

Self-Build Register
Report by Planning Policy Officer

Summary: This report introduces Broads Authority's self-build questionnaire and discusses the requirements relating to self-build.

Recommendation: Members are requested to note the contents of the report as well as the requirement set upon Local Planning Authorities to produce such a register.

1 Introduction

1.1 This report explains what self-build and custom-build is as well as the requirements set on Local Planning Authorities by Government legislation and Regulations. It describes the Authority's approach to understanding interest in self-build in the Executive Area.

2 What is Self-Build/Custom-Build?

2.1 The term 'self-build' is used when someone or a group obtains a building plot and then builds their own home on that plot. It is a generic term which can refer to various types of project, as outlined below. Self-builders create their homes through a variety of methods. Most will need to employ an architect to design the house, some will then employ a builder to construct it whereas others may choose to build all or part of the house themselves. Most self-builders manage the building site and deal directly with planners, tradespeople and materials suppliers. Because of this self-build is an ideal way to create something tailored to particular needs and circumstances.

2.2 There are various types of custom build project, which include:

- (a) Individual custom build – an individual purchases a plot of land and builds a house to live in. They may do some or all of the build themselves, or employ a builder, architect and in some cases, a project manager to oversee the build.
- (b) Group custom build – a group of people come together to design and develop a custom build housing development which they then live in. They may build this themselves or with help from a developer to manage the project.
- (c) Developer-led custom build – a developer divides a larger site into individual plots and provides a design and build service to purchasers. This gives people a chance to tailor existing house designs to suit their own preference and needs.

3 What a Local Planning Authority must do.

- 3.1 The Self-build and Custom Housebuilding Act 2015¹ places a duty on certain public authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. It places a duty on certain public authorities to have regard to those registers in carrying out planning and other functions.
- 3.2 On 1 April 2016, the Self-build and Custom Housebuilding (Register) Regulations 2016² came into force this requiring Local Planning Authorities to start to keep the registers.

4 The Broads Authority's Self-Build/Custom-Build questionnaire.

- 4.1 Detail about what kind of information the register is required to hold is provided through the Self-build and Custom Housebuilding Draft planning practice guidance³. This includes personal detail and ambitions for the self-build project. The most practical way to collect this information is through a survey placed on the self-build webpage of the Broads Authority's website.
- 4.2 The development of the questionnaire and administration of the new statutory process has been outsourced to King's Lynn and West Norfolk Borough Council. They offered all Norfolk Local Planning Authorities the opportunity to work together, with the Borough Council producing the survey and administering it on their server and for the Broads Authority this was a cost effective approach to the requirement. It also offers a good opportunity for joint working and sharing of information
- 4.3 The webpage and questionnaire can be found here: <http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>.

5 Conclusion

- 5.1 The Authority is required to hold a database of those interested in building their own home. The Authority is paying King's Lynn and West Norfolk Borough to produce and administer the survey on the Authority's behalf. The survey is now in place.

¹ http://www.legislation.gov.uk/ukpga/2015/17/pdfs/ukpga_20150017_en.pdf

² http://www.legislation.gov.uk/uksi/2016/105/pdfs/uksi_20160105_en.pdf

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/497502/160202_Web_template_-_Draft_planning_guidance.pdf

6 Financial Implications

- 6.1 The questionnaire is being run by King's Lynn and West Norfolk Borough Council for a cost of £1,000 for three years.

Background papers: None

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Appendices: None