



**Department for Levelling Up,  
Housing & Communities**

The Baroness Pinnock  
House of Lords  
London  
SW1A 0PW

**The Rt Hon Earl Howe**

*Deputy Leader of the House of Lords*

**Department for Levelling Up, Housing  
and Communities**

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Dear Baroness Pinnock,

Following the Lords Committee stage debate on the Levelling-Up and Regeneration Bill on Monday 24 April, I committed to respond to your question concerning self and custom build housing.

You asked whether the new amendments brought by the Government would help ensure that planning consent given for a self-build project was built out as self-build (and not built out by a developer). I believe this scenario will be addressed by Amendment 281CB. Amendment 281CB gives the Secretary of State the power to define in regulations the descriptions of types of development permissions that will count towards meeting the statutory duty to meet demand for serviced plots (for self and custom build) under section 2A(2) of the Self-build and Custom Housebuilding Act 2015.

The Government intends to bring regulations that require that a permission granted for self or custom build must have a planning condition or obligation attached which requires the development to be built out as a self or custom build development, within a certain time limit, to be counted under the 2015 Act. This will help prevent a site previously allocated for self or custom build being used by a developer for conventional, non self-build development. Any Regulations will be subject to consultation with the sector and local authorities.

I hope this letter has been useful. I will place a copy in the House of Lords Library.

Yours sincerely,

**THE EARL HOWE**