
STARTER HOME ON A SHOESTRING IDEAS COMPETITION £5000 PRIZE FUND!

A unique ideas competition, open to all, where you have to design a stylish 65 sq m Starter Home that can be built for £50,000 – ideally less.

Your design must be capable of being customised to suit the owners – so you will need to show a number of internal layouts and provide a menu of finish or specification options.

The Starter Home should work as a standalone or terraced property, and might also be stacked to deliver a modest block of maisonettes or flats.

We are looking for cost-effective, beautiful and green designs. Selected entries will be displayed at Grand Designs Live and the winners will share a £5,000 prize fund!



Organised by the National Custom & Self Build Association and Grand Designs Live.

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THE CHALLENGE

The Government has recently announced plans to build 200,000 'Starter Homes' between now and 2020. It defines a Starter Home as a property aimed at first time buyers under 40, and costing less than £250,000, including the land. (In central London properties qualify as a Starter Home if they cost less than £450,000).

We believe it is possible to build a Starter Home for much less than this – for example through the use of low-cost 'modular' solutions, or by offering a home that the purchaser can finish off themselves.

THE PRIZE FUND

There is a total prize fund of £5,000, which will be distributed by the judges. In addition to identifying an overall winner, the judges reserve the right to also commend other entries. The judges will decide how much to award to each.

THE BRIEF

We want entrants to design a Starter Home that provides a reasonable living/dining area, kitchen, bathroom, study area and one or two bedrooms. Your design should provide a minimum of 65 sq m. This must be capable of being built to a fully finished state (ready for occupation) for no more than £50,000. We believe it may be possible to provide a solution for less.

The home needs to be capable of sitting on a typical level fully-serviced building plot.

Your design could be for a standalone or a terraced house, or capable of being stacked to create a block of maisonettes or apartments. You may be able to devise a solution that can be used in all these situations.

Your Starter Home must offer purchasers a range of different design and layout options. People are attracted to custom and self build because it gives them the opportunity to customise their home to suit their needs. So you must show at least three (ideally more) different layouts, and a range of internal finish options. One of these might be a 'self finish' option for those purchasers who want to fit their own kitchen/bathroom and take care of their own tiling and decoration.

The technical detail will be important – so you should explain exactly how your home would be procured and built – who would construct it (a traditional builder, an offsite manufacturer etc), the materials proposed, insulation levels, heating systems and the method of manufacture. We also want you to think about how the costs might be reduced further, if the homes were produced in large numbers.

You must provide robust estimates of the cost of your Starter Home – the details of this element are set out below. Above all we are looking for affordable and innovative ideas. Our past winners have gone on to see their designs progressed on real sites. We expect to attract widespread media attention for the winning designs of the 2016 competition so that their ideas are adopted too.

The shortlisted entries will be presented to the members of NaCSBA's Custom Build Developers Group – to see if any of them want to team up with an entrant to build their Starter Home. The designs will also be widely showcased to the local authorities that are at the forefront of encouraging custom and self build homes.

MANDATORY RULES

- The maximum budget is no more than £50,000 per home (for a fully finished, ready to occupy 65+ sq m property). This excludes land, professional and local authority fees, service connections, insurances and warranties. Entrants are especially encouraged to develop a solution that costs less.
- A detailed Cost Report MUST be provided alongside your design proposals. Please use our Excel spreadsheet to summarise your estimated costs (email shoestring@nacsba.org.uk and we will send this to you) and provide this as the first sheet of your report. In addition, for each of the headings in the spreadsheet, we would like a paragraph or two that summarises the specification/materials that you have proposed, the quantities used, and the rates per unit of material. Remember to include the labour costs. Where appropriate, you should make an allowance for any plant hire or specialist equipment needed.

Please indicate the estimated cost of the different layout options, or fit out specifications.

If you plan to offer a 'self finish' option (where, for example, the purchaser fits the kitchen and bathroom, and undertakes all the decoration, flooring, and tiling) work out the potential saving.

The cost report must be no longer than five pages of A4.

- In addition you MUST also supply a description of the proposed Delivery Process for your project – so we want a short explanation that sets out how you envisage procuring/delivering the homes. For example, will they be built in a traditional way on site by a contractor or custom build developer, or would you use a factory-produced offsite solution? If you plan to use an offsite approach estimate how the costs of production could be further reduced if the homes were delivered at real scale. This document should be no more than two pages of A4 and should be attached to the end of the cost report.

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GUIDANCE NOTES

- We want to see what your Starter Home will look like – so good plans, elevations and artists impressions are essential. If your design can be used in a number of forms (eg - detached, terraced, stacked as maisonettes etc) then please illustrate these options too.
- The design should be flexible enough to respond to different site conditions and regional contexts. This means your solution should be able to take on a variety of external finishes and details to respond to local vernacular building styles. You may also want to offer an 'upgrade option' where the energy performance is higher. If so, explain how this would work and what the extra costs would be.
- The homes must comply with (or exceed) the Building Regulations. Entrants are encouraged to aim higher than expected future energy standards – so proposals that achieve Passivhaus standards (or close to them) will be especially welcomed.
- Anyone can enter this competition – architects, modular construction specialists, timber framing experts, custom build developers, innovation or technical gurus, or members of the public. But please recognise that you need to provide a lot of detailed information (including robust costs data), and that the calibre of the visual material that has been submitted in the past is generally high. If you don't have all the skills consider teaming up with others.
- Check out the Self Build on a Shoestring section of the NaCSBA website – it has some of the best entries from the last three years of this competition and these may provide useful background.

THE PLOT

There is no specific plot for this competition. The Starter Home design you develop should be buildable on just about any typical serviced building plot. You can assume the land is broadly level and the ground conditions present no special challenges. All mains services are available in the pavement that adjoins the plot.

BACKGROUND INFORMATION ON STARTER HOMES

A Starter Home is a compact house or flat specifically designed and built to meet the requirements of young people buying their first home.

The Government wants to see a new generation of high quality, low cost Starter Homes built (at an initial discount of 20%), so that more people can enjoy the benefits of home ownership.

The Starter Homes initiative is one of the main planks of the Government's housing policy. More information about the key characteristics of a Starter Home, how they relate to the planning system and the eligibility criteria is available here.

[Starter Homes](#)

[Starter Homes Design](#)

THE ENTRY PROCEDURE

- Entrants must present their designs (images, plans and text) on one side of an A2 portrait sheet mounted on lightweight board, and also as a PDF file. No models or other materials are to be submitted (apart from the compulsory Cost Report and the Delivery Process document).
- There should be no distinguishing marks, names or logos on the front of the A2 board. Make sure you have completed the declaration form and attach this to the rear of the panel when you submit it.
- The Cost Report must be no more than five sides of A4 (portrait format) provided as a hard copy (in an envelope, attached to the back of your A2 board), and also as a PDF file. The two-page description of the anticipated Delivery Process should be attached to the cost report as the sixth/seventh pages.
- Submissions must be received NO LATER THAN 5PM on FRIDAY 16TH SEPTEMBER 2016, and should be sent as follows:

Hard Copies to:

Custom Build on a Shoestring, c/o NaCSBA,
National Self Build & Renovation Centre
Lydiard Fields
Great Western Way
Swindon SN5 8UB

Digital Copies to: shoestring@nacsba.org.uk

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THE JUDGES



Kevin McCloud

Kevin is a broadcaster, designer and writer specialising in architecture, planning, design and the home. He is the founder of HAB Housing and is an Honorary Fellow of the Royal Institute of British Architects. He is also an Ambassador for World Wildlife Fund and was a Sustainability Ambassador for the 2012 Olympics. In 2011 he was asked by NaCSBA to become the UK's Self Build Champion. He was awarded an MBE in 2014 for services to sustainable design.



Luke Tozer

Luke is a director of London-based Pitman Tozer Architects. He built his own home – on a tight budget – on a challenging site in London. He is an active member of the RIBA's Housing Group and the RIBA's Procurement Reform Taskforce. His practice won the prestigious Manser Medal for the best private new house of 2009.



Charlie Luxton

Charlie is an architectural designer who combines his design work with writing and presenting television programmes. He is passionate about the environment and communicating his enthusiasm for sustainable architecture and eco-friendly design. He has designed and built a number of low cost self build projects.



Gerardine Hemingway

Gerardine was one of the cofounders of fashion house Red or Dead. She is also an active self builder – in 1997 she drove the design and construction of the family's new home. Her best known housing projects include the 750 home Staiths South Bank on Tyneside. In 2006 she was awarded an MBE for her services to design.



Wayne Hemingway

Wayne is a qualified town planner, and has been a Trustee of the Design Council for many years. He writes about architecture and housing and is a regular TV design commentator. He was awarded an MBE in 2006, is a Professor in the Built Environment Department of Northumbria University, a Doctor of Design at Wolverhampton, Lancaster and Stafford, and a Fellow of Blackburn College and Regents University.



Lord Gary Porter

Gary is the former leader of the Local Government Association and he joined the House of Lords in 2015. He knows his way around construction as he previously worked for a small building company, and he is passionate about planning and housing issues. He's also a keen supporter of the Government's initiatives to make it easier for more people to build their own homes.



Ted Stevens

Ted is former award-winning architectural and planning journalist. He built his own home in 2005, and chaired the National Custom and Self Build Association until 2014. Over the last 18 months he has been working on a research programme that aims to make it easier for more people to build their own affordable homes. In 2014 he was awarded an OBE for his work in the housing sector.



George Clarke

George is an architect and a TV presenter. He currently fronts 'Amazing Spaces' and 'Restoration Man'. He is passionate about self building and getting empty homes back into use again, and he is an Ambassador for the housing and homelessness charity Shelter.

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DECLARATION

Please complete this form and attach it to the rear of your A2 panel.

Your submission cannot be judged if incomplete.

1. I declare authorship of the enclosed designs for the Starter Home on a Shoestring competition ('the competition').
2. I declare that I abide by the terms and conditions detailed in the competition's brief.
3. I declare that I will abide by the final decision of the judges.

Signed.....

Date.....

Print name.....

Your Contact details.....

Address.....

Tel Number.....

E-mail.....

Please complete, print, sign, and attach this declaration to the back of your competition submission, then send it to:

c/o NaCSBA,
National Self Build & Renovation Centre
Lydiard Fields
Great Western Way
Swindon
SN5 8UB