

Supporting Information and Impact Assessment

Service / Policy:	Torbay Development Agency
Executive Lead:	Mayor and Executive Lead for Regeneration and Finance
Director / Assistant Director:	Caroline Taylor – Director of Adult Services

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Section 1: Background Information

1.	<p>What is the proposal / issue?</p> <p>Torbay's Local Plan has recently been adopted and its vision is to deliver 8,900 homes by 2030 where at least 5% of dwelling plots will be sought for self build as a of Affordable Housing provision on sites of 30 dwellings or more. It is therefore necessary for the Council to have a suitable allocation policy, which will be used to establish those applicants with a local connection, and then prioritise them in relation to their need.</p>
2.	<p>What is the current situation?</p> <p>The Self-Build and Custom Housebuilding act 2015 received Royal Assent in March 2015. This act places a duty on local authorities to create and maintain a register of people who have expressed an interest in self-build and custom build project.</p> <p>The statutory duty to maintain the register came into force on 1 April 2016 and detail on how the Council is to meet the requirements of the Act is contained within the Self-Build and Custom Housebuilding (Register) regulations 2016-06-10</p> <p>Torbay Council have had a register in place since April 2016 but due to current low number (May 2016) of applicants on Torbay's Self-Build register, officers recommendation is not to progress Self-Build on this particular site.</p> <p>However the Council's local plan states that "on developments of 30 dwellings or more developers have the option of delivering 5% of their homes for self-build".</p> <p>This change requires the Council to have a suitable Self-Build allocations policy going forward and it is this that members are being asked to approve.</p> <p><i>What is self-build and custom build housing?</i></p> <p>Self-build and custom build both provide routes into home ownership for individuals and groups who want to play a role in developing their own homes. Below provides a brief synopsis of the different options available:</p>

	<ul style="list-style-type: none"> • <u>Final-finish</u> – Where you will decorate and complete external landscaping • <u>Self-finish</u> – You will add all fixtures and fittings, as well as decorating. You will finish walls, floors, ceilings and internal doors. You will install the kitchen and bathroom and complete external landscaping • <u>Watertight shell</u> – With this option, you will work on and complete a building that has been made watertight. You will complete all internal structures, wiring and plumbing as well as all those things included in the 'self-finish' option • <u>Serviced plot</u> – You will build your own home on a plot to which all services (electricity, sewerage, access etc) have been provided. The plot will already have detailed or outline planning permission <p>Only one of the above options will be considered on any one development due to a mix of options on one site being too problematic.</p>
3.	<p>What options have been considered?</p> <p>Following a review of other Councils a variety of approaches have been considered but generally they fall into two categories.</p> <ul style="list-style-type: none"> • Sell self build plots to the highest bidder as a lifestyle choice and to encourage entrepreneurs into an area. • Use the product as an affordable housing option for local people.
4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</p> <p>The framework for which self build housing can be delivered meets the following elements of the Corporate Plan:</p> <ul style="list-style-type: none"> • Work to address inequalities of health, wealth and opportunity in Torbay, providing the right kind of help and support at the right time. • Torbay will be a place where we celebrate and champion the diversity of our population and every individual, organisation, business and community is encouraged to play an active role in the life of Torbay • Torbay will be a place of well-connected neighbourhoods with a strong sense of identity and belonging, where a diverse mix of housing types and tenures ensures that homes are increasingly affordable to all that need them including the most vulnerable.
5.	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>Those interested in accessing self build accommodation will be affected by this decision.</p> <p>The register is in its infancy and currently only contains 5 households. Consultation has however taken place with Councillors through an all member briefing, presentations to overview and scrutiny committee and the Mayors executive group.</p>
6.	<p>How will you propose to consult?</p> <p>No further consultation is proposed.</p>

Section 2: Implications and Impact Assessment

7.	What are the financial and legal implications? There are no financial implications unless the Council choose to purchase resale properties that are offered to the Council under the policy. There is no obligation to purchase.
8.	What are the risks? The allocation policy is required to give clarity and transparency to those interested in the product. It is expected that the policy is reviewed regularly ensure it
9.	Public Services Value (Social Value) Act 2012 Not applicable
10.	What evidence / data / research have you gathered in relation to this proposal? Research has taken place with surrounding authorities and by considering the Government's self build housing toolkit when making these recommendations.
11.	What are key findings from the consultation you have carried out? Not applicable
12.	Amendments to Proposal / Mitigating Actions In reaching a decision on the proposals, Members will consider any comments or observations received and if appropriate amend the proposals.

Equality Impacts

13	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people			There is no differential impact on Older or younger people with regard to this proposal.
	People with caring Responsibilities			There is no differential impact on People with caring responsibilities with regard to this proposal.
	People with a disability			There is no direct differential impact on People with a disability with regard to this proposal.
	Women or men			There is no differential impact on Women or men with regard to this proposal.
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			There is no differential impact on People who are black or from a minority ethnic background (BME) with regard to this proposal.
	Religion or belief (including lack of belief)			There is no differential impact on Religion or belief (including lack of belief) with regard to this proposal.
	People who are lesbian, gay or bisexual			There is no differential impact on People who are lesbian, gay or bisexual with regard to this proposal.
	People who are transgendered			There is no differential impact on People who are transgendered

			with regard to this proposal.
	People who are in a marriage or civil partnership		There is no differential impact on People who are in a marriage or civil partnership with regard to this proposal.
	Women who are pregnant / on maternity leave		There is no differential impact on Women who are pregnant / on maternity leave with regard to this proposal.
	Socio-economic impacts (Including impact on child poverty issues and deprivation)		There is no Socio or economic impact. .
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)		There is no public health impact
14	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)		
15	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)		