% to 33% of all households would like to custom self-

<sup>5</sup> <https://nacsba.org.uk/news/1-in-3-adults-interested-in-self-building/>

<sup>6</sup> <https://nacsba.org.uk/news/1-in-3-adults-interested-in-self-building/>



- build. However, the Report considers there to be a distinction between aspirational demand and effective demand – effective demand takes account of budget constraints (and availability of finance). The Report considers that the number of transactions in the housing market is a reflection of effective demand – confirming there to have been 1.1 million housing transactions a year in England (according to HMRC stamp duty data).
- 4.7 In calculating effective demand for custom self-build across England the Report applies a range of between 12% and 33% to the transactions data of 1.1 million to arrive at a demand figure of between 132,000 and 363,000 households per annum who wish to custom self-build, and have a means of doing so.
- 4.8 In concluding on demand, the Report takes account of both Right to Build Registration data, as well as survey findings, and considers that true demand for custom self-build in England is at least 30,000 a year, as a minimum, and could conceivably be as high as 100,000 homes a year.
- 4.9 It is possible, using the same approach as the Bacon Review to estimate demand for custom self-build in Hinckley and Bosworth. HMRC confirm that the number of Stamp Duty Land Transactions (SDLT) within Hinckley and Bosworth totalled 2,600 in 2022/23. Applying the same range of between 12% and 33% of households who would like to custom self-build to the SDLT transaction (2,600 per annum) results in an effective demand within Hinckley and Bosworth for custom self-build of between 312 and 858 plots per annum.
- 4.10 Research undertaken in the House of Commons Library Briefing Paper – Self-build and custom build housing (March 2017)<sup>7</sup>, considered that whilst there was no conclusive figure for the number of self/custom build properties completed each year, the generally accepted estimate is that self-build accounts for between 7-10% of new housing across the UK, equating to 12,000 per annum at the time of the analysis<sup>8</sup>. A range broadly consistent with that calculation based upon VAT refunds undertaken by Cambridge Centre for Housing and Planning Research.
- 4.11 The Briefing Paper also references AMA Market Research<sup>9</sup>, which predicts that the self-build market is expected to grow steadily by around 7-10% per annum to 2020 (the end of the period of analysis). The research also suggests that demand is suppressed, with a significant level of unmet demand.

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<sup>7</sup> House of Commons Library Briefing Paper, Self-build and custom build housing, Number 06784, March 2017

<sup>8</sup> Ibid, original source – Build-it-yourself? Understanding the changing landscape of the UK self-build market, Centre for Housing Policy, 2013

<sup>9</sup> Ibid, page 5 (source Self-build Housing Market Report-UK 2016-2020 Analysis (Summary), AMA Market Research



- 4.12 Applying the rate of self/ custom build completions referred to above (7-10%) to Hinckley and Bosworth's overall housing need (under Standard Method totalling 452 dwellings per annum), would suggest that the level of self/ custom build within Hinckley and Bosworth, should according to national averages, total some 32 - 45 plots per annum, growing by 7 – 10% per annum.
- 4.13 Separately, the Council has confirmed through a Freedom of Information request (Appendix 1) that as of July 2024, there were a total of 48 individuals (and 0 associations) on its Right to Build Register. Over the course of the 7 most recent complete base periods which have passed (excluding the partial years of base period 1 and the current year), this would suggest that an average of approximately 6 individuals and associations are added to the Register each year, noting that in the 3 most recent complete years the average increases to 14 per annum. However, with reference to the FOI, (Appendix 2) the Council undertook a review of its RTB register in Summer 2022. We review the implications of this in the following section, but it is clear that volumes on the original register would have the effect of increasing the annual average number of registrants to approximately 15 per annum across all complete base periods.

#### **Summary of Self-Build Demand**

- 4.14 In summary, the Council's Right to Build Register currently totals 48 individual registrants who have registered over the past 7 years. The Register appears to be growing at a rate of approximately 6 registrants per annum.
- 4.15 However as detailed above, the Council rationalised its register in Summer 2021. Accounting for removed records, the average number of registrants has increased by 15 per annum over all complete base periods.
- 4.16 Survey based methods of establishing demand indicate a need of between 312 and 858 plots per annum based upon a proportion of Stamp Duty Land Tax transactions within Hinckley and Bosworth reflecting what is considered to be effective demand for Self-Build homes within the housing market.
- 4.17 Separately, national indicators of self-build completions applied to the Standard Method based housing need within Hinckley and Bosworth would suggest a need for between 32 - 45 self-build plots per annum.
- 4.18 Whilst there is significant variation in the estimates of demand it is clear that based simply upon the Council's current rationalised Right to Build Register there exists a total of 48 individuals who have, to date, expressed interest in self-build and that this figure increases to



an higher average per annum in more recent years, this figure increases to 117 after accounting for removed records. True demand could however be far greater than this figure.



## 5. SELF-BUILD & CUSTOM HOUSEBUILDING SUPPLY IN HINCKLEY & BOSWORTH

- 5.1 As detailed earlier within this Report, the Council has a legal duty to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period over the following three years.
- 5.2 This is important and whilst the Council has sought to rationalise records in prior years, its legal duty is to meet number of registrants which had expressed an interest in self/ custom build during each base period. As such the Council is tested against numbers on its original register.
- 5.3 The following table provides a summary of the Council's self-build register for each base period, and includes a column (pre summer 2021) which sets out the original number of registrants in each of the base periods prior to Summer 2021.

**Table 5.1 Self-build and Custom Housebuilding Register – Hinckley and Bosworth**

Base Period	Individuals (Post Summer 2021)	Individuals (Pre Summer 2021)	Associations	Plots Permission Issued
1 - (up to 30/10/2016)	0	11	0	0
2 - (up to 30/10/2017)	1	26	0	1
3 - (up to 30/10/2018)	0	12	0	0
4 - (up to 30/10/2019)	1	12	0	10
5 - (up to 30/10/2020)	1	11	0	1
6 - (up to 30/10/2021)	16	16	0	0
7 - (up to 30/10/2022)	15	15	0	3
8 - (up to 30/10/2023)	10	10	0	3
9 - (from 31/10/2023 to date 24/06/24)	4	4	0	0
<b>Total</b>	<b>48</b>	<b>117</b>	<b>0</b>	<b>16</b>
<b>Average Base Periods 2-8</b>	<b>6</b>	<b>15</b>	<b>0</b>	<b>2</b>

Source: Hinckley and Bosworth Council FOI (October 2022, and June 2024) and DLUHC Right to build registers monitoring: data for 2016-22.

- 5.4 A comparison of both registers (before and after the summer 2021 consultation) demonstrates that there would appear to be on average 15 new individuals to the Council register each year, which broadly tallies with the latest figures for Base Period 6 and 7.
- 5.5 Regarding the local area, within the FOI (Appendix 1) the Council note, during base period 7 (up to 30/10/2022), two individuals expressed interest in a rural setting between Markfield, Thornton, and Botcheston. In period 8 (up to 30/10/2023), two people allocated their interest to Bagworth, Markfield, Thornton, Stanton under Bardon, and Copt Oak (LE67 postcode).



- 5.6 We detail the degree to which the Council has met its self-build obligations within each Base Period below:

**Base Period 1**

- 5.7 Original records show a total of 11 registrants in base period 1. As set out in the Councils monitoring position (July, 2024)<sup>10</sup> it has subsequently reduced this figure to 0. However, legislation dictates that the Council must permit an equivalent number of plots to numbers on its register at the end of the base period. It had until October 2019 (end of base period 4) to permit 11 plots. As set out in Table 5.1 above, the Council permitted 10 plots in base period 4, one short of what was required to meet requirements against its register in base period 1.

**Base Period 2**

- 5.8 Original records show 26 registrants in base period 2, the Council has subsequently reduced this figure to one individual register. However, as set out above the Council is required to permit a sufficient number of plots against numbers on its register at the end of base period 2 (that being 26) It had until October 2020 to do this.
- 5.9 In addition to the 10 plots permitted in base period 4 (which partially addressed need in base period 1), the Council permitted one further plot in base period 5 (ie to the end of October 2020). The Council were therefore 25 plots short of meeting its legal obligations in addressing base period 2's need.

**Base Period 3**

- 5.10 Original records a total of 12 registrants in base period 3. The Council has since reduced this to one registrant. Over the following three base periods to the end of base period 6 (October 2021) the Council permitted no further plots beyond those which met the needs of previous base periods. As such the Council was 12 plots short of meeting base period 3 needs.

**Base Period 4**

- 5.11 Original records show a further 12 registrants in base period 4. The Council has reduced this figure to 1. Over the subsequent 3 years to the end of base period 7 (October 2022), over and above those permissions referred to above, the Council permitted a further 3 plots in base period 7, partially meeting base period 4's needs.

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<sup>10</sup> Hinckley and Bosworth Council: [Latest monitoring position | The Self-build and Custom Housebuilding Act 2015 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)





5.12 During this period, 5 self/custom builds schemes were granted, totalling 10 plots, which as detailed above helped meet the needs identified on the Council's base period 1 register i.e those which expressed an interest in the first year of the register ending October 2016:

- 1x self-build plot in Twycross (19/00657/REM) approved in June 2019.
- 1x self-build plot in Burbage (18/00903/FUL) approved in December 2018.
- 1x self-build plot in Nuneaton (18/01168/OUT) approved in January 2019.
- 6x self-build plots in Barwell (18/00974/FUL) approved in November 2018.
- 1x Conversion in Earl Shilton from Dairy to dwelling (18/01273/FUL) in March 2019.

#### **Base Period 5**

5.13 Original records show 11 registrants in base period 5. The Council subsequently reduced this figure to 1. Over the subsequent 3 years to the end of base period 8 (October 2023) the Council permitted a further 3 plots in base period 8, helping to partially meet identified need in base period 5.

5.14 The Council permitted one additional plot in base period 5, accounted for in meeting needs of earlier base periods as identified above. This is as follows:

- Demotion of bungalow and erection of one two storey dwelling (19/01359/FUL) in March 2020

#### **Base Period 6**

5.15 The Council has recorded 16 registrants in base period 6, the need for which can be met over the subsequent 3 years to the end of base period 9 – i.e October 2024. The Council has recorded no permissions in base period 9, and those in earlier base years (6 and 7) have already been accounted for in partially meeting needs for earlier base periods. As such the Council has until October 2024 to permit 16 plots.

#### **Base Period 7**

5.16 A further 15 individuals registered interested during this base period. The Council has until October 2025 to permit a sufficient number of plots to meet this need.

5.17 During base period 7 the Council permitted 3 plots, as follows, however as detailed above these only helped meet partial needs identified within earlier base periods.

- 1x Dwelling in Botcheston (21/00887/FUL) in June 2022



- Construction of two detaching dwellings in Nuneaton, (21/00661/FUL) in January 2022

#### **Base Period 8**

5.18 The Council has recorded a further 10 individuals on the register, and will be required to permit an equivalent number of plots by the end of October 2026.

5.19 During base period 8 it permitted three plots, as follows (noting that the FOI response has only provided details of two permissions). As detailed above this assisted in partially meeting needs within earlier base periods.

- Two storey dwelling house in Burbage (22/01102/FUL) in January 2023.
- Demolition and erection of replacement dwelling (23/00327/FUL) June 2023

#### **Base Period 9 (to June 2024)**

5.20 Over the period to June 2024 the Council has added a further 4 individuals to its the register.

5.21 It is clear from the above analysis that the Council, has at no point, met its statutory obligations relating to meeting self/ customer build demand within the 3 year period from each of the proceeding base years.

5.22 Indeed, the above analysis shows that it is on average permitting 2 plots per annum, compared to annual need of 15 registrants. There remains a requirement to meet the needs of 16 registrants by the end of October 2024.

5.23 It is also clear that the Council will need to plan and provide for a significant increase in self-build plots in future years based upon the known number of registrants in more recent base periods.

5.24 A review of self-build plots advertised for sale on buildstore.co.uk (PlotStore) identifies one plot which is for sale in Desford (with DPP) for demolition of a former riding school barn and erection of one new dwelling. A similar search on Plot Browser has identified two further plot in Burbage (for the permission of one home, with an additional application going through to increase the property to being 3,550 sqft), and Hinckley (planning permission of erection of two detached dwellings) both added in 2024.

5.25 As a consequence, and given the above analysis, the Council does not have a pipeline of self-build plots. On this basis there would appear to be a significant self/ custom build supply issue in Hinckley and Bosworth.



## **6. SUMMARY & CONCLUSION**

- 6.1 This Report has been prepared by Marrons on behalf of LonXThree and provides an assessment of self-build and custom build Housing need within Hinckley and Bosworth.
- 6.2 Government and National Planning Policy is clear in its requirement to significantly boost the supply of new homes – and the Government continues to pursue new housing delivery of 300,000 homes per annum. In doing so it considers it important that the needs of groups with specific housing requirements are addressed, including people wishing to commission or build their own homes. Local authorities also have a statutory requirement to permission a sufficient number of plots to meet demand in their area, based upon the number of entries added to an authority's register during a base period – the local authority has 3 years in which to permission an equivalent number of plots. The Government's Right to Build Register Monitoring reports that across England there were 12,263 new registrants in 2020/21, a 31% increase on the previous year.
- 6.3 The Council has confirmed through a Freedom of Information request (Appendix 1) that as of February 2023, there were a total of 48 individuals and associations on its Right to Build Register within Hinckley and Bosworth. However, it is clear that the Council rationalised its register in Summer 2021 omitting many individuals who registered prior to this. A review of the governments RTB monitoring register as shown in Table 5.1 confirms there to be a total of 117 registrants over this period, averaging 15 per annum (over complete base periods 2-8).
- 6.4 Over the course of the complete base periods which have passed, this would suggest that an average of 15 registrants were added to the Register each year, which has remained broadly consistent.
- 6.5 However, there is general consensus within Government research and other evidence that local authority self and custom build registers' are not representative of the full demand, and as such the need for more self and custom build plots. This is largely due to a lack of awareness in the general public. Government guidance recommends that when assessing the need for self/ custom build plots, in addition to assessing numbers on a local authority's Right to Build Register that they also draw from secondary data sources.
- 6.6 This would suggest that current demand for self-build within Hinckley and Bosworth is significantly in excess of that which can be derived from the Council's Register, and that demand continues to grow.
- 6.7 In contrast the Council has only permitted 16 plots since 2016, an average of 2 per annum, and has yet to meet its statutory obligations in permitting sufficient plots to meet numbers of its register (within a 3 year period).



- 6.8 At present the Council has until October 2024 to meet the needs of 16 individuals who registered during base period 6.
- 6.9 We have also undertaken a search of self-build plots for sale, with the two main websites Plotsearch and Plot Browser identifying 3 available plots within Hinckley and Bosworth District.
- 6.10 The evidence presented within this Report demonstrates a clear and significant demand for self-build and custom build plots within Hinckley and Bosworth. The Proposed Development will make a contribution towards the Borough's housing supply, meeting a local need for self-build and custom building plots, which should be afforded significant weight, particularly in the absence of any identifiable future supply of self/ custom build plots which will address needs identified from the Council's Right to Build Register.