

Custom Build and Self Build Register Frequently Asked Questions

1. What is self-build and custom housebuilding?

1.1 Self-build means you will be actively involved in acquiring land to build a home, designing and getting planning permission for this home, and building the home. You could do all the work yourself, but it is more usual after you have found the land to commission an architect to design the building and obtain planning permission, and commission a builder or different building trades to build the home. You can self-build as an individual or as part of a group set up specifically to build your own homes.

1.2 Custom build is where a house builder offers a site for sale with a 'design and build' service to allow you to tailor the home that is built on the site to your requirements. House builders will allow different degrees of customisation; some will allow you to fit out (lay flooring, install kitchens and bathrooms, tile, wall paper and paint) the home yourself, while others will give you a range of fit and finishes to choose from that they will install.

- For more information view
 - <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

2. Why build when I can buy?

The government wants more people to be able to build their own home and has asked local authorities to set up local registers to identify the demand for this type of housebuilding in their local area.

- For more information view
 - <https://www.gov.uk/government/news/building-your-own-home-can-be-a-cost-effective-option>

3. What is the Self build register?

The Self build register is for people who are looking to build a house or flat to live in as their home; it is not for people looking to build a home for sale for a profit. The [Regulations](#) set the eligibility criteria for the registers, and also allows Councils to set their own eligibility. These are called local eligibility conditions, and people who meet these conditions will be included on Part 1 of the register.

- For more information view
 - http://www.legislation.gov.uk/uksi/2016/950/pdfs/uksi_20160950_en.pdf

Eligibility

4. What are the eligibility requirements?

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Herefordshire Council has set the following Eligibility Conditions:

- Everyone applying to join the Register also has to meet the following conditions (as set out in the Regulations):
 - Must be over 18 years old
 - Must be a British citizen, a national of an EEA state or Switzerland
 - Must be seeking to build a home as a sole or main residence any individual or association of individuals that meets this criteria but does not meet the local eligibility conditions will only be eligible for inclusion on Part 2 of the Register.

5. Can I register as part of a group?

You can register as part of a group but all members of the group must meet the eligibility criteria. You will need to nominate a lead contact for the group and tell us the total number of plots required.

6. Why should I register?

By registering your interest in self-build and/or custom build with us, It will help us to identify the demand for these forms of housebuilding in Herefordshire. This will allow us to develop appropriate planning and other policies to support this demand.

We may also provide you with relevant information on future opportunities which we believe may be of interest to you. In future the Register may be used to try and match those people who have registered to build their own custom or self-build home in the county, with landowners who may have suitable plots of land available.

7. How do I register?

Herefordshire Council operates a web based Register. You can apply to join the Register at www.herefordshire.gov.uk/self-build-register. The Council will not accept any other form of application to join the register. The Council will confirm your eligibility immediately after filling the online form.

8. What happens after I register?

We will contact you from time to time for information to update the Register and provide information on self-build and custom homebuilding opportunities. It is important that you inform us of any change of circumstances and change of contact details, if we cannot contact you your entry will be removed from the Register. The Council will publish summary updates on the Register from time to time, setting out how many people have been accepted on the Register in a given period, and how many serviced plots have been made available, and the price these plots were offered and sold for.

9. Will I definitely get a plot of land?

Unfortunately joining the Register will not guarantee that a plot will become available to you, but we will keep you informed of relevant information and opportunities which may be of interest to you if you provide your contact details.

10. Will I be able to buy a serviced plot?

A serviced plot is a bit of land that has road access and available connections to electricity, water and sewage, and where available gas (these are also referred to as 'utilities'), and planning permission to build residential dwellings (houses or flats). It will take a while for the demand on the Register to work its way to serviced plots becoming available. The Council has up to three years after accepting a Part 1 Register application to grant planning permission for serviced plots to meet demand.

11. What if I cannot afford a plot in Hereford?

The Council is currently not required to provide subsidised or free land or grants to help self-building in the County.

- For more information view
 - <http://www.selfbuildportal.org.uk/>
 - <http://customandselfbuildtoolkit.org.uk>
 - <https://en-gb.facebook.com/HerefordCLT/>

12. Why are you asking so many questions?

We want to build up a clear picture of the type of self-build and custom housebuilding schemes that people want to undertake in Herefordshire. Although you don't have to answer all of the questions, the more information you provide, the better understanding we will have of the demand in the county.

13. What happens to my data?

The Council will check that you are eligible to join the Register. We need your name, address, date of birth and nationality in order to assess your eligibility but you can choose whether or not you want to answer the other questions on the form.

The Council will then hold your personal data on the Custom and Self Build Register. If at any time you want to be removed from the Register, please contact us.

All personal data will be handled in accordance with the Data Protection Act. Personal details on the Register will not be made public and we will not share your data with any third party without your consent. Anonymised headline data may be published in such format as "X number of people are seeking a plot in Y location of the County within the price range of £Z".

14. What are the advantages of Self-build or Custom housebuilding?

You can potentially achieve a bespoke home which has been designed specifically to meet the needs and preferences of you and your family. Many people feel they are able to achieve a higher quality home, or provide enhanced environmental features than is possible in a standard home built by a developer. Other people find that building their own home is more affordable for them.

15. What are the main things I need to do to build my own home?

- Identify a plot of land;
- Check that the land has planning permission or is likely to get planning permission;
- Decide which tasks you want to carry out yourself, and which ones you will need a contractor to do;
- Raise the finances required to purchase the land and design and build your home.

16. Will I still need planning permission to build my own home?

Yes, any proposals for self-build or custom-build housing will require formal planning permission and will be subject to all relevant planning policies. They will also need approval from Building Control. The Council has a Pre-Application Advice service for Planning which we encourage you to use if you would like to discuss your self-build or custom-build proposal with us.

Please note that sites which are unlikely to be considered suitable for development include:

- Sites not in a recognised settlement
- Sites in the countryside that could be considered isolated
- Sites which would adversely affect the landscape, local history or rural character.

17. Do I have to build my home myself?

No, there are some self-builders who do most of the work themselves, but others choose to only do certain elements of the construction. For custom housebuilding there are different options you can choose from:

- Specialist contractor built
- Kit home
- Developer built

18. Will I be able to afford a custom build home?

This will depend on your own personal circumstances and you need to be honest about the level of funding and commitment you have. Plots which may be available will be sold at market value and will not be subsidised by the council.

19. Where can I get further information from?

Additional information on self-build homes is available from:

- Self-Build Portal: www.selfbuildportal.org.uk
- Custom and Self Build Toolkit: customandselfbuildtoolkit.org.uk