



---

# D & O Management Services Ltd

---

- ◆ The history of Group Self Build
- ◆ Key stages for a Self Build Project
- ◆ Benefits of Group Self Build



# D & O Management Services Ltd

## **History of Group Self Build**

- ◆ 1980's & early 90's group self build constructed more houses than any building company
- ◆ Recession in 90's restricted the group self build initiative
- ◆ Proposed schemes experienced difficulties in tendering for land & finance
- ◆ Local Authorities stopped acting as enablers
- ◆ Lost generation of self builders
- ◆ Benefits for all involved - Local Authority, group membership, local businesses & facilities
- ◆ Generates public interest locally and with media
- ◆ Target membership - skilled tradesmen, council tenants and key workers
- ◆ Schemes on average last 10 months with members working weekends, evenings and holidays

# D & O Management Services Ltd

- ◆ **Stage One**
- ◆ Total project management
- ◆ Professional team
- ◆ Identify site
- ◆ Scheme funding
- ◆ Project design – house types
- ◆ Detailed cost breakdown
- ◆ Formation of group
- ◆ Skilled tradesmen & key roles



# D & O Management Services Ltd

- ◆ **Stage Two**
- ◆ National Federation of Housing Associations
- ◆ VAT registered
- ◆ Scheme development
- ◆ Planning permission & building regulations
- ◆ Funding approval
- ◆ Land purchase
- ◆ Stage's 1 & 2 takes approx 6 months



# D & O Management Services Ltd

- ◆ **Stage Three – 8 to 12 months**
- ◆ Construction commences
- ◆ Minimum 30 hours per week
- ◆ Management of members & project design
- ◆ Continued involvement by D & O management team
- ◆ NHBC at completion
- ◆ Project funding completed on issue of mortgages





---

# D & O Management Services Ltd

---

## ◆ **Benefits Group Member**

- ◆ Home they could not normally afford
- ◆ High quality property
- ◆ Life changing experience
- ◆ Learning new skills
- ◆ Formation of a unique community

## ◆ **Benefits Local Authority**

- ◆ Government recommendations to tackle housing crisis
- ◆ Helping local community & business
- ◆ Target first time buyers - key workers
- ◆ Market value land sale
- ◆ Formation of a unique community

# D & O Management Services Ltd

24 News

THURSDAY 22 NOVEMBER 2007 EVENING STANDARD

## 'Build your own homes' revolution to tackle crisis

**HOUSING**  
**NICHOLAS CECIL**  
Political Correspondent

LONDONERS were today urged to build their own homes in a DIY house-construction revolution.

Town halls should set aside plots for thousands of people to build a home to their personal design.

The proposals are among a series of recommendations in a Government-commissioned report on tackling Britain's housing crisis.

Its central points include regenerating inner cities with housing projects and councils forming "preferred partner" relationships with developers to achieve the Government's aim of three million new homes by 2020.

But the report also warned that housing developments in the South-East could have to be constrained because of water shortages.

Housing Minister Yvette Cooper also signalled that she will order developers to speed up home building in the capital after figures showed major schemes take on average more than three years to complete after gaining planning consent.

Mayor Ken Livingstone and town hall chiefs were also warned not to impose too many restrictive conditions on how many affordable homes should



**Agenda:** Siân Berry promises to reduce off-peak fares and cut home energy bills

be built as part of developers' schemes because too high a figure could make some developments unviable.

The 234-page report makes 37 recommendations, including a boom in DIY house building. The UK has a lower market share of self-build new housing supply compared with other northern European countries but this

is growing in popularity. Between 15,000 and 18,000 self-build homes are being constructed in Britain annually, about 10 per cent of the total build.

Sixty per cent of these are do-it-yourself projects with the owners laying the bricks and mortar themselves. The remainder are schemes where individuals employ builders and archi-

### Green pledge to cut cost of living

**THE Green party candidate for London Mayor launched her campaign today with a pledge to cut the cost of living in London.**

Siân Berry promised to boost affordable housing and reduce utility bills and transport costs.

The former engineer also pledged a minimum wage of £7.20 an hour — almost £2 an hour more than the state pays — for public sector workers.

She also wants to close City Airport and scrap plans for a Thames Gateway bridge.

Ms Berry, 33, said: "London is the second most expensive city in the world and while billions are made in the City ordinary Londoners often struggle to pay for the basics — housing, energy and transport."

fects to construct homes to their specification. "With more support from Government and local planning authorities, the volume of self-build could grow significantly," said report author John Callcutt.

**HAVE YOUR SAY AT** ►  
[www.standard.co.uk](http://www.standard.co.uk)

### ECO NEWS

[econews@standard.co.uk](mailto:econews@standard.co.uk)

### Benn opens Britain's first bioethanol plant

BRITAIN'S first bioethanol plant will be opened by Environment Secretary Hilary Benn today. The British Sugar plant in Norfolk is expected to produce 70 million litres of bioethanol a year, using surplus sugar beet from local farms. Experts say this will be a key step towards making five per cent of vehicle run on biofuels by 2010 — equivalent to taking one million cars off the road.

### Pub raises bar for energy efficient technologies

PUB chain J D Wetherspoon is celebrating the launch of its first venue to be run on sustainable energy. The Kettleby Cross in Melton Mowby features solar panels, wind turbine and LED lightbulbs. Rainwater is used to flush lavatories and sunlight is beamed indoors by prisms inside "sun pipes". The firm said it could be a prototype for future pubs.

### Thugs vandalise tree planted by Bellamy

VANDALS destroyed a tree three hours after it was planted by botanist David Bellamy. The conservationist planted a Whitebeam in Swiss Cottage to celebrate national tree week. A Camden Council spokesman said: "It's extremely upsetting that a mindless vandal has destroyed the tree."