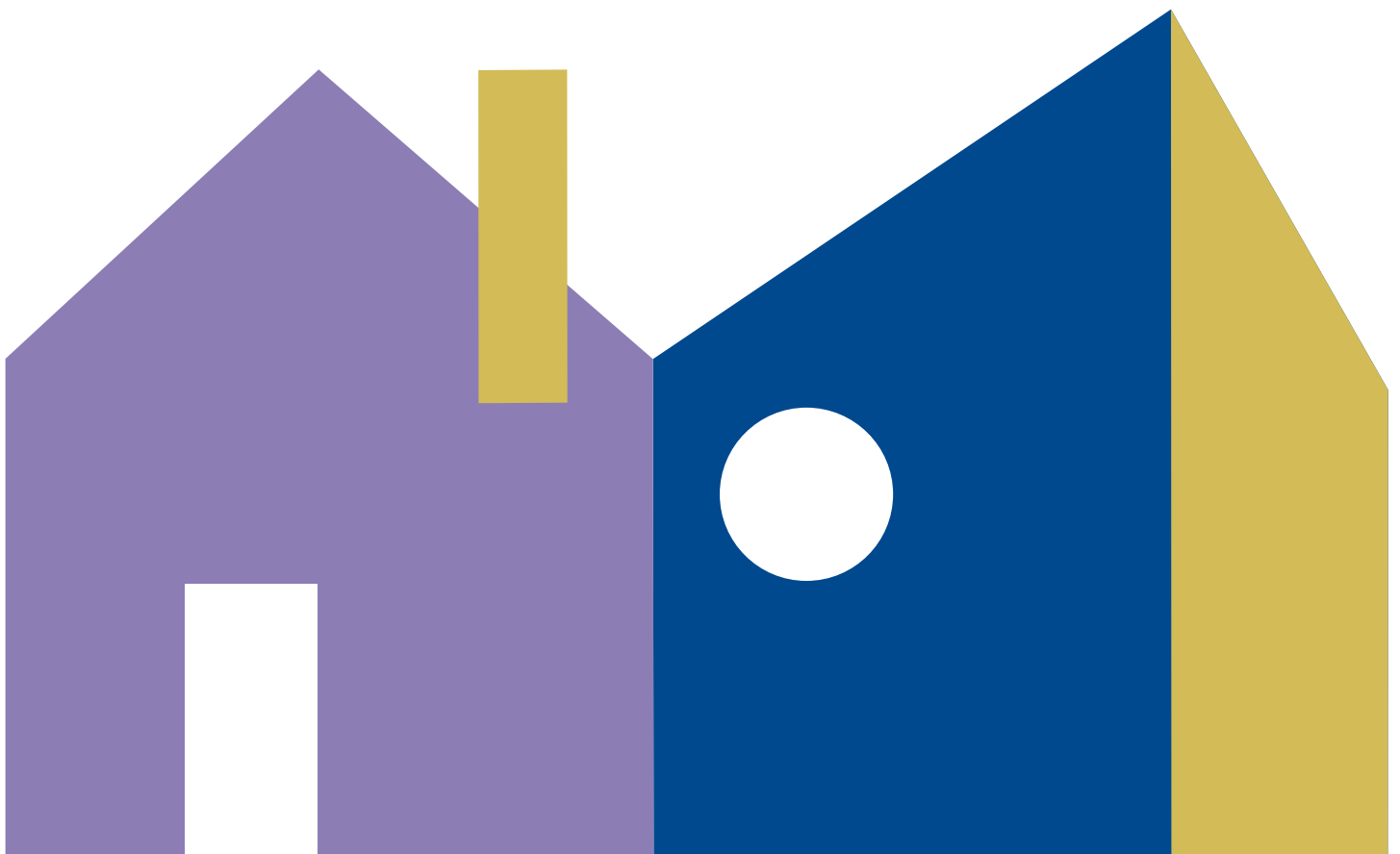




The Confederation of
Co-operative
Housing

CCH Case Study: Petersfield CLT | Researcher: Philippa Hughes | Date: July 2020

Petersfield CLT Facilitating a self-build development



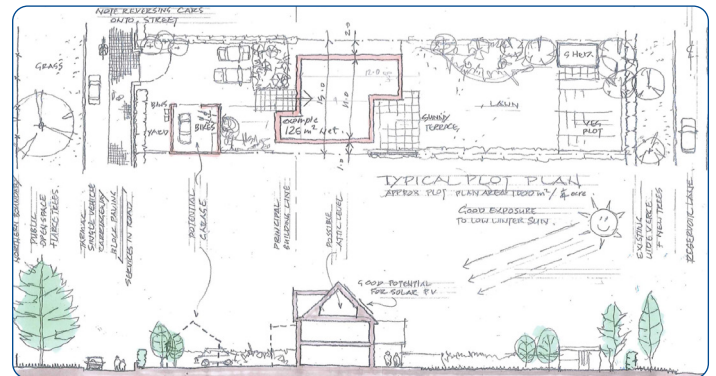


At a glance

- **Petersfield CLT is a community benefit society formed in 2017**
- **Current project is to develop a self and custom build site consisting of 11 plots on one of two sites allocated for self and custom build in the Petersfield Neighbourhood Plan**
- **These plots will generally be for reduced market sale designed to provide intermediate affordable housing for people with a strong local connection**
- **The CLT is exploring the possibility of having two or three homes for affordable rent on the site as well**
- **Petersfield CLT formed as a vehicle to bring the first self-build site through to development**
- **It has a board of directors who are voted in at each AGM, around 45 members, and a wider stakeholder base of potential self-builders in the area**
- **The CLT will issue self-builders with guidance in the form of a design code and specific plot passport that will allow the site to fit into the surroundings and ensure homes are built to high sustainability standards**



Photos



Overview

Petersfield Community Land Trust is working to create new affordable housing opportunities for local people in Petersfield in the South Downs. For its first project, it is facilitating the development of an 11-plot site that was allocated for self and custom build in the Petersfield Neighbourhood Plan.

Petersfield CLT was formed as a vehicle to deliver self and custom build homes after a successful effort by a group of residents to allocate two sites for self and custom build within the Plan. Its first project is to manage the development of one of these sites which is planned to have around 11 homes. Most of the site is currently owned by one

Overview (Continued)

landowner with a small additional strip belonging to a second landowner. Presently, the CLT is finalising the legal agreement with the principle landowner and is aiming to obtain planning permission over the next year.

The self-build scheme is an opportunity for members of the community to build independently and is intended to build homes that are unique, attractively designed, and built to high sustainability standards. The scheme is designed to provide intermediate affordable housing for households who have difficulty finding an appropriate home to buy or rent locally, given the high house prices of the area, but are not eligible for government housing benefit. Therefore, most of the plots will be for reduced market sale which will be restricted to individuals with a strong local connection to the town and surrounding settlements. In addition, the CLT is also exploring the possibility of building two or three affordable rent units on the site to be managed by a housing association.

Petersfield CLT will build infrastructure for the site, including a private road. Self-builders will buy their plots of land from Petersfield CLT and undertake building their home. It is expected that the self-builders will use self-build mortgages to finance their purchase and build. These mortgages include an initial release of money for the plot and then further release of finance over time to build the house. Once purchased, the self-builders will have the freehold of the plot with restrictions within the legal agreement of the purchase that specify the homes can only be sold on again at the same level of reduced market value. However, it is intended that the original self-builders will remain in residence for a significant period of time, building a stable community on the site.

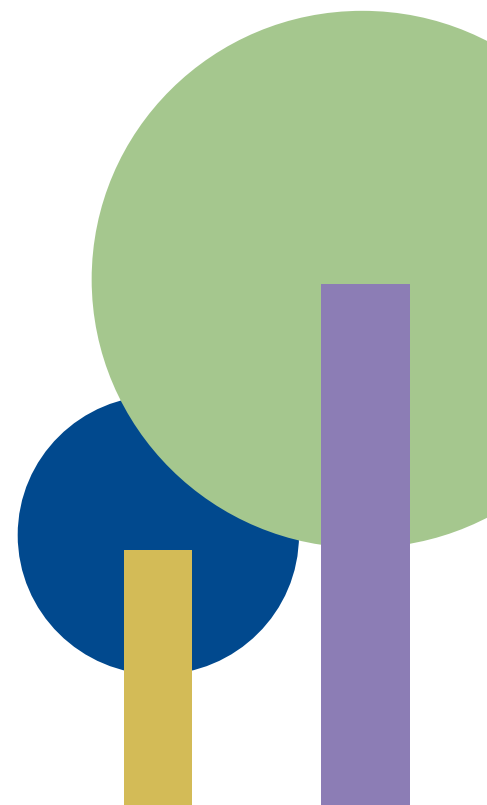
The site is located within the South Downs National Park, which is the planning authority. As the site is slightly outside of Petersfield centre

it is surrounded by the countryside and the National Park's planning permission is heavily focused on the way in which the houses integrate with the landscape. Petersfield CLT will apply for planning permission in outline to cover the site, however, individual self-builders must obtain detailed planning permission for their individual homes.

Self-builders will be guided in the design of acceptable homes by the site's overall design code and their individual 'plot passports' which detail the requirements of each plot, such as distance to boundary, number of storeys and other considerations. These tools will be pre-approved by the planning authority so that when the self-builders submit their own detailed planning application for their individual plot, they can be confident of receiving approval if their design falls within these parameters. Self-builders will be encouraged to make their homes as energy efficient as possible, with specified minimum energy efficiency ratings and the potential for a rebate for building to certified PassivHaus standards. Petersfield CLT intends to provide outline designs for custom build to households that do not want to procure their own design from scratch. Once planning permission has been received, the CLT anticipates self-builders taking a maximum of two years to complete their homes.

The financing of capital costs for the land and infrastructure development are still being finalised. The amount of grant the scheme will receive from the Community Housing Fund and the legal agreement with the current landowner are not yet confirmed. The CLT has been able to negotiate a slight reduction in price for the land, less than it would have received on the open market as the site is restricted to self-build and the landowner appreciates that the full development value will not be released as profit for individual self-builders. The purchase of the land will either be arranged as an upfront cost, through a

mixture of grant from the Community Housing Fund and finance, or recouped over time through a proportion of the sale price of the plots going to the landowner. The CLT has been informed it could potentially receive capital grant funding from the Community Housing Fund, which it intends to use to cover the required infrastructure on the site and potentially for a proportion of the cost of the land. So far, all work has been undertaken by the board of directors on a voluntary basis. However, the local council has funded the appointment of an architect to support the outline planning application. The CLT has also received grant funding from the Community Housing Fund to appoint a project manager for a year to bring the project forward through planning permission in the next year. With this support Petersfield CLT intends to make significant progress on the development this year.





Quotes

“When you’re community led, you are trying to reflect what is needed in your community. And it’s different. There’s a lot of similarities across the country, but there’s also a lot of differences. And I think, having something that’s local to the area, having something that people have put a lot of time and effort into, from the area, having the ability to kind of talk to people about what’s happening and to get more people on the self-build list. It’s that kind of thing.”

“Its saying “you don’t have to just buy a PLC house builder house, there are other options.” I think you hope, with that in mind, that people will then try and build something a bit more sustainable. And maybe a bit more interesting.”

Nat King-Smith

Director, Petersfield CLT



Learning points

- **A CLT can take on the role of a developer and bring sites forward for self-build through amalgamating the land, securing planning permission building infrastructure and servicing the plots ready for individual self-builders**
- **Community led housing groups can facilitate self-build, even in constrained circumstances of high land values or more restrictive planning regulations**
- **The opportunity to bring forward self and custom build can be better protected by their inclusion in a Neighbourhood Plan**
- **Working closely with planning authorities on design guidance can deliver the flexibility of self and custom build within the parameters of the existing space**
- **Groups will often need to put in a significant amount of time and effort to establish the organisation before building can be planned**

