

I have just learned of the review .
having read the evidence of the RTPI to the Barker Review and believing it 'missing the point' about the cause of the 'crisis' I have a 1,000 word digest which I would like to submit to the review.

My standpoint is not even considered as one of the stakeholders in the RTPI evidence. It is that of the self- builder. It is symptomatic of the 'crisis' that the actual and potential most important builders of houses , historically and in other countries contemporarily , and the most highly motivated,i.e. the self-build house builder is not mentioned in the RTPI evidence.

Also the unrecognised anomaly that ' ownership ' of land is always a 100% monopoly , that it is traded as a commodity and a 'market' , that the rise in land prices is the determining cause of the rise in house prices, (. 'site value' ie land, is the largest cost in housing costs, that it offers the most scope for reduction) that land costs are rising while actual construction costs and materials are falling due to improved mechanisation , standardisation and technical improvements, makes discussion of 'housebuilding', 'affordable housing', 'social housing' , without addressing this 'motor' which leads the housing 'drive' misdirected.

There are reasons to believe that the Cof E terms to the review misunderstands the nature of the problem.

My qualification is that perhaps unusually, I have financed, site-located, designed, planned, drafted, costed and part built, part contracted out a house in London's Finchley and Muswell Hill, lived in it and sold it. I did this while unemployed. I have taken an independent look at house provision. I have experience of the same in France. CAP is one of the biggest single influences in the land 'market' and therefore the cost of land for housing.I understand the CAP regime. I am also an environmentalist and professional nature guide. I take an active and I would say informed role in campaigning for review of the land monopoly.

Self-build along with ending the land monopoly can provide all the housing needed by the population, provide unlimited self employment and absolutely reduce the price of the self build house and deflate the artificial boom in existing house stock.

With respect, the Review, without taking into account this standpoint , is , like the evidence of the RTPI ,unlikely to effect the "crisis" or even understand the issues.

I would like to be heard by the Review.

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