

YOU BUILD

The Magazine of the Walter Segal Self Build Trust
Issue 16 January 1998 Price £1.00

IN THIS ISSUE:

An introduction to the NEW Self Build Good Practice Design Guide

Housing Associations and Self Build: Steve Bendle spills the beans

The Trust expands: 2 new development workers to fill a busy workload

News from the self builders

ISSN 1359-2748

WALTER SEGAL ■ Self Build Trust



THE DIRECTOR WRITES:

Our regular readers and those who know of the Trust will be aware that we have had some difficulties over the past year. Unfortunately, at the end of February last year, Hannah, our Administrator left to take up a new post, closely followed by Martin, our Development Worker, at the end of March. Undeterred, the Trust has continued its activities, which have included several feasibility studies for housing and community centres, a major Foyer-based project for self-build move-on accommodation, and continuous fundraising activities for future projects.

The result has been that in October last year, we appointed Robin Hillier and Geoff Stow as joint Development Workers on a job share basis (see p. 5). We have also obtained funding from the Housing Corporation to enable us to develop a private funding

model for community self build schemes, and have just been informed by the DoETR that they will be funding the completion of our "Complete Self Build Resource Book". In addition they will also be funding a new post for a Northern Development Worker for three years. These projects will require matching funding and a major Charitable Trust is considering the latter at its next meeting. We have also had, for the first time, a second assessment from the National Lottery Charities Board for our Foyer-based self-build Housing Training & Employment Programme. We are not yet counting our chickens, but we do feel that we are back on an even keel again.

See our next issue for the outcome.

Mike Daligan

A R C H I T Y P E

is growing and moving! Our London office is now at:

**The Morocco Store
1 Leathermarket Street
London SE1 3HN**

Tel: 0171 403 2889
Fax: 0171 407 5283
E mail: architype.co.uk

We are also pleased to announce the launch of our Gloucestershire office:

**The Studio
Belle Vue Centre
Cinderford
Gloucestershire GL14 2AB**

Tel: 01594 825775
Fax: 01594 825756
E mail: architype.co.uk



The CUE building: highly commended in the Green Building of the Year Award

Architype has completed more than 150 self-build houses around the country and is a leading expert in ecological design and integrated estate regeneration.

For further information please contact Jonathan Hines.

advertisement





YOU BUILD

The magazine of the Walter Segal Self Build Trust

The Walter Segal Self Build Trust is a charitable trust offering information, advice, support and training to people (especially those on low incomes and in housing need), who wish to build decent homes for themselves, and to others who wish to use the Segal method for their buildings.

Community self build currently accounts for around £30 million worth of building in the UK, with a total of 37 schemes completed, a further 18 schemes presently on-site and another 28 schemes with funding allocated or in the process of applying for funding.

The successful pioneering Segal schemes supported by Lewisham Council in the 1970s and 1980s have now spawned a new generation of Segal method self build homes and community-use buildings. There are completed Segal method housing schemes in Birmingham, Brighton, Greenwich, Islington, Lewisham and Peckham. In addition, there are schemes on-site in Brighton, Bristol, County Durham, Greenwich, Leeds, Sheffield, Telford and Yeovil – a total of £10 million worth of Segal method housing on-site.

Groups and organisations throughout the country are now taking up the self build option as a way forward for helping themselves and others to gain decent accommodation. In Ashford, Bath, Burnley, Gloucester, and a number of London Boroughs, groups have formed or local authorities are taking the initiative to tackle housing problems.

Self build can contribute to improving our community in many ways; not only by providing affordable housing; but also by providing training and skills and building a strong community in which to live.

In the words of Tim Oshodi of Fusions Jameen Self Build Cooperative (London):

"Our children will watch their parents building their own homes. We won't need to tell them about a sense of community; they will see it being created".

The Trust is here to help anyone who wishes to develop self build – please contact us if you would like to know more.

4 Introduction to the NEW Self Build Good Practice Guide

by Brian Richardson

5 NEWS page

what's happening in the world of self build

6 Housing Associations & Self Build

Steve Bendle discusses the role of Housing Associations in self build projects

9 more NEWS

more to catch up on!

10 Scheme update

a review of some recently completed & current self build housing projects

YOU BUILD is the magazine of the Walter Segal Self Build Trust. It is produced twice a year.

To subscribe to **YOU BUILD**, please fill out the form for membership (on the back cover) and return it to us with a cheque for the correct amount. Back issues will be available from the Trust at a cost of £1.00 each inclusive of post and packing.

If you are interested in contributing to **YOU BUILD** please contact the Trust. The copy deadline for the next issue is 1 May 1998.

The content of this publication does not necessarily reflect the official position of the Walter Segal Self Build Trust.

DESIGNED, PRODUCED AND EDITED BY:

Hannah Eno, Geoff Stow & Robin Hillier at the Walter Segal Self Build Trust.

PHOTOGRAPHS BY:

The staff of the Walter Segal Self Build Trust, unless otherwise stated.

Walter Segal Self Build Trust
Unit 213
16 Baldwins Gardens
London EC1N 7RJ

Telephone: 0171 831 5696

Fax: 0171 831 5697

e-mail: wssbt@power.net.co.uk

The cover photograph features the official opening ceremony of Camelot Self Build, with Paddy Asdown and self builders (see article on page 5).



THE GOOD SELF BUILD GUIDE

Dear Self Builder,

We are glad you are contemplating the building of your own home and are seeking information about the best way to do it.

You have heard about the "Segal Method" and ask:

Who was Walter Segal?

What was his method?

Should I adopt it?

In reply we are intending to publish in forthcoming issues of 'YOU BUILD' a "Guide to good self building" prepared by members of the Walter Segal Self Build Trust who have designed and built their own houses the Segal way. It is a digest of the experience we have gained during twenty five years development of Walter Segal's original idea.

He was the man who suggested to the housing committee of the London Borough of Lewisham that instead of waiting for council houses to be provided for them people could participate in the design and construction of houses for themselves. He made each operation clear and simple enough for anybody to carry out, even without previous building experience or particular craft skills. It was based on common sense and sound thinking and it worked.

The houses he designed then, although all different from one another, were known as Segal houses because they all followed his simple system of timber framed post and beam structure filled with panels of walls, windows and doors and had flat roofs (that didn't leak).

Even while he was alive the technique was being modified to suit changing circumstances. The process went on after he died, but the houses built then, though inspired by his ideas, could not properly be called "Segal" because they were done by others, so the term Segal method was coined for those buildings designed to different standards to achieve different results.

For the subsequent decades, great changes were made in the performance demand of our houses. Because of the growing realisation that energy conservation was necessary to preserve the finite resources of fossil fuels, buildings had to be much better insulated and they had to be made of materials that had as low an energy content as possible in their manufacture and distribution.

We found that the Segal method was well adapted to meet these new requirements, though it has been difficult to preserve all of its original simplicity. To keep the design and construction process for these new high performance houses within the capabilities of ordinary people previously untrained in building skills, many different ways of doing the job have been successfully explored.

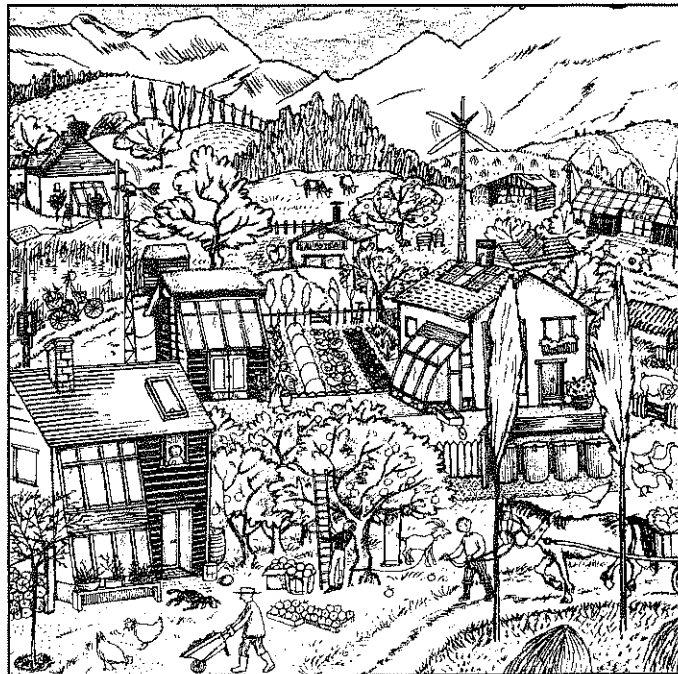
So there is no longer a single, definitive "Segal Method" but rather a variety of good constructional answers to different situations within the broad Segal tradition. There is a Segal 'procedure' rather than a Segal 'method' for good self building.

We think of good building as being rather like good food - wholesome and enjoyable.

The best, but not the only source of good food is the organic garden. Similarly, the best but not the only ingredient of good building is natural material, produced without undue disturbance to the environment.

As with good food where the wholesome ingredients have to be well cooked, so with good building the carefully chosen materials have to be well put together. Walter Segal showed us the way to use a little logic and a lot of common sense to get the most out of simple materials without a lot of mysterious specialist treatment.

Building is a creative process but inevitably involves some destruction. Generally, the less the amount of processing, the less harmful is the environmental impact. The more tender loving care devoted to the activity of building the greater the creative element. Nobody is in a better position to apply it than you the self builder.



You ask: what is the best way for me to build my house?

There are many ways of building that are all as good as each other, and the best one is the one that suits you best.

You have not yet told us, for instance, if you have a specific site in mind, and whether you are intending to build on your own or co-operatively in a group. Our advice may be different depending on the physical characteristics of the site and the way the job has to be organised.

All self builders can benefit from the pool of experience we hold of dozens of individual self builders, and the Walter Segal Self Build Trust has published the most comprehensive guide to the setting up and organising of groups available anywhere.

The practical guide lines which are to follow in future issues are valid for both situations.

A house is the product of decisions made all the way through from inception, to completion, and beyond to maintenance and eventually dismantling it. It is the essence of the Segal way that you the occupier should make those decisions. Consider all the options, make your considered judgement and then get on with building your house with a light heart.

You will enjoy one of the great experiences of a lifetime.

Yours sincerely,

Brian Richardson

(Brian Richardson is a trustee of the Trust, and is co-author with Jon Broome of 'The Self Build Book')

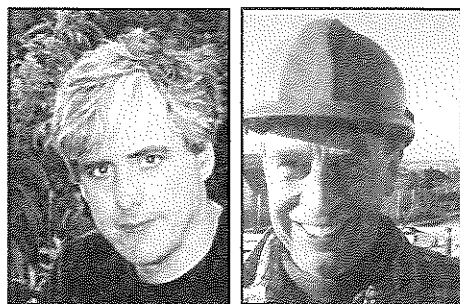
• PART 1 OF THE GOOD SELF BUILD GUIDE, WITH SECTIONS ON SELF BUILD SITES, ENERGY AND ECOLOGY, AND RECYCLING AND MAINTENANCE, WILL BE PUBLISHED IN THE JULY ISSUE OF 'YOU BUILD'

• PART 2 OF THE GUIDE, WITH SECTIONS ON TRAINING, RENEWABLE ENERGY, HEALTH & SAFETY ON SITE, AND GROUP & INDIVIDUAL BUILDING, WILL BE PUBLISHED IN THE JANUARY 1999 ISSUE OF 'YOU BUILD'.

• FEEDBACK ON ALL ASPECTS OF THE GUIDE WILL BE WELCOMED FROM READERS; THE INTENTION IS TO PUBLISH A FINAL VERSION IN JULY 1999.



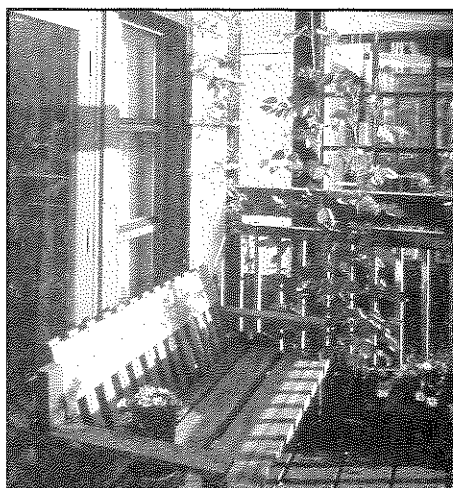
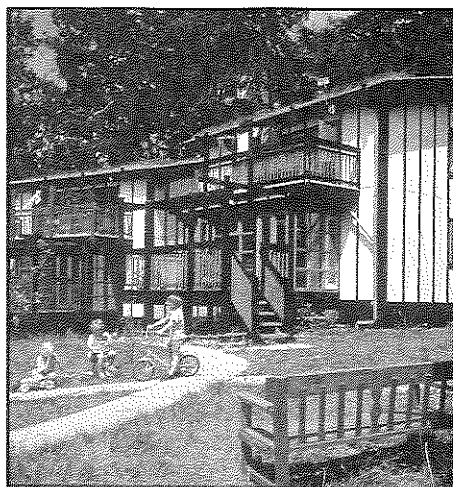
NEW HANDS AT THE TRUST DIGGERS WINS ANOTHER R.I.B.A. DESIGN AWARD



The Trust has now gained two new development workers to replace Martin Field who left last year. Robin Hillier and Geoff Stow have recently started as a job share, and are working flat out to develop a structured and sustainable resource and training package for new groups. These are the first steps towards a more comprehensive self build advice and back up service, which is to be extended to client and funding bodies as well as to the self builders themselves.

Geoff Stow self built his own house in Walter's Way, one of Walter Segal's original Lewisham schemes. His past experience has included hands-on training on self build sites, self-build site management, and extensive work with young people in various employment projects.

Robin Hillier is an architect who has specialised in the design and support of self build projects within the social sector including projects targeting young people and the disabled. He was project architect at Architype for the award winning 'Diggers SB' (see this page) amongst others.



The prestigious 1997 Housing Design Award has been awarded to the Diggers Self Build Scheme in Brighton. Sponsored by the Department of the Environment, Transport & the Regions, the Royal Institute of British Architects, the Royal Town Planning Institute and the National Housing Building Council, the primary purpose of the Award is to give public recognition "to completed schemes of outstanding merit". Housing Minister Hilary Armstrong, presenting the award at a special ceremony at the R.I.B.A. claimed that the scheme was:

"a microcosm of what could be achieved on other sites all over the country by harnessing the imagination and skills of ordinary people"

The scheme's design approach was praised by the judges:

" On a steeply sloping site, the co-operative, and their architects, have created an Arcadian retreat with strong overtones of the great British seaside shack the rustic informality of this scheme comes as a breath of fresh air after the contrived 'vernacular' style of so much recent housing."

The Diggers are a group of five families and four single people in Brighton who have chosen to self-build for rent as an affordable way of providing their own permanent homes. Members wanted individual houses set in communal gardens, incorporating energy saving features and environmentally healthy specifications. They were keen to be actively involved with their architects throughout the design as well as the construction process.

CAMELOT HOLDS COURT TO PADDY ASHDOWN

Lynne Bleach, secretary to Camelot Self Build (see front cover), celebrates project completion...

We've finished! Sorry, hold on a minute, just let me have the satisfaction of writing that again, WE HAVE FINISHED! Yes, finally after years and years and years... well, at least four!

Having got together in January 1994 through diligent research by South Somerset District Council, those of us who were willing to put our private lives on hold, or those who didn't believe it could be as bad as THAT to be self-builders, waded patiently (sometimes not) through months and years of paperwork, planning, arguments, drop-ins (and drop-outs!).

Finally we saw results when we started on site Saturday 4 May 1996, following hard on the heels of the road contractors, who, I am sure, expected us to leave them alone for at least a week! We started by erecting a workshop, the process of which was thankfully not an indicator as to how the houses would be built!

We had decided to save time by having the



shells built to our specifications at a firm specialising in timber frames – all we had to do was fit the jigsaws together. The first shell arrived on Saturday 1 July 1996, the second two weeks after that, etc. etc. – with the last one arriving in December. All the houses were watertight by the end of that year. Phew!

It had been decided that a minimum of 25 hours per week per family would be an ideal place to start. As it turned out, however, many households, including both men and women,

worked at least twice this number. It was only this dedication that brought the scheme to its conclusion in September 1997, with Paddy Ashdown planting a tree at our official site opening on Friday 21 November 1997. As we approach our site we can see the plaque erected on a huge piece of hamstone, dedicated to the lives lost... sorry, dedicated to the self-builders...

All visitors welcome, but you will have to take your shoes off!



HOUSING ASSOCIATIONS & SELF BUILD

by Steve Bendle

POSITIVE WAYS FORWARD

With the Housing Corporation's emphasis on 'Housing Plus' - meeting housing needs and at the same time producing other benefits for local communities - one might expect self-build housing for rent or shared ownership to be a favoured form of housing provision.

It should also readily secure funding under the Government's Single Regeneration Budget (SRB). The SRB encourages synergy between different social programmes and between public and private sector expenditure. It aims to enhance employment prospects, promote economic growth, improve the environment and infrastructure, improve housing conditions, tackle crime, promote opportunities for ethnic minorities and enhance the quality of life. Self build schemes deliver many of these outcomes.

In practice, self build opportunities are available only to people on a limited scale. The reasons lie in the way it is perceived both by housing associations and local authorities.

Most housing associations were set up during or since the 1960s. They were formed by local communities, by people from ethnic minorities or by those concerned with the needs of a particular group, such as the elderly. As a result of successful efforts to obtain government support, first with revenue and later with capital, they expanded rapidly in the 1970s and had a further spurt of growth following the 1988 Housing Act, until the cuts began again. Associations which owned only one or two homes in the late 1960s now find themselves with thousands of homes in management, hundreds of new homes in development and staff numbers in three figures.

The need to manage, and to secure grants and loans for, the substantial businesses that associations have become, has distanced them from the communities that they were set up to serve. Even where tenants are well represented on Management Committees, they too are forced to devote most of their time and energy to considering the needs of the association as an organisation. Their aim remains one of providing homes for people who need them, but in a climate of competition where each association tries to be the one that secures allocations of grant from the Housing Corporation. Allocations are obtained, not by being most in tune with the local community, but by delivering the homes in the most 'cost effective' way.

'Cost effective' can be defined to take account of benefits other than housing. Both the Housing Corporation (with their Housing Plus approach) and local authorities with their general concern for local needs are prepared to prioritise schemes which deliver measurable extra benefits such as the skills and confidence people gain through self build. The

government's Single Regeneration Budget is specifically intended to encourage synergy between different programmes. However, with limited time and resources and no certainty of funding for any scheme, it is the most straightforward routes to housing provision that associations tend to pursue.

Self build is not easy. It requires a group to be formed and supported for at least 12 months, and more usually 18 to 24 months before work can start, and for another 18 months after work has begun. It requires a site to be identified which will remain available while funding is sought and the design

agreed. It requires the association to take on whatever risks may exist that the scheme will be completed in a reasonable timescale, have a 30 year life, be completed within cost estimates, and be capable of re-letting to others when the self builders move. The association will have to persuade a private funder that the housing is good security for their loan despite any unusual design features.

These are all issues that can be overcome but they need time and commitment. The association's staff have to give time to the promotion and support of self build groups before there is any certainty of grant. The association has to be sufficiently committed to the concept of self build to take on the risks.

For all these reasons, housing associations are unlikely to be interested in supporting self build where they have moved away from a strong local focus on particular communities. On the other hand, associations that see themselves as associated with a particular community will

be able to justify the time required to make self build happen because it is a means of strengthening their local connections.

Without local authority support, self build groups and housing associations are very unlikely to be able to secure Housing Corporation funding. The Corporation will aim to follow local authority recommendations unless it has strong financial arguments for not doing so. The local authority will be looking to see new housing built by associations as quickly and simply as possible, in a way which enables them to house those in priority need. Priorities are determined in different ways but in the end they all come down to lists: lists of homeless families in need of immediate housing, people on the waiting list, people waiting to transfer to more suitable accommodation or people living in supported hostels awaiting a move to their own self contained flat. Housing association homes are one of the sources of supply used to meet these needs and they fit the system best if they are straightforward self-contained homes for rent.

Because self build takes two to four years, it can only work for people who have some form of temporary housing while



they build their homes. It also takes patience and motivation on the part of the self builders. People who think it likely 'the system' is about to meet their needs because they are near the top of a list will be less motivated.

Not everyone seeking affordable housing will see self build as the right solution for them. For self build to work, the council must instead agree that a self build group may be formed from people who will qualify for housing within a defined period but are not currently at the head of their particular queue. Against such an approach, it can be said that the funds used for self build are then delaying housing solutions for those at the very top of the lists since these funds could have been used to house them - so the benefits have to be carefully explained.

The best approach must be for detailed negotiations to be entered into with the local authority. This might be before any schemes are begun or, more likely, after a first pilot self build scheme has demonstrated that priority needs can be met.

The local authority will need to accept that the benefits that go beyond housing are worth having - on the one hand, increasing the confidence of people to take on and achieve a complex task which in turn can improve their job prospects in all kinds of fields not just in the building industry; and, on the other, producing homes of high quality in relation to environmental performance, space standards, flexibility and extendability.

Agreement will also have to be reached on how people on council lists can qualify for self build. Ideally, it should be publicised to all those awaiting housing so that the option of self build can be selected as early as possible and in conformity with the Council's relative priorities.



South London Family Housing Association (SLFHA), based in London, supported eleven self build schemes, mainly in four local authority areas. In three of them, the schemes were set up by CHISEL Housing Association but SLFHA's cash programme and private finance resources were used to fund them. In Greenwich, local authority tenants have formed self build group and the Council has been able to solve transfer problems and use the vacated homes to meet other needs. In Brighton where the Council recognises the needs of single people, support was given in return for 50% referral rights, the remainder being groups of individuals who had formed self build groups which had campaigned for recognition and support for a period of years. In Lewisham, where the first ever Walter Segal homes were built, support was directed particularly at those required to move on from short-life housing. Of these schemes, 50% are for people from ethnic minorities. SLFHA also undertook two schemes of its own in Southwark, for a group of young single people living in hostels with special support from the South East London Consortium of voluntary organisations and for shared ownership on a difficult and long derelict site.

In each Borough, the basis for support was different, but it was possible to use self build to meet priority needs. These schemes proved that almost the entire range of needs can be met. To extend this still further, SLFHA acted as agent

both for Shaftesbury Housing Association in Essex in building self build homes for families with a member who has a disability (see Marks Tey Self Build under completions later in this issue), and for Broomleigh Housing Association for an eight house scheme in Bromley.

The housing can also be of high quality, as the Brighton Diggers scheme demonstrated when it recently received a second design award from the Royal Institute of British Architects, the DoE and the Landscape Institute (see Diggers Award under News in this issue).

The use of funding under the government's Single Regeneration Budget also needs to be examined. It can be useful for training - both the self builders and potential self builders - but potentially also for site preparation or for part of the scheme costs alongside or instead of Housing Association Grant (HAG).

To sum up, self build is about giving people the opportunity to help themselves; to develop skills and self confidence; and

to provide themselves with a home. Government and the Housing Corporation recognise these as positive outcomes, so self build should be a significant part of the programme of new housing development. Housing associations with a local commitment are keen to support self build but they must be prepared to enter into dialogue with their local authority so as to satisfy local authorities' legitimate concerns about the use of limited funds. Alongside national promotion to make everyone aware of what can be achieved, self build also has to be promoted at a local level, authority by authority.

Once an authority has accepted the benefits, self build ought to be established as a permanent part of the development programme so that the opportunity can be offered to anyone whose needs the local authority accepts as being above a certain level of priority. If a regular programme can be established, local housing associations can identify and secure sites for development. This could make self build a more attractive option by minimising the time required from inception to completion before funding is confirmed, as they do for more conventional schemes.

The situation needs to be reached where housing applicants, local authority Councillors, local authority officers and the Housing Corporation ask 'Where are this year's self build schemes going to be?', rather than re-examining each year whether any should be approved at all.

STEPHEN BENDLE IS AN INDEPENDENT HOUSING, COMMUNITY AND ENVIRONMENTAL CONSULTANT. HE WAS FORMERLY MANAGING DIRECTOR FOR SOUTH LONDON FAMILY HOUSING ASSOCIATION IN LONDON.



NEWS FROM THE FUTURE

These days we are bombarded with news about the internet, electronic mail, the development of global markets, the fragmentation of all kinds of organisations, the self-empowering role of personal computers, new this and new that

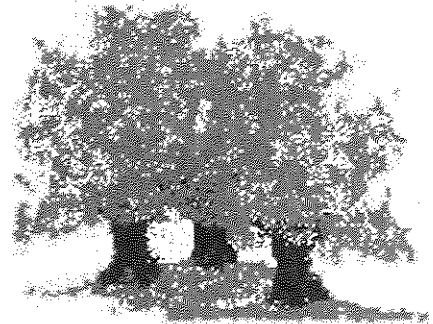
But have you actually experienced this new world? Do you understand the implications of what some see as a paradigm change taking place, with a shift towards information work as the way most of us will earn our living? Do you recognise that you are an information worker? That you are now making the transition.

The idea of the **Town and Country Information Network** first emerged in the early 1980s, and led to the incorporation of TACIN in 1984 – perhaps the first family-owned and run company to be set up in the UK with the specific object of providing electronic mail services. Now others are catching up with us and we are about to move on.

We are part of the future – and you can join with us in learning how to market your products, services, skills and knowhow in a world where distance is becoming irrelevant.

To find out more send an e-mail message to whatisit@tacin.co.uk

WOODLAND JOINERY PRODUCTS



TEL 0161 480 0363
FAX 0161 476 1825

Adopting the Environmental approach by offering a complete joinery package

Manufacturers of all purpose made joinery including
WINDOWS, DOORS and DOOR SETS, PATIO DOORS, CONSERVATORIES, STAIRS and TIMBER FLOORING

With a complete Designing, Copying and Measuring Service we are capable of assisting Architects, Specifiers, Builders and the Self Build in their search for Environmental Joinery Products

Suppliers and Stockists of

Sheet Glass, Standard Double Glazed Units, and Energy Saving Double Glazed Units

and all

Home Grown Hardwoods and Softwoods from sustainable sources

mainly

LARCH, DOUGLAS FIR and OAK with a few CERTIFIED timbers from around the world.

FOR A FREE QUOTATION OR MORE INFORMATION

TEL, FAX or WRITE to

1 SERVICE ST., CHEADLE HEATH, STOCKPORT, SK3 0HU



NIGHTINGALE BUILDS C.U.E. IS "TRULY A BUILDING OF THE FUTURE"



Constructive Individuals are looking for more volunteers to help build a new ecologically sensitive community building in the heart of the Nightingale Estate in Hackney. It will be built from start to finish in 10 weeks; work started on November 24.

Trainees, who come from all over London, are of all ages and need have had no previous experience. There are up to twenty people on site at any one time, working alongside the four trainers who teach both building theory and practice as they go. All trainees get to work on every trade making this a great opportunity for anyone who wants to learn DIY & building skills.

The building will have a highly distinctive grass roof for the benefit of those residents looking down from the surrounding high rise blocks. It will be constructed largely of timber, with blockwork walling, and will be highly insulated with recycled cellulose insulation.

Anyone interested in joining, either full or part time, should contact Nichola Motley or Simon Clark at CI on 0171 377 6763.

The new Centre for Understanding the Environment. has been highly commended in the prestigious 1997 Green Building of the Year Award. The building, known as 'CUE', was commissioned by the Horniman Museum in south east London as a living exhibit promoting awareness of ecology and conservation.

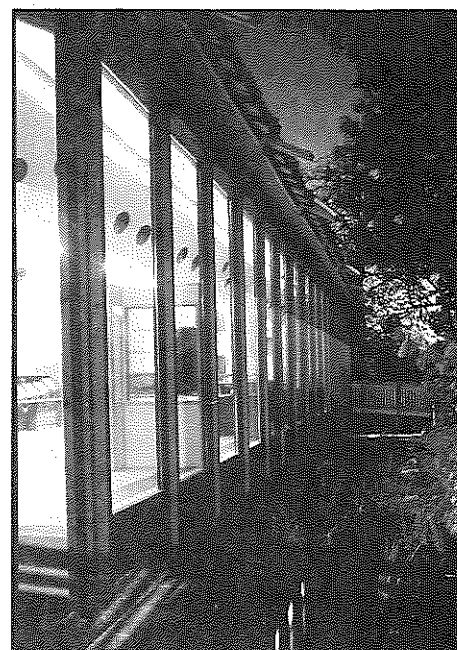
The building, designed by Architype, integrates architectural form, construction and ventilation to minimise energy use, and blends the building into the surrounding landscape.

An innovative structure was evolved for the building, comprising of large scale prefabricated hollow plywood box beams, glu-lam and plywood columns, and stressed skin floor and roof panels, which act as natural passive ventilation ducts. A computerised monitoring system operates dampers within the structure to control the air movement through the building.

An integrated water management system collects rainwater from the roof, cleans it through reedbeds, and stores it in ponds surrounding the building, both for re-use in the building and for irrigation of the grass roof. The irrigation is operated by a solar powered pump, creating a cooling evaporative effect on the roof of the building when the sun is at its hottest.

Careful specification of natural materials, including organic paints and stains, linoleum floor coverings, and exposed waxed timber surfaces, combine to ensure a healthy environment within and around the building.

The award was sponsored by the Independent on Sunday & the Heating & Ventilating Contractors Association.



C.S.B.A. DOES IT!

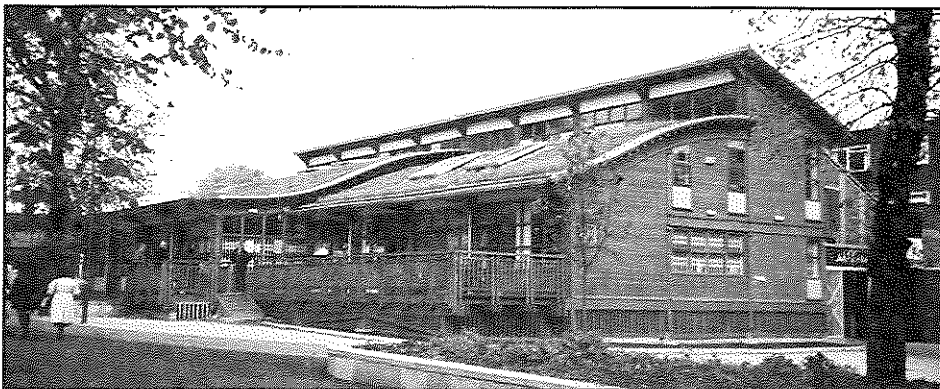
The Community Self Build Agency has the following event coming up: if you would like to attend contact Michelle on 0171 415 7092.

12 March '98: Southern Self Build Forum – Bristol. A visit to Hartcliff Self Build.

"YOU CAN DO IT", a guide for potential community self build groups, was recently launched at the House of Commons & is available from the CSBA.

NOTTINGHAM CHASE COMMUNITY BUILDING

In a never ending search for great timber framed buildings of the world, the Walter Segal Self Build Trust's technical panel visited the recently completed Chase Neighborhood Centre in Nottingham. It sits in the middle of what used to be a windy 1960's pedestrian plaza, and is a hugely impressive building with a beautiful wave-shaped grass-covered roof, timber verandahs, and a covered walkway linking to the existing shops. Internally the building has everything a community centre could desire with a canteen / café, reception area, workshop training areas and a large hall. There are also offices both for the centre administration and for T.A.N.C (Technical Aid to Nottingham Communities) who organised the consultative design process. The predominantly timber finishes give the building a warm feeling and avoid the cold, hard feel common to many 'echo-ey' municipal buildings. Whilst the building itself is very impressive, the process of getting it built was even more so. Rejecting a local authority produced plan for



the area, local people came together saying that they wanted a community building for local use. They worked closely with TANC to overcome the many bureaucratic obstacles put in their way, and finally achieved approval for their proposals.

These included plans to involve local people in the building process itself. A scheme was set up whereby local unemployed people were offered high quality training and work on the project. Over the 18 month build period an average of 14 trainees a day worked on the build-

ing, with a total of 26 trainees taking part. Some of the work was subcontracted out – such as electricians, plumbing, plastering and the installation of the roofing membrane.

The building is now virtually complete, well used, and despite its position hasn't suffered any damage or vandalism. This may well be because of the degree of local involvement.

So next time you're in the area why not pass up on the Robin Hood Experience, and try the Self Build Experience instead! I'm sure you will be made most welcome.

Geoff Stow



SCHEME UPDATE

HOUSING SCHEMES COMPLETED

MARKS TEY, COLCHESTER 3 x 3B, 2 x 2B
SHAFTESBURY HA ARCHITYPE

Each unit purpose designed for local people with a family member who has a disability. They moved in last Easter, and are very happy with the results of all their hard work. The houses have been much visited & admired, not least by Euro MP Richard Howett of the all-party committee for disability matters.



WOODWAYS SB, SHEFFIELD 4 x 3B
NORTH BRITISH HA ARCHITYPE

Built almost entirely by Jack and his brother, with a little help from subcontractors, this 'traditional Segal method' project has been a true labour of resigned love:

"We started it so we're going to finish it," said Jack, after two of the four self builders left the project.

CAMELOT SB, DEVON 11 HOUSES
KNIGHTSTONE HA

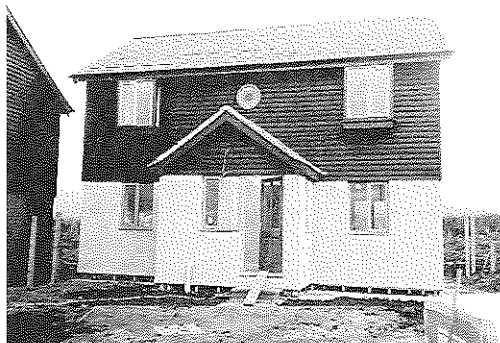
See Cover Photo and Article on page 5

GREEN STREET, LONDON 10 x 3 & 4B UNITS
SOUTH LONDON FAMILY HA POTTER & HOLMES

Large, magnificent houses! Well done to everybody who took part, and we hope you enjoy your new homes!

PIONEERS SB, GLOUCESTERSHIRE 5 x 3B, 3 x 2B
GLOUCESTER HA ARCHITYPE SW

Completed just in time for the 8 families to move in for Christmas, after a self-build period of 21 months. Traditional Segal method houses, with 200 wall insulation, 300mm roof insulation, and external cladding of timber boarding and render. The contract was completed with some sub-contract assistance.



ISLINGTON SB, LONDON 16 x 2 & 3B UNITS
COMMUNITY HA ARCHITYPE

Blockwork party walls with timber frame infill create 13no. 2 & 3 storey units on a high density inner city site, and 3 bungalows on a disused play area. The self builders, who had been living in short-life accommodation, developed the layouts together with the architects.

MOORSIDE RD, LONDON 5 x 3B, 4 x 2B, 4 x 1B
SOUTH LONDON FAMILY HA ARCHITYPE

Despite 2 arson attacks the scheme was completed before Christmas, and the high insulation levels have worked well to bring everyone in from the cold. A contender for the Lewisham Quality Homes Award.

BIRCHDENE DRIVE, LONDON 15 x 3 & 4B HOUSES
PROSPECT HA ARCHITYPE

A self build in Thamesmead! Using an extremely low-energy Masonite stud structure, these houses required not only piled foundations but piled drains (!), due to poor ground conditions. The self builders are extremely pleased to be in ...

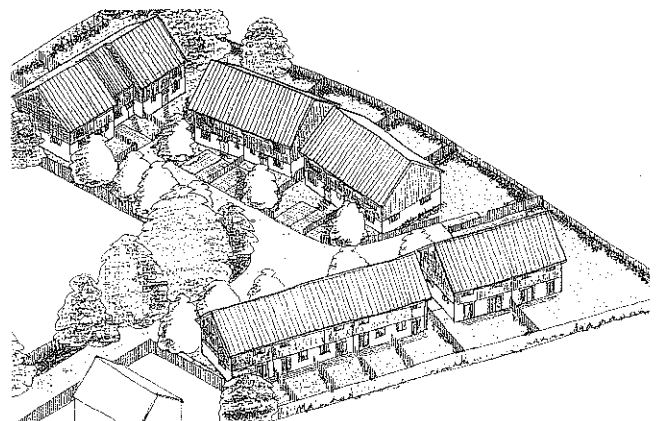
HOUSING SCHEMES UNDERWAY

WALTER ST, BRISTOL 8 x 2 & 3B HOUSES
BRISTOL CHURCHES HA PAT BORER

Five out of eight houses completed and occupied, after a catalogue of arson, theft and vandalism. Morale and sense of humour have remained in place throughout all, and the project is proposed to complete by March, with some help from subcontractors.

CHINBROOK MEADOWS, LONDON 12 x 2B & 4B HOUSES
SOUTH LONDON FAMILY HA ARCHITYPE

Currently out to tender for contractors to build the groundworks and structure. The group is now fully formed, and is in the process of obtaining pre-site training and registration.



BATH SB 5 HOUSES
SOLON SW FIELDEN CLEGG

The group have been on a Segal method training course at the Centre for Alternative Technology in Machynlleth. They have been allocated a site, and have applied for Planning Approval

HEDGEHOG SB, BRIGHTON 6 x 3B, 4 x 2B
SOUTH LONDON FAMILY HA ARCHITYPE SP

The groundworks have now been completed on this ecologically sensitive site on the outskirts of Brighton, and the self builders are busy building an on-site nursery, planting 7,000 indigenous plants, and starting to build the post & beam frames. Perfectly timed to greet the full force of the winter gales on the South Downs!

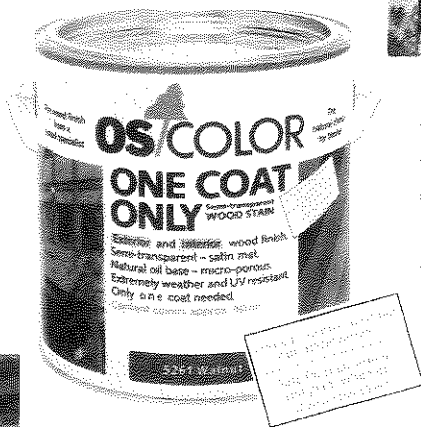


ISN'T IT TIME YOU LOOKED AT ENVIRONMENTALLY AWARE FINISHES THAT ARE DURABLE & ECONOMICAL?

OS/COLOR

ONE COAT
SAVE TIME, SAVE MONEY
SAFE!

- Environmentally aware with no biocides nor preservatives. Completely safe for man, animal and plant when dry.
- Natural oil base, micro-porous with 85% solids.
- Extremely weather and UV resistant.
- Simple and easy to apply by brush. "One Coat Only" means you save on material and more importantly on LABOUR COSTS.
- High coverage. 1 litre will cover approx. 20m² on prepared timber.
- One coat only is safe for childrens toys and play equipment (EN 71)



Self Build Project - Brighton.

- Proven product for over 30 years.
 - Satin Matt. 14 shades all intermixable.
 - Easy maintenance - just apply further coat.
 - Supplied in 0.75, 2.50 and 25.00l cans.
 - Will never crack, peel or blister.
- Micro-porous, flexible and water repellent.



Habinteg Housing Association - Norwich.

OSTERMANN & SCHEIWE UK LTD.

Osmo House
26 Swakeleys Drive,
Ickenham,
Middlesex UB10 8QD.
Tel: 01895/234899
Fax: 01895/252171



SOUTHERN AGENTS
I.C. Timber Products

HIGH PERFORMANCE LAMINATED SOFTWOOD WINDOWS

PURPOSE MADE + FACTORY FINISHING + FACTORY GLAZING

associated with: Horniman Museum - Diggers Self Build - Nightingale Estate

Aylsham Road, Tuttington, Norwich, Norfolk NR11 6TE
tel: Aylsham (01263) 735454 fax: (01263) 732781

3 Poplar House, Cold Ash Hill, Cold Ash, Newbury, Berks. RG16 9PT
tel: Newbury (01635) 862380 fax: (01635) 872636

ADVERTISING INFORMATION

An advert in 'YOU BUILD' ensures that you or your product will be seen by the people you most want to reach - those with an interest in Self Build. 'YOU BUILD' will be sent to 3,000 people: Directors of all Housing Associations with development functions, Directors of Housing of all Local Authorities, Architects and other specifiers, TECs, Agenda 21 Officers, and all Self Build groups and Trust members.

'YOU BUILD' is produced by the Walter Segal Self Build Trust (contact information on page 3), printed by APS Printers (01522 525066) on 135gsm Envirocote (re-cycled - non-chlorine bleached) paper, and packed & mailed by Cambertown Ltd (01709 898989).

our rates are as follows:

INSERTS can be sent out with 'YOU BUILD' for nationwide coverage for a charge of £190 per 3,000 leaflets up to 15g in weight. Pamphlets over 15g will be quoted for on an individual basis.

DISPLAY ADVERTISEMENTS will be:

Quarter Page (120mm deep x 90mm wide)	£90
Half Page Horizontal (120mm deep x 190mm wide)	£150
Half Page Vertical (247mm deep x 90mm wide)	£150
Full Page (247mm deep x 190mm wide)	£250

Rates are for camera ready copy; any extra work will be chargeable to the advertiser.

Discounts will be given for display advertisements:

3 consecutive issues - 25% discount





THE WALTER SEGAL SELF BUILD TRUST

The Trust is a registered charity which provides information, advice, support & training to people who wish to build their own homes and to those organisations which can help them to do this. We are available to talk about how to develop and manage self build schemes, and we can arrange a presentation, slide show or visit to Segal method buildings for your group or organisation.

SUPPORTER'S DETAILS

I would like to support the work of the Trust, and become a member for one year. I will receive:

- our full colour Information Pack (normally £4) which contains information about the Trust's services, and details of building costs, finding land, obtaining funding and examples of self built homes.
- our publication "You Build - a Guide to Building Your Own Home" at half price - £7.50 plus £2.50 p&p (total £10.00: please order below if required)
- YOU BUILD magazine, issued twice yearly. This contains information on general self build issues, the work of the Trust and progress reports on groups and individuals in the process of building.

- Waged individual rate £10.00 / unwaged individual rate £5.00
- Funded Organisation £20.00
- Unfunded groups £10.00

PUBLICATIONS

- "WSSBT Information Pack" - price £4.00 incl p&p
- "Working with Self Build Housing Groups: The Powers Available to Local Authorities" - price £6.00 incl p&p
- "Out of the Woods: Ecological Designs for Timber Frame Housing" - price £12.50 plus £1.95 p&p (£14.45 total)
- "You Build" - a Guide to Building Your own Home - price £15.00 plus £2.50 p&p (£17.50 total) (half price to Supporters - see above)

PARACHUTE JUMPS, BUNGEE JUMPS AND ABSEILING

- Please send details of your sponsored events

DONATIONS

- I enclose my cheque for £ as a donation
- I would like to effect a Deed of Covenant so that the Trust benefits from the tax rebate. Please send me details.
- I would like to support the Trust through regular donations made via the Give As You Earn scheme. Please send me details.
- I would like to make the Trust a beneficiary in my Will. Please send me details for my solicitor

Please send a cheque for the full amount made payable to the Walter Segal Self Build Trust.

Name

Organisation.....

Address.....

Telephone

Our finances come from applications to Trusts and other bodies, from selling our services, and from general fundraising. Such fundraising uses up a lot of our time and takes much effort - time and labour which could be better spent working directly with people who are requesting our help. Assistance, therefore, from individuals and members - however small - is always very much appreciated and helps us to carry on our work with people in housing need.

You can help the Trust in a variety of ways:

1. Become a member of the Trust.
2. Make a donation, no matter how small.
3. Make a donation by covenant - either for a one-off sum or for a regular donation. the Trust can then claim back any tax you have paid on this money, thus increasing its value by at least 25%.
4. Make a donation direct from your salary using the Give As You Earn scheme. This can be as little as £5 per month and is deducted from your gross salary, eg. a monthly donation of £10.00 would comprise £7.50 from your wages and £2.50 that you would have paid in tax, making your donation worth more to the Trust at no extra cost to yourself.
5. Consider the Trust if drawing up a Will.
6. Raise money for the Trust by doing one of our sponsored events - free if you raise enough sponsorship.

For further information, please fill in the form on this page and return it to us at:

Walter Segal Self Build Trust
 Unit 213
 16 Baldwins Gardens
 London EC1N 7RJ
 Telephone: 0171 831 5696
 Fax: 0171 831 5697
 e-mail: wssbt@powernet.co.uk

The St Thomas' Fund is a Hove based charity which provides secure first homes to people who have been dependant on alcohol or other drugs. Having added 'move on' hostels to provide second stage accommodation, the Segal method seemed a logical step to provide residents with a permanent home and training.

Mike Daligan came to Hove to talk to the committee and this left them sufficiently enthused to want to pursue the matter. We have since started discussions with the Local Authority and our local housing association and everyone is so excited by the possibility that there may be results sooner than we dare hope.

In the meantime, the Segal method has helped me out with a problem, notably how to build the Sea Life Centre's new toilets in a soggy Victorian vault under the seafront road and make the result quick and economical. If you are in the area and visit the aquarium, the clean Segal method loos should be part of the experience.

Frances Hunt

Telford Self-Build Scheme

The group has seen a considerable turnover in membership, due in part to external pressures in their own lives and partly due to prolonged negotiations.

Our hopes of a self-build shared ownership scheme have been dashed due to our inability to secure sufficient difference between cost and value. However, we have been encouraged by the work of CHISEL on the Self Build for rent model and are investigating this possibility. Two members of the group have recently attended, and enjoyed very much, a Segal self build course held at the CAT at Machynlleth. We are also negotiating a training course with the local Technical College in construction skills which it is hoped will be funded by the Training & Enterprise Council.

The group's morale is still high despite these setbacks and we are hopeful that we will be able to achieve a scheme on site in the not too distant future.

Margaret Wilkinson, Neighbourhood Initiatives Foundation

Local Authority Schemes

Bristol City Council

At Bristol we believe in starting small and learning from a pilot scheme. So, after a great deal of work with the Trust, we are now embarking on our first Segal method Project which will be a single house built on the site of a demolished pre-fab in the Broomhill area of the city.

The scheme, which created a great deal of interest when it was publicised in May, is intended to investigate the potential for self build for rent in Bristol. From the initial 70 applicants, we selected one couple to build their own home. They are Simon Collins and Leigh Harris, who have 2 daughters aged 2 and 3, and who are both currently unemployed. Simon is a bricklayer by trade and Leigh has always wanted to build her own house. They live on the 13th floor of a council tower block and are looking forward to moving into their timber-framed Segal method bungalow.

Work started on site on 6 July, the day after Simon and Leigh returned from their training course at the Centre for Alternative Technology. They are now in the early stages of site clearance and have started excavation work. Harriet Todd has been appointed

as Builder/trainer and it is hoped to run training courses for other potential self builders on the site. Manufacturers Warmcel, who produce the first DIY insulation to be made from recycled paper in the UK will be insulating the building for free and the Council is seeking further sponsorship for the house.

Chris Trowell, Bristol City Council

FRONLAS CAFE

Market St
Newport
Proprietor: Sandra Baynes
Tel: Newport 820351

Home cooking.
Morning coffee, take-away cakes
and sandwiches. Lunches. Welsh
afternoon cream teas,
evening meals.

Trust Seminar at Dartington

As a matter of course, the Trust runs seminars, workshops and advice sessions on a whole range of topics based around the Segal method. As mentioned in our "News from the Trust", these can be tailored to the needs of the participants and their requirements. They can cover a whole range of subjects from acquiring land and finance for self builders, to how a local authority can set up a low income self build group, through to environmentally sound building techniques and how community groups can budget and fundraise for their building projects.

However, it is not usual for us to be asked to cover all these topics in one seminar. This happened recently where we held a whole day seminar at the Green Paths Centre in Dartington.

The day was split into three sessions. The first covered self build as a solution to the housing problem. It described the the Segal method and looked at it from the viewpoint of the potential self builder, the local authority, the housing association, and other organisations involved in housing.

The second covered the subject of community buildings looking at early feasibility studies, budgeting and costing, timetabling the building programme, choosing an architect and the different problems that may arise in either contractor or self built buildings.

The final session was devoted to environmental building concerns. It looked at the energy costs of running a building and building it in the first place,

use of non toxic materials in the building process, and designing to cause the minimum of damage to the landscape.

It was a very successful day attracting 20 people. These ranged from a Czechoslovakian architect to the local self build group and a local authority housing officer who had to pay his own way and take the day off to attend. It was a very stimulating, if tiring, day and one which has led to the organisers arranging a visit to a Segal method building in the area and discussing a training course. They are keen to build our work into their annual programme. So all in all it was a day well spent and the Trust even got a small fee for it!

If you need details of our seminars please contact the Trust.

WARMCEL, THE FIRST D.I.Y. INSULATION IN THE U.K. MADE FROM RECYCLED PAPER

- * NO CFC GASES ARE USED IN MANUFACTURE
- * NON TOXIC - NON IRRITANT
- * 10 TIMES LESS ENERGY IN MANUFACTURE THAN MINERAL WOOL

WARMCEL:

- * IS FIRE RESISTANT
- * EASY TO INSTALL
- * CONFORMS TO BS5803
- * HIGH THERMAL EFFICIENCY

Whether you are insulating your loft for the first time or topping up your existing insulation, Warmcel saves you valuable energy, and reduces CO2 emissions.

FROM ONLY £1.90 M2

Details from: EnergyWays, Lordship Cottage, Barwick Road, Standon, Herts SG11 1PR. Tel: 0920 821069

WIN FABULOUS PRIZES!

**HELP THE WALTER SEGAL SELF BUILD TRUST
CALL OUR EXCITING CHARITY COMPETITION LINE**

0891 44 59 66

The Walter Segal Self Build Trust has launched an exciting new opportunity for you to help their innovative self build initiatives.

All you have to do is call our new

CHARITY COMPETITION

0891 44 59 66

and correctly answer 5 questions about Lewisham.

You will receive fabulous prizes and you will be directly helping the charity

Don't delay - call the charity line today

0891 445966 0891 445966 0891 445966

Walter Segal Self Build Trust

The Trust is a registered charity which gives information, advice, support and training to those who wish to build their own homes and to those who can help them to do this.

We are available to talk about how to do this and we can give a slide show or video presentation.

In order to continue to offer these services, we need your support. If you would like to become a member of the Trust and receive this newsletter, please fill in the form and return it to us with a cheque for the relevant amount.

Membership

Individual £10.00

Funded Organisation £15.00

Unwaged individual/

Unfunded group £5.00

For further information, please write to us enclosing a s.a.e.

Also available:

- 'YOU BUILD - A Guide to Building Your Own Home' £17.50
Includes a year's free membership and p&p
- 'The House that Mum & Dad Built' 30 minute video
- For sale £40.00
- For rent £40.00 (includes £30.00 deposit, to be refunded upon return of video)
- Architects' Journal Special Issue on the Segal Method £2.00
- Portable exhibition - loan only

Please send a cheque for the full amount made payable to the Walter Segal Self Build Trust.

Name _____

Organisation _____

Address _____

WALTER SEGAL SELF BUILD TRUST
ROOM 212, PANTHER HOUSE
38 MOUNT PLEASANT
LONDON WC1X OAP
TEL: 071-833-4152

APPEAL!

Since its inception the Trust has operated with the minimum of staff (currently 1.5 full time staff) on a very small budget with no reserves of money. Furthermore we actually have to raise sufficient funds ourselves each year to ensure that we can continue our work in the following year. As you can imagine, this takes a lot of time and effort, some of which could be better spent working with groups and individuals who really need our help.

We are therefore trying to do two things:

1. Generate more income
2. Build up a small reserve fund.

You can help us to do this in the following ways:

1. Become a member of the Trust.
2. Make a donation, no matter how small.
3. Make a covenant to the Trust. This can be as little as £50.00 each year for a minimum of 4 years. The Trust can then claim back any tax you have paid on this money.
4. Make regular donations using the Give As You Earn scheme direct from your wages or salary. This can be as little as £5.00 per month and need not be a long-term commitment. A monthly donation of £10.00 would comprise £7.50 of your wages and £2.50 that you would have paid in tax. It therefore makes any donation worth more to the Trust at no extra cost to yourself. You will need to speak to your employer about this. We can send you a Give As You Earn form.
5. If you are making a will, please consider the Trust.
6. Organise a fundraising event for the Trust either on your own or with your friends.

If you need any information about any of these, please contact the Trust.