

This Report will be made public on 13 July 2021

Report Number **C/21/24**

To: Cabinet
Date: 21 July 2021
Status: Non key decision
Responsible Officer: Charlotte Spendley, Director – Corporate Services
Cabinet Member: Councillor David Wimble, Cabinet Member for the District Economy

SUBJECT: Right to Build/Self-Build and Custom Housebuilding Register

SUMMARY: The report summaries what is expected of the Local Authority under the Self-build and Custom Housebuilding Act 2015; the current number of people on the Council's Self-Build Register and how the need is identified in the base periods; the actions being taken to help to provide a supply of serviced sites to meet the district's need; the proposed changes to the Council's register; and information on the offer of a workshop from the Government's Right to Build Task Force.

REASONS FOR RECOMMENDATIONS:

Cabinet is asked to agree the recommendations set out below because:

- a) Guidance from the Right to Build Task Force could help to bring forward custom and self-build housing in the district.
- b) Introducing a local connection test to individuals registering on the Council's Self-Build and Custom Housebuilding list will enable local people to be prioritised.

RECOMMENDATIONS:

1. To receive and note report C/21/24.
2. To approve the principle of introducing a local connection test (Part 1 and Part 2) for the Self-Build and Custom Housebuilding Register.

1. INTRODUCTION

- 1.1 The Strategy and Policy Team is currently undertaking a review of the Self-build and Custom Housebuilding Register and is in the process of creating a new online portal that would allow people to register themselves, change their profiles, preferences, passwords and contact details and receive updates on available plots. As part of this process, it is considered that a local connection test could be introduced to give priority to people with a local connection to Folkestone & Hythe District, to allow them to realise their ambitions to build their own homes.

2 REQUIREMENTS PLACED ON LOCAL AUTHORITIES

- 2.1 The 'Right to Build' is a key element of the Government's agenda to increase the supply of new homes and tackle the housing crisis. Legislation was introduced in 2015¹ and 2016² to support an increase in self-build and custom housebuilding and provide an alternative to the volume housebuilders.
- 2.2 Self-build and custom-build homes can provide market or affordable housing. Self-build and custom housebuilding are defined in the Housing and Planning Act (2016) as:

"... the building or completion by — (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."

National Planning Policy Framework and Planning Practice Guidance

- 2.3 The National Planning Policy Framework (February 2019)³ requires Local Planning Authorities to assess the need for housing of different groups within their areas and reflect this in planning policies, including the need for people wishing to commission or build their own homes (NPPF, paragraph 61).
- 2.4 Planning Practice Guidance⁴ sets out more detail on how Local Authorities should register people's interest in self-build plots and provide plots to meet the demand (see below).

Right to Build/Self Build and Custom Housebuilding Register

- 2.5 The Self-build and Custom Housebuilding Act (2015) places a duty on Local Planning Authorities to keep a register of individuals and associations who have expressed an interest in acquiring plots to undertake self-build and custom build homes.

¹ The Self-build and Custom Housebuilding Act (March 2015) (as amended by the Housing and Planning Act 2016)

² The Self-build and Custom Housebuilding (Register) Regulations (April 2016); Self-build and Custom Housebuilding Planning Practice Guidance (April 2016); & Housing and Planning Act 2016

³ See: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ See: <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

- 2.6 The requirements placed upon Local Planning Authorities regarding the form and content of registers are set out in the Regulations and Planning Practice Guidance. The basic requirement for individuals is to record the name and address. For associations of individuals Local Authorities should record a contact name, the name and address of the organisation and number of plots required. In all cases the date the entry was made, or was amended, must be recorded.
- 2.7 Additional information can be asked by the Local Authority to support a greater understanding of the nature of the demand, to inform planning policies or bring forward land, but it must be relevant, proportionate and reasonable.
- 2.8 To be eligible, applicants must:
- be aged 18 or older;
 - be a British citizen, a national of a EEA State other than the United Kingdom, or a national of Switzerland; and
 - satisfy any local eligibility conditions set by the relevant authority (but with regard to applications from members of the armed forces and ex-services personnel);
 - have paid any fee required by the relevant authority to enter or remain on the register; and
 - be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area for their own self-build and custom housebuilding project.
- 2.9 Local Authorities can choose to set a local connection test but the Register must then have two parts. All those who meet the local connection test will form 'Part 1' of the Register, whilst those who meet the basic requirement would be listed on 'Part 2'. Crucially, 'Part 1' is the list by which Councils are required to grant planning permission for sufficient plots but there is no obligation to do the same for those who qualify only for 'Part 2' (no local connection), although the data for 'Part 2' may be used to generate statistics about self-build and inform local policy.
- 2.10 In cases where members of the armed forces do not meet any local connection test that the authority applies, they must be deemed as having done so and be entered on 'Part 1' of the register.
- 2.11 Local Planning Authorities are under a duty to have regard to the register when carrying out their planning, housing, land disposal and regeneration functions. The guidance sets out that, in terms of plan-making, Local Planning Authorities should use their registers as evidence of demand when developing their Local Plan and associated documents. The register may be a material consideration in making decisions on planning applications.

Provision of Serviced Plots

- 2.12 The Housing and Planning Act 2016, places a further duty upon local planning authorities to grant permission to provide enough serviced plots⁵ of land to match the demand on their self-build and custom build register and demonstrate that planning permission (or permission in principle) has been granted on these plots within three years. The demand would reflect the number of entries on Part 1 of the Register, or for all registered individuals and groups if a single register is in operation.
- 2.13 The first base period began on the day on which the register is established and ended on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October of the following year.
- 2.14 At the end of each base period, relevant authorities have three years in which to grant planning permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

3 FOLKESTONE & HYTHE SELF-BUILD AND CUSTOM BUILD REGISTER

- 3.1 The Council's Self-Build and Custom Build Register application form was first introduced in spring 2016. The Register does not currently include a local connection test and therefore it consists of one list. There is also no fee for being entered onto it.
- 3.2 The form includes the basic requirements (contact name and address) as well as other information, such as the location, size of property and type of plot(s) the individual is interested in. The Register currently has a total of 262 individuals registered.
- 3.3 The number of permitted serviced, individual self-build plots are listed in the table below together with the base periods:

	Base Period 1 (period ending 30 October 2016)	Base Period 2 (year ended 30 October 2017)	Base Period 3 (year ended 30 October 2018)
FHDC's Self-Build database – number of individuals registered each year	32	50	49
Relevant permissions granted Y/e 30 October 2017 (plot numbers)	0		
Relevant permissions granted Y/e 30 October 2018 (plot numbers)	25	25	
Relevant permissions granted Y/e 30 October 2019 (plot numbers)	8	8	8
Relevant Permissions granted Y/e 30 October 2020 (plot numbers)		0	0
Relevant Permissions granted Y/e 30 October 2021 (plot numbers)			(year not finished)

⁵ The Regulations define 'serviced' plots as having:
'...(a) access to a public highway; and (b) connections for electricity, water and waste water'.

	Base Period 1 (period ending 30 October 2016)	Base Period 2 (year ended 30 October 2017)	Base Period 3 (year ended 30 October 2018)
			4 to date
Total relevant plots granted	33	33	N/A
Shortfall of plots for individuals (if any)	0	18	N/A
Surplus of plots for individuals (if any)	1	0	N/A

3.4 The number of people who have registered over the next three base periods is set out in the table below. It should be noted, however, that the Council has three years following each year to provide the relevant number of self-build and custom build plots to meet the demand.

Base Period 4	31st October 2018 – 30th October 2019	61
Base Period 5	31st October 2019 – 30th October 2020	38
Base Period 6	31st October 2020 – 30th October 2021	(31 to date)

3.5 The Council is also required to keep a list of self-build and custom build 'groups' as well as individual plots and to provide the relevant number of group plots accordingly. However, the Council has had no groups register since our records began in 2016.

4. MEETING THE REQUIREMENT FOR SELF-BUILD PLOTS

4.1. As set out above, the interest in self-build plots has been relatively high over a number of years, albeit that this is an unrestricted list and some individuals may have registered with several local authorities.

4.2. The Council is addressing the need to provide self-build plots in a number of ways, including through:

- Introducing development plan policies;
- Granting planning permissions for suitable sites; and
- Exploring opportunities through the Council's own development projects.

Development Plan Policies

4.3. There are a number of policies in the adopted Places and Policies Local Plan (PPLP) that are designed to deliver self-build plots.

4.4. Part 1 of the PPLP: Places sets out requirements for allocated sites throughout the district. Larger sites are required to provide plots for self-build development as part of the overall development, including:

- Policy UA7: Former Gas Works, Ship Street, Folkestone;
- Policy UA11: Affinity Water, Shearway Road, Cheriton;
- Policy UA13: Smiths Medical Campus, Hythe;
- Policy UA17: Foxwood School, Seabrook Road, Hythe;
- Policy UA18: Princes Parade, Hythe;
- Policy RM2: Land off Victoria Road West, Littlestone;

- Policy RM4: Land west of Ashford Road, New Romney;
 - Policy RM8: Station Yard, Station Road, Lydd;
 - Policy RM13: Lands north and south of Rye Road, Brookland;
 - Policy RM13: Land adjacent to Moore Close, Brenzett;
 - Policy ND4: Land east of Broad Street, Lyminge;
 - Policy ND8: Land adjoining 385 Canterbury Road, Densole; and
 - Policy ND9: Etchinghill Nursery, Etchinghill.
- 4.5. Part 2 of the PPLP: Policies sets out general development management policies, including Policy HB4: Self-build and Custom Housebuilding Development, which requires new developments of 40 or more dwellings within the Urban Area and of 20 or more in the Romney Marsh and North Downs Areas to provide a minimum of 5 per cent of the total number of homes as self-build or custom build plots.
- 4.6. Policy HB4 is intended to apply to ‘windfall’ development (development on sites not allocated in the plan) as well as to the allocated sites. This policy allows self-build and custom build plots to revert to standard housing units if there is no take up of the plots after a suitable period of marketing. Applying this policy to sites in Part 1 (or if stated in the individual policy) equates to approximately 70 serviced plots being provided across the district. Some of these sites are now coming forward with applications that have now been submitted and which are in the process of being assessed (e.g. 20/1397/FH - Land rear of Broad Street House, Broad Street, Lyminge; Y19/0071/FH – Smiths Medical, Hythe; and 20/0015/FH – Foxwood and Highview School).
- 4.7. The emerging Core Strategy Review sets out an aspiration for 10 per cent of the dwellings built to be self-build or custom built over the plan period. Policy SS6 (2) states that a proportion of the Garden Settlement development shall provide self-build or custom build homes, having regard to the need identified by the Council at each phase.

Granting Planning Permission for Self-build Development

- 4.8. As outlined in Section 3 a number of planning permissions have been granted for self-build plots in the district (see also Appendix 1). Granting planning permission, however, does not necessarily result in plots being taken forward. A site was granted in Brookland⁶ specifically for nine self-build dwellings in 2018 and this application was implemented with the construction of the access road and provision of services.
- 4.9. This fully-serviced site was promoted through the Council’s self-build register, as well as privately through the usual methods. Unfortunately, although there was some interest, no self-builders have taken up the plots and the developers sought the removal of the self-build condition⁷. They believe that the plots were not taken up due to:

⁶ Y17/1409/SH Land Adjacent Framlea, Rye Road, Brookland

⁸ 20/0280/FH and 20/0282/FH/NMA were both approved and a reserved matters application (21/0632/FH) for market housing has been submitted for this site which is currently under consideration.

“... a combination of the distance from railway stations, the plot size and the proximity of the A259 road predicating flexibility and use of the bottom of the plots as being contributory factors ...”⁸

Other Projects

- 4.10. The Council’s Housing Strategy & Initiatives team is working on Community-led housing (CLH) which is a growing movement around the country where people can take action to build affordable homes that they, or their community need. (This is the subject of a separate report to this Cabinet meeting.)
- 4.11. These projects are usually driven by community groups who want to deliver a housing project to meet local need. Groups can work independently or in partnership with the local authority, landowner, housing association or a small builder. Projects can be new build homes, a conversion or refurbishment of an existing building and include shared ownership, affordable rent, and market sale properties. Groups who have developed a structure, vision and aims, and have completed a ‘site finding brief’, but have not yet identified a site, would be advised to register their interest for land on the Self-Build register.
- 4.12. Information for residents about CLH is provided on the council’s website, along with links signposting interested people/groups to further advice from Government-supported agencies. The Council received £437,361 in 2016/2017 to promote and support CLH in the district. The council is working with two embryonic CLH groups in the district; one is interested in developing an affordable housing project within the Otterpool Park development, and the other is potentially looking for a refurbishment project in Cheriton. If these projects meet the definition of self-build housing given in paragraph 2.2 above, they will contribute to the council’s self-build targets.

5. INTRODUCTION OF LOCAL CONNECTION TEST

- 5.1. The Self-Build Register has now been in operation for several years and after the initial interest it appears that demand remains strong. At the same time the experience of the permitted plots at Brookland suggests that prospective self-builders have very specific locational requirements or types of plots that they are seeking.
- 5.2. The Strategy and Policy Team is therefore in the process of creating a new online portal that would allow people to register themselves, change their profiles, preferences, passwords and contact details and receive updates on available plots. This will also allow officers to review the register and remove any individuals who are no longer interested or have moved away from the area. The web team is working on this and the new portal and registration form are programmed for completion in September 2021.
- 5.3. As outlined, the Self-Build Register is currently operated as a single list, with no local connection test or charge in place. This means that some of those on the Register may live outside the district and may have registered with several

⁸ Covering letter to Non Material Amendment application 20/0282/FH/NMA

local authorities in their search for suitable plots. It is proposed that the Council introduces a local connection test.

Local Connection Test

- 5.4. The introduction of a local connection test would allow the Council to manage the register to prioritise available plots to those with a connection to the district. These individuals or groups would be entered onto Part 1 of the register and would be targeted for the promotion of local plots. If there were self-build plots that received no interest from those on Part 1 of the register, they could always be offered more widely to those on Part 2 at a later date.
- 5.5. It is proposed that the local connection would require the applicants to submit evidence to the council to demonstrate that they are either:
- A current resident (council tax bill, tenancy agreement, utility bill);
 - Work in the district (pay slips, contract of employment, letter from employer);
 - Have immediate family in the district (their council tax bill, their tenancy agreement, their utility bill); or
 - Within the armed forces services (military ID card, discharge record).
- 5.6. The above criteria are used by Canterbury City Council and as set out in Section 7 below, national guidance recommends that any local connection test is advertised prior to its introduction.
- 5.7. It is considered that this would be an appropriate measure to give priority to people with a local connection to Folkestone & Hythe District, to allow them to realise their ambitions to build their own homes. (As noted in paragraph 2.10, members of the armed forces would be automatically entered into Part 1 of the register wherever they are currently residing.)

Registration Fee

- 5.8. Legislation allows local authorities to charge a fee for individuals or groups to register, although this must be done on a cost-recovery basis and not be used to drive down demand.
- 5.9. A number of other Councils within Kent charge individuals to add them to their Registers:
- Ashford Borough Council charge a registration fee of £30 with a renewal fee of £15 a year;
 - Canterbury City Council charge a registration fee of £30 with a renewal fee of £30 a year; and
 - Dover District Council charge a registration fee of £30 with a renewal fee of £15 a year.
- 5.10. Folkestone & Hythe District Council does not currently charge for entry on the register, and it is not proposed to do so as part of this report. The introduction of a local connection test is thought likely to affect the numbers on the register and, with increasing numbers of sites coming forward, will better manage the demand for and supply of plots. Officers will, however, keep the matter of

charging under review and will advise members further, should it be thought appropriate to consider charging.

Performance Reporting

- 5.11. Although there are currently no penalties for local authorities which do not meet the need for self-build plots on their registers, as noted below, the Government has stated that it will review the operation of the legislation and publish local authorities' performance.
- 5.12. There is also a small risk that a lack of plots could be used in a planning appeal, if the Council was to refuse planning permission for a self-build scheme in the district. Officers are aware of a few appeal decisions across the country where the lack of self-build plots has been a factor in an Inspector's decision to grant an appeal, although these have typically been for smaller schemes, and where other factors, such as overall housing supply, have also been a major factor in the Inspector's decision.

6. RIGHT TO BUILD TASKFORCE WORKSHOP

6.1. The Council has also recently received an invitation from the Ministry of Housing, Communities and Local Government's Right to Build Task Force⁹ to attend an online workshop. It is understood that the Right to Build Task Force is contacting all authorities in England to arrange a workshop and that Folkestone & Hythe is one of the first in Kent to receive this invitation. The Task Force has suggested that this workshop should be attended by senior officers from housing and planning and their team members, as well as councillors, especially portfolio holders for planning and housing. The workshop will cover topics such as how to appropriately monitor permissions coming forward in line with the legislation, along with examples of good practice and what other councils are doing to bring forward custom and self-build housing.

6.2. The invitation states that:

"... as Housing Secretary Robert Jenrick set out in his letter to council leaders at the end of last year, providing for people who want to build or commission their own home is a key part of this government's housing strategy. The government will soon begin a review of the 'Right to Build' legislation and has confirmed that going forward they will be publishing local authority performance in line with the statutory duties."

6.3. The Right to Build Task Force can help local authorities to deliver higher quality homes, faster, with local socio-economic benefits, using Custom and Self Build development as a driver. The intention of the task force is to help local authorities to fulfil their obligations under the 'Right to Build' legislation, increase local house building with a variety of new approaches, unlock value in Council land, deliver diverse housing types that local communities want and

⁹ See: <https://www.righttobuild.org.uk/>

need, including affordable homes and create sustainable communities, with increased social cohesion and sense of place.

- 6.4. The online workshop offered by the Right to Build Task Force will cover topics such as how to appropriately monitor permissions coming forward in line with the legislation, along with examples of good practice and what other councils are doing to bring forward custom and self-build housing. Officers will respond positively to this invitation and advise members as arrangements are made.

7. CONSULTATION

- 7.1 The Planning Policy Guidance recommends that relevant Local Authorities consult on their proposals before they introduce a local test, and to review the criteria periodically to ensure that they remain appropriate and that they are still achieving the desired effect.
- 7.2 As part of the Council's review of the Self-Build Register, it is proposed that a local connection test is introduced.
- 7.3 Cabinet is asked to agree the principle of introducing a local connection test to individuals registering on the Council's Self-Build Register. If agreed, the Strategy and Policy Team will notify all individuals on the Self-Build Register and also display the proposed changes on the Council's website as part of the consultation activities. The Cabinet Member for the District Economy will be advised of the responses.

8. OPTIONS

- 8.1 **Keep the Self-Build Register unchanged:** It is not a requirement to have a local connection test however, local people would not be prioritised as numbers of individuals registered would likely remain high.
- 8.2 **Introduce the local connection test:** Local people would be prioritised by being on Part 1 of the Register.

9. RISK MANAGEMENT ISSUES

- 9.1 The risk management issues are as set out below.

Perceived risk	Seriousness	Likelihood	Preventative action
Local connection test not introduced and so the supply does not meet the demand and local people are not prioritised.	Medium	High	Introduce a local connection test.

10. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

10.1 Legal Officer's Comments

The Council has a legal duty in the Self-build and Custom Housebuilding Act 2015, s2A(4) to provide enough planning permissions to meet the need from the self-build register. The Council has discretion under Regulation 5 of the Self Build and Custom Housebuilding Regulations 2016 to introduce eligibility criteria for entry in the Self-Build Register. Any criteria that is set under this regulation must be published in the same way that the register is published.

10.2 Finance Officer's Comments (DH)

Currently there are no penalties for the Council not meeting the need for self-build plots on their registers therefore no significant financial implications at this stage of the process.

10.3 Diversities and Equalities Implications (GE)

There are no equality or diversity implications directly arising from this report. Both Right to Build and Self Build registers are designed to encourage different members of the community to bring forward proposals that will contribute to boosting local housing supply across district.

10.4 Climate Change Implications (AT) *[Pilot reporting period]*

There are no climate change implications arising directly from this report. The self-build housing register will allow individuals and community groups to identify suitable plots for self-build projects and learn about best practice.

If individual self-builders and community-led organisations take self-build projects forward for development then the long-term implications are likely to be neutral to positive for emissions from construction, energy use, waste generation, water consumption and social and economic impacts, depending on the particular objectives of the individual or group undertaking the build.

Any individual self-build project or community-led scheme would have to meet planning policies and building regulations in place at the time; however a technical paper, produced for DCLG (now MHCLG), notes that community-led custom and self-build projects can have positive environmental impacts due to the capacity of 'early adopters' to:

- Build new communities that put community-building and social and environmental values at the heart of the project; and
- Bring about a critical mass of collective sustainable behaviours and patterns of consumption to achieve lifestyles with lower environmental impact.

Examples of community-led housing include a scheme in Lancaster built on ecological values with new homes achieving Passivhaus standards, meeting the requirements of Code for Sustainable Homes Level Six.

11. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

Louise Bolognini, Planning Policy Specialist
Telephone: 01303 853468
Email: louise.bolognini@folkestone-hythe.gov.uk

Adrian Tofts, Strategy, Policy & Performance Lead Specialist
Telephone: 01303 853438
Email: Adrian.tofts@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

Appendices:

Appendix 1: Self-Build and Custom Build Plots – Register Data and Planning Permissions.

APPENDIX 1: SELF-BUILD AND CUSTOM BUILD PLOTS – REGISTER DATA AND PLANNING PERMISSIONS

Self-Build and Custom Build Plots

	Base Period 1 (period ending 30 October 2016)	Base Period 2 (year ended 30 October 2017)	Base Period 3 (year ended 30 October 2018)
FHDC's Self-Build database – number of individuals registered each year	32	50	49
Relevant permissions granted Y/e 30 October 2017 (plot numbers)	0		
Relevant permissions granted Y/e 30 October 2018 (plot numbers)	25	25	
Relevant permissions granted Y/e 30 October 2019 (plot numbers)	8	8	8
Relevant Permissions granted Y/e 30 October 2020 (plot numbers)		0	0
Relevant Permissions granted Y/e 30 October 2021 (plot numbers)			(year not finished) 4 to date
Total relevant plots granted	33	33	N/A
Shortfall of plots for individuals (if any)	0	18	N/A
Surplus of plots for individuals (if any)	1	0	N/A

Approved 31st October 2016 - 30 October 2017 = **Total of 0 plots**

Approved 31st October 2017 - 30 October 2018 =

- Y16/1122/SH (Rhodes House 16 self-build plots)
 - [Policy RM13 PPLP](#) - Y17/1409/SH & Y18/1190/FH (Brookland 9 self-build plots)
- Total of 25 plots**

Approved 31st October 2018 - 30 October 2019 =

- [Policy UA18 PPLP](#) - Y17/1042/SH (Princes Parade 8 self-build plots)
- Total of 8 plots**

Approved 31st October 2019 - 30 October 2020 = **Total of 0 plots**

Approved 31st October 2020 - 30 October 2021 =

- [Policy RM2 PPLP](#) - Y18/0768/FH (land off Victoria Road West, Littlestone, Condition 5 requires 4 self-build plots). Approved.
 - [Policy ND4 PPLP](#) - 20/1397/FH (land rear of Broad Street House, Broad Street, Lyminge 2 self-build plots). Not yet issued.
 - [Policy UA13 PPLP](#) - Y19/0071/FH (Smiths Medical, report states to provide 30% affordable housing and including up to 7 self-build units to be secured by condition, policy requires 4). Resolved to approve at committee, waiting for S.106. Not yet issued.
 - [Policy UA17 PPLP](#) - 20/0015/FH (Foxwood and Highview School), under consideration, policy states at least 6-8 self-build plots. Not yet issued
- Total of 4 plots to date**

The number of people that have registered over the next base periods are set out in the table below. It should be noted, however, that the Council has 3 years following each year to provide the relevant number of self-build and custom build plots to meet with the demand.

Base Period 4	31st October 2018 – 30th October 2019	61
Base Period 5	31st October 2019 – 30th October 2020	38
Base Period 6	31st October 2020 – 30th October 2021	(31 to date)

