



# Freedom of Information Request FOI2201

## Request:

### Freedom of Information Request

As you may be aware, from 1 April 2016 the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a number of obligations on all relevant authorities. These include:

1. To keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes in the authority's area and to have regard to those registers in carrying out their planning, housing, land disposal and regeneration functions. 2. To publicise its register. 3. To give suitable development permission in respect of enough serviced plots to meet the demand.

The obligation to give suitable development permissions is determined by reference to individual base periods, the most recent of which ran from 31 October 2018 to 30 October 2019 inclusive. Authorities have been provided with New Burden money to support this work. 30 October 2019 is also the date whereby planning authorities must have granted suitable development permissions to match the demand on the registers from the first base period (1 April 2016 to 30 October 2016).

I am writing to you on behalf of the National Custom and Self Build Association (NaCSBA) to request the answers to the questions that are set out below. In setting out the data request I have focussed on information of direct relevance to the implementation and required delivery under the Act. The responses should therefore be readily reportable back to us within the £450 / 18 hour limit for a Freedom of Information Request.

1. How many entries have been added to your register between 31 October 2018 and 30 October 2019? Individuals [number] Groups [number] Total individuals within Groups [number] Total Of which Part 1\* Part 2\*

- The split into Part 1 and Part 2 is only relevant where a local connection test is in place (see below)

2. How many entries are on your register in total as at 30 October 2019? Individuals [number] Groups [number] Total individuals within Groups [number] Total Of which Part 1\* Part 2\*

- The split into Part 1 and Part 2 is only relevant where a local connection test is in place (see below)

3. 30 October 2019 is the date by which you must have ensured that you have permissioned sufficient development plots to match the numbers on your self-build register for the first base period (1 April 2016 to 30 October 2016). Have you met your statutory obligations? [yes/no]\* In respect of your obligations provide details of: a. The number of relevant permissions granted\*\*. [number] b. The summary of the analysis that you produced and the policy you adopted in order to determine the suitable permissions. [free text] c. The number of relevant entries on your register for this base period. [number]

- d. The summary of the analysis that you produced and the policy approach that you have used to determine the relevant entries on your register. [free text] e. The number of relevant entries on your register as at 30 October 2016. [number]. f. An explanation for any difference between (c) and (e). Please note

\*That we plan to make a further FOI request in early 2020, if we identify that either: (1) you have not maintained records to demonstrate on 30 October 2019 that you have been able to meet your statutory obligations, or (2) you have maintained records but have not met your statutory obligations. We will seek details of action plans developed at the point of our next request to address any underperformance.

\*\*We believe that the numbers of permissions granted needs to be collated from individual planning permissions, and therefore a list of relevant permissions should be available to support the response to 3(a). Please therefore provide this list and ensure that such a list is maintained going forwards.

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4. Are you one of the minority to have introduced a local connection test? [yes/no] a. If so, from what date did this apply? [date] b. If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the test. [free text] c. If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the impact of the test. [free text]

5. Are you one of the minority to have introduced a financial viability test? [yes/no] a. If so, from what date did this apply? [date]

b. If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the test. [free text] c. If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the impact of the test. [free text]

6. Are you one of the minority to have implemented a charge for entry onto the register? [yes/no] a. If so, what is the current charge (amount, frequency)? [free text] b. If so, from what date was a charge first applied? [date] c. If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the charge, and the basis for the current charge. [free text] d. If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the charges. [free text] e. If you are one of the very few Councils to impose VAT on the charge; please details supporting the imposition of this charge. [free text]

7. Did you charge a Community Infrastructure Levy (CIL) at any time during the year to 30 October 2019? [yes/no] a. If so when was CIL introduced? [date] b. If relevant, how many Self Build Exemptions did you issue in relation to individual plots during each of the following periods (note: some self build may also be exempt as affordable housing): Period Self Build Exemptions 1 April to 30 October 2016 31 October to 30 October 2017 31 October 2017 to 30 October 2018 31 October 2018 to 30 October 2019

Submitted on 23/01/20.

## Response:

### Freedom of Information Request

**As you may be aware, from 1 April 2016 the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a number of obligations on all relevant authorities. These include:**

**1. To keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes in the authority's area and to have regard to those registers in carrying out their planning, housing, land disposal and regeneration functions.**

**2. To publicise its register.**

**3. To give suitable development permission in respect of enough serviced plots to meet the demand.**

**The obligation to give suitable development permissions is determined by reference to individual base periods, the most recent of which ran from 31 October 2018 to 30 October 2019 inclusive. Authorities have been provided with New Burden money to support this work. 30 October 2019 is also the date whereby planning authorities must have granted suitable development permissions to match the demand on the registers from the first base period (1 April 2016 to 30 October 2016).**

**I am writing to you on behalf of the National Custom and Self Build Association (NaCSBA) to request the answers to the questions that are set out below. In setting out the data request I have focussed on information of direct relevance to the implementation and required delivery under the Act. The responses should therefore be readily reportable back to us within the £450 / 18 hour limit for a Freedom of Information Request.**

**1. How many entries have been added to your register between 31 October 2018 and 30 October 2019?**

**Individuals**

19

**[number] Groups**

0

**[number] Total individuals within Groups**

N/A

**[number] Total Of which Part 1Part 2 The split into Part 1 and Part 2 is only relevant where a local connection test is in place (see below) N/A**

**2.How many entries are on your register in total as at 30 October 2019?****Individuals**

89

**[number] Groups**

1

**[number] Total individuals within Groups**

3

**[number] Total Of which Part 1Part 2 The split into Part 1 and Part 2 is only relevant where a local connection test is in place (see below)**

N/A

**3.30 October 2019 is the date by which you must have ensured that you have permissioned sufficient development plots to match the numbers on your self-build register for the first base period (1 April 2016 to 30 October 2016). Have you met your statutory obligations?**

**[yes/no]**

Yes

**In respect of your obligations provide details of:****a.The number of relevant permissions granted.**

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**b.The summary of the analysis that you produced and the policy you adopted in order to determine the suitable permissions. [free text]**

Permissions granted for net additional single dwellings on behalf of private individuals.

**c.The number of relevant entries on your register for this base period. [number]**

16

**d. The summary of the analysis that you produced and the policy approach that you have used to determine**



the relevant entries on your register. [free text]

e.The number of relevant entries on your register as at 30 October 2016. [number].

16

f.An explanation for any difference between (c) and (e).

N/A

**Please note That we plan to make a further FOI request in early 2020, if we identify that either: (1) you have not maintained records to demonstrate on 30 October 2019 that you have been able meet your statutory obligations, or (2) you have maintained records but have not met your statutory obligations. We will seek details of action plans developed at the point of our next request to address any underperformance.**

**We believe that the numbers of permissions granted needs to be collated from individual planning permissions.**

**therefore a list of relevant permissions should be available to support the response to 3(a). Please therefore provide this list and ensure that such a list is maintained going forwards.**

Planning application documents are open to public inspection and some documentation is available to view online. Planning application details are not therefore subject to disclosure via the FOI process as they are already available to view by a different route. The request for this information is therefore refused as it is an exemption under section 21 of the Freedom of Information Act 2000 because the information requested is reasonably accessible to you by other means. A link to Public Access is: <https://idoxpublicaccess.northynteside.gov.uk/online-applications/>

**4.Are you one of the minority to have introduced a local connection test? [yes/no]**

No

**a.If so, from what date did this apply? [date]**

N/A

**b.If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the test. [free text]**

N/A

**c.If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the impact of the test. [free text]**

N/A

**5.Are you one of the minority to have introduced a financial viability test? [yes/no]**

No

**a.If so, from what date did this apply? [date]**

N/A

**b. If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the test. [free text]**

N/A



**c.If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the impact of the test. [free text]**

N/A

**6.Are you one of the minority to have implemented a charge for entry onto the register? [yes/no]**

No

**a.If so, what is the current charge (amount, frequency)? [free text]**

N/A

**b.If so, from what date was a charge first applied? [date]**

N/A

**c.If so, please supply the supporting documentation (or a link to the documentation) setting out the rationale for introducing the charge, and the basis for the current charge. [free text]**

N/A

**d.If so, please provide supporting documentation (or a link to the documentation) setting out any reviews undertaken post introduction to assess and review the charges. [free text]**

N/A

**e.If you are one of the very few Councils to impose VAT on the charge; please details supporting the imposition of this charge. [free text]**

N/A

**7.Did you charge a Community Infrastructure Levy (CIL) at any time during the year to 30 October 2019? [yes/no]**

Yes

**a.If so when was CIL introduced? [date]**

14/01/2019

**b.If relevant, how many Self Build Exemptions did you issue in relation to individual plots during each of the following periods(note: some self build may also be exempt as affordable housing):**

N/A

**Period Self Build Exemptions**

**1 April to 30 October 2016**

N/A

**31 October to 30 October 2017**

N/A

**31 October 2017 to 30 October 2018**



North Tyneside Council

N/A

**31 October 2018 to 30 October 2019**

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