Building homes in Hull

#buildinghomesinhull
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Neighbourhoods and Housing

Why is housing important to Hull?

Delivering Homes

- Long term partnerships
- Council house new build programme
- Land and assets
- Funding, support, future opportunities
Long term partnerships

4000 Homes

1400 Homes

700 Homes
Council House New Build programme

• a major landlord in the city and developer of our own homes. 200 new homes built last year with 100 this year. For our size probably one of the biggest developers of Council housing in the country.

• Council approved plans for the delivery of around 180-200 bungalows (subject to planning and viability) on small, mainly brownfield, infill sites across the city. Tender documents will be released in the new year through yorbuild. Key is a focus on quality whilst working at a much smaller scale than our other programmes.
Land, Assets, Custom and self build

We acknowledge that many scheme frameworks do not work for the vast majority of small builders and contractors in the city. We want to understand how you want land bringing forward and what the level of demand might be for the Council to look at serviced plots for example.

Assets and land for disposal opportunities are marketed through our partners NPS. Lots of activity over recent years means we now have small sites available - not as attractive to the market.

With Compendium we have engaged the national ‘Right to build tasks force’ to explore releasing plots for builders and residents interested in self and custom build.

There are a number of ways this can be done so we welcome feedback.
But is there demand in Hull?

- Statutory Self-build and Custom Register only has 8 registrations
- But most people (80%) are unaware of the Register according to NaCSBA national statistics
- Other market information shows higher levels of possible demand in Hull:
  - 128 registrations on BuildStore’s Custom Build Register
  - 117 subscribers to BuildStore’s PlotSearch database
- Demand could be as high 4,000 (based on local population and NaCSBA national statistics of people wanting to self/custom build their own homes)
- Demand likely to be stimulated if plots are made available and Custom and Self Build is actively promoted
Potential delivery approaches

Promotion
- to landowners and communities (e.g. info flyers)
- to communities through Neighbourhood Planning
- Establish Landowner Forum
- Promote Register to public

Facilitation
- Better understand delivery models and how to facilitate
- Assess Borough-wide demand to inform local initiatives
- Local Plan presents opportunities (e.g. allocations)
- in-house advisory service to Custom/Self Builders

Enabling
- Work with landowners to identify opportunities
- Identify suitable public land
- Consider creating ‘revolving fund’ to support delivery of serviced plots
Opportunity to include a range of Custom and Self Build housing opportunities on larger housing sites

The Ings Regeneration Site presents an opportunity to deliver Custom and Self Build plots in partnership with Compendium Living
Funding, support, future opportunities

Hull City Council

Homes England

Your Right to Buy

Department for Communities and Local Government

Humber Local Enterprise Partnership

Supported by the Regional Growth Fund

A NACBBA Initiative Right to Build Task Force
Supporting Custom and Self Build Delivery in the UK

Support

FOR SALE

Hull City Council