

# YOU BUILD

THE NEWSLETTER OF  
THE WALTER SEGAL  
SELF BUILD TRUST

9

Price £1.00



*Sir George Young, Housing Minister, joins Brighton Diggers Self Build for the launch of their scheme  
Photo: Mark Brill*

**Inside - SEGAL SUCCESS STORY - five self build schemes started on site - three more to start in 1992-3**

**Also - AWARDS - SELF BUILD IN RUSSIA - THE LATEST "GREEN" BUILDINGS - A NEW SELF-BUILT TRAINING CENTRE**

## 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, to build decent homes for themselves and to community and environmental groups who wish to use the Segal method for their buildings.

We have been in existence for 4 years and have now completed our initial development programme aimed at fostering and supporting self build groups throughout the country. This has been done by coordinating potential self builders, sympathetic local authorities and other landowners, financial institutions and knowledgeable architects and others involved in the issues of housing, training and community initiatives to create a national network.

Following the very successful Segal method schemes involving council tenants and those on waiting lists which were supported by Lewisham Council in the late 1970's and early '80's, the first of the new generation of Segal method self build schemes have recently started on site in Birmingham, Brighton, Greenwich and Lewisham. Three more are due to start during the current financial year, with around 100 houses being started in 1992-3. Whilst in some ways this may not seem a great deal, we feel it is a very important indication of the potential of self build - and with five groups building, no-one can tell us that this is not a real solution for people in housing need.

In addition, groups and organisations throughout the country are now taking up the self build option. In Aberystwyth, Boston, Colchester (where the Council wants to develop a scheme for people with disabilities), Derwentside, Devon, Leeds, Newcastle, Nottingham, Preston, Sheffield, Walsall and a number of London boroughs - in all these areas, groups have formed or local authorities are taking the initiative to tackle the housing problem.

Many of these are at a very early stage and have a long road ahead of them, but with the help of their local councils, other landowners, housing associations, building societies and the support of the Walter Segal Trust, they will achieve something they thought that they would never have - a home which they designed and built themselves.

As Barry Sussman of the SeaSaw self build group in Brighton put it:

"I'm 50, I don't earn enough to buy a house, I have no building experience. And yet I can build my own home using this method. If I didn't have this opportunity, I'd face an old age without anywhere decent to live and without security. The Segal approach makes it possible to look forward to something different."

The Trust is here to help anyone who wishes to develop self build for people in housing need - please contact us if you would like to know more.

## YOU BUILD

YOU BUILD is the newsletter of the Walter Segal Self Build Trust and is produced twice a year. To receive your copy of YOU BUILD, please fill out the form for membership (on the back page) and return it to us with a cheque for the correct amount.

Back copies are available from the Trust at £1.00 each inclusive of post & packaging.

If you are interested in contributing to YOU BUILD, please contact Una Sapietis at the Trust. Deadlines are the beginning of November and June each year.

## ADVERTISE IN YOU BUILD

'YOU BUILD' is mailed to:

- all Directors of Housing in the UK
- all Building Society Chief Executives
- all Chief Executives of the new Training & Enterprise Councils (TEC's)
- all of our members
- other housing and voluntary organisations, eg DoE, Housing Corporation, NFHA, charitable funding bodies, etc
- and is distributed at conferences, seminars, public meetings and to inquiries received by the Trust.

Advertising rates:

Full page .....	£200
Half page .....	£100
Quarter page .....	£ 55
Eighth page .....	£ 30

10% discount for block booking

To place your advertisement, call Una Sapietis on 071-833-4152

The Walter Segal Self Build Trust  
Room 212, Panther House  
38 Mount Pleasant  
London WC1X OAP  
Telephone 071-833-4152  
Fax 071-278-3608

# PROJECT NEWS

## Colchester Self Build Scheme for Wheelchair Users

Following an original idea proposed by Nexus Housing Association for self build housing for people with disabilities 2 years ago, Colchester Borough Council has donated land with planning consent for 6 Segal method bungalows at Marks Tey. The aim is to build the houses with the full involvement of the people who will go on to live in them, and thus enable them to live more independently in their own individually designed home.

The scheme, which has a strong backing from Social Services, the Borough Council and the Council of Voluntary Services, is planned to be on site within 6 months. CHISEL will help organise the client group into a Co-op (the name still to be decided) and will undertake project management.

An open meeting has been held at Wakes Hall, Colchester, a residential centre for people with cerebral palsy, where potential self builders, heard presentations from Mike Daligan of the Trust and Jose Ospina of CHISEL.

Each of the houses will have a design input from the client and will be based upon his/her particular needs. Thereafter, the client's input will be geared to a supervisory role, plus his/her physical involvement as far as possible. It is envisaged that most of the construction work will be carried out by nominees from the Council of Voluntary Services and possibly by other volunteers from the Council.

For further information, please contact Peter Griffin at Colchester Borough Council on 0206-712547.

**Peter Griffin, Colchester Borough Council**

## Maldwyn Nursery & Family Centre, Newtown, Wales

Further to our report in YOU BUILD NO. 8, the Family Centre Building has been occupied and in use since September '92. The new building has generated much interest and many enquiries, thus attracting some new users, the Counselling Rooms are used regularly and the new facilities have already been the venue for



*Maldwyn Nursery & Family Centre*

a day conference bringing together childcare projects from throughout Powys. The children enjoy their light and airy playroom which is now festooned with colourful paintings and collages, and the staff say that the outside playdeck is marvellous for water play during hot weather.

At the official opening in mid-December, Councillors and the Welsh Office representative remarked on the "unusual and delightful" building. Everyone recognised that there are interesting and busy time ahead now that extra space has allowed the Centre's activities to expand in such an exciting way.

**Benedicte Foo, Architect**

## ROAPP Hall, Darlaston, West Midlands

A feasibility study has been prepared for this lively and diverse community organisation which was set up initially by and for unemployed people. The starting point of the study was to look at the operating problems which the user groups were experiencing, and to consider either moving or how to get the best use from the existing

site. The proposals include 2 new buildings, one for Childcare and the other a small Meeting Room, to be constructed along Segal method lines, also forming the basis of a training scheme in construction skills. The feasibility study is to be part-financed by the RIBA Community Projects Fund. Funding is currently being sought for the new building and training proposals.

**Benedicte Foo, Architect**

## Wandsworth Prison Visitors' Centre

Staff from Wandsworth Prison contacted the Trust earlier in the year to investigate the possibility of a Self Build Visitors' Centre using the Segal method. They had originally looked at a conventional building but this had proved too expensive. Following this meeting, other staff, including the Assistant Governor and a member of the Visitor's Board, visited the Calthorpe Project in Kings Cross. They were sufficiently enthused to set up a fundraising committee and are now trying to raise the necessary funds to carry out the project. The Trust is advising them.

# GROUP NEWS

## Aberystwyth Self Build

Aberystwyth Self Build formed in 1991 and has 7 members. The group meets regularly and is continuing to work on the project. Although this is a long and often frustrating process we remain optimistic about the outcome at this point in time.

**Gudrun Jones, Aberystwyth Self Build**

## Brighton Diggers Self Build

Diggers went onsite in August '92 to start work on the five 2-storey houses in Phase One of the project, which comprises 3 x 3-bed and 2 x 2-bed houses. Previously a subcontractor had all but completed our groundworks and foundations. In October, once we had erected 3 sets of frames, we held an official launch of the scheme, at which Sir George Young came and spoke. All five frames were up by November and we completed the joints, most of the permanent bracing and had built the roofs by the end of the year.

We are now working on the studwork and exterior walls for Phase One, after which we will bring the 4 bungalows in Phase Two to the same level, before doing the internal work on all the houses. We should just nicely be working indoors when the better weather arrives. We're slightly behind schedule, but we anticipate being able to make this up with the increasing light. We seem to be continuing to work well together and for the most part, the work is satisfying and enjoyable, although the timetabling of doing two jobs at once is proving a little more difficult than some of us had anticipated. On the whole, though, we're very pleased with the way things are going.

**David Pickup, Brighton Diggers**

## Consortium Self Build Scheme

Good news for the Consortium self build scheme came just before Christmas - Southwark Council gave planning permission for nine 1-bedroom houses to be built at Hope Wharf in Peckham. This has been a very difficult task for all involved and thanks are due to all those who worked hard to make it happen.

The scheme - for young single people who are homeless and jobless in Southwark, Lambeth and Lewisham - can now proceed.

Some members of the group have remained involved despite the long wait for planning permission and new members are being recruited now. In order to maintain a reserve, group places will be offered to those who wish to have the opportunity of this specially designed programme.

The training for the scheme will run in conjunction with the building programme, both of which are expected to take one year. The training will lead to a National Vocational Qualification in carpentry and joinery. Support

for the group will be made available, as will a training programme on resettlement issues. At a later stage, training will be provided on how to set up and run a housing co-op, so that the group can decide if they wish to take up this option of housing management.

The architect for the scheme comes from Architype and the trainers are from Jarvis Management Training Ltd. The development agent is South London Family Housing Association.

**Please contact Maureen Kennedy at Consortium on 071-701-2209 if you are interested in joining the scheme.**

**Maureen Kennedy, Consortium**

## Greenstreet Housing Co-op

Last time we gave you an update, we were looking for a new site in Lewisham after losing one, at the outline planning stage, on nature conservation grounds.

Since then, we have identified a new site, redesigned the scheme and have got planning permission to build our 12 houses! The site is in Drakefell Road, Brockley, and is in an urban conservation area. We had to convince the Planning Committee that our scheme would "preserve or enhance" the character of the area - this meant that, with our architects Potter & Holmes, we had to redesign the scheme with a terrace along the street front, among other adaptations. We expect to start building by March. We are now in the process of interviewing for the crucial post of Site/Contract Manager. While we have acquired more adult members, with 4 children between us, we are still looking for more - see below.

**We are looking for the following people to join our housing co-operative and build their own homes: two single people to share a unit; childless couples young or old; people with disabilities, or a family with disabled members to build a flat specially adapted to your needs.**

**You must have a local connection with the London Borough of Lewisham and be in housing need, overcrowded, on a transfer list, in a short-life property, in a council-owned property or living with parents.**

**The scheme is funded by the Housing**

**Corporation so you don't need to put in any of your own money.**

**The weekly rents will be approximately: two bedrooms £35, three bedrooms £40, four bedrooms £45.**

**What you do need is time, commitment and enthusiasm. The scheme will take about 18 months to build, with each member putting in about 24 hours per week.**

**We will be building twelve properties of various sizes on a site in Brockley in South London.**

**If you are interested, please ring Mark on 071-708-0453 and leave a message or write to: Greenstreet Housing Co-op, c/o 36 Ferguson House, Sparta St, London SE10 8DR.**

**Jim Gettrup, Greenstreet Housing Co-op**

## Greenwich Self Build

Work on both GSB sites is continuing, with 5 houses at Herbert Road (roofs now on) and 8 at Prospect Vale, where the official site launch is due to take place in February/March.

In addition, GSB has got funding allocated for 1993-4 for a third site with 12 houses and the group held an Open Day in December to recruit new members for this.

The responses on the day, and from a constant stream of follow-up inquiries, showed that there is a large reserve of people willing and keen to self build for rent. Most of them expressed surprise that they had not heard of this housing alternative, highlighting the communication gap still to be bridged.

All in all we received 40 inquiries as a result of the Open Day, enough to get a group together for the new site.

GSB has also set up as a building company which will train people to carry out all kinds of building work.

**Gerry Murphy, Contracts Manager**

## Kings Norton Self Build Co-op, Birmingham

The scheme is progressing well and the group are still on schedule despite the bad weather over the winter. Four of the seven houses now have external cladding and windows in, and the



*Consortium scheme at Hope Wharf*