



## Self-build Register

### 1<sup>st</sup> April – 31<sup>st</sup> Oct 2016 Statistics

#### Eligibility

Not everyone who applies to the Self & Custom Housebuilding Register will be eligible to remain on it and have their information taken into account by the Planning Team when negotiating on new developments. The criteria which need to be met by prospective applicants are as follows:

- You are aged 18 or over
- You are a British Citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland
- You are looking to acquire a serviced plot of land in the Cotswold District to build a house to live in as your main residence

These criteria are taken from the *Self-Build & Custom Housebuilding (Register) Regulations 2016*.

After an application has been submitted it is assessed and evidence may be asked from the applicant in order to prove they meet the first 2 criteria. As a Local Authority we have 28 days to make a decision on eligibility and a further 28 days to put that decision in writing to the applicant. If an applicant is asked for proofs but they do not provide the documents, we will be unable to determine their eligibility and so their requirements will not be included on the Register.

In total Cotswold District Council have had **122** applications, of those **66** have been determined to meet the eligibility criteria and have been officially entered onto the Register. The information contained in this report will concern those **66** applicants and their preferences.

#### What is Self & Custom Build?

As defined in the Chapter 2 Paragraph 9 amendment contained in the Housing and Planning Act 2016, self & custom housebuilding is described as “*the building or completion by – individuals, associations of individuals, persons working with or for individuals or associations of individuals – of houses to be occupied as homes by those individuals*”.

However it also states: “*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.*”

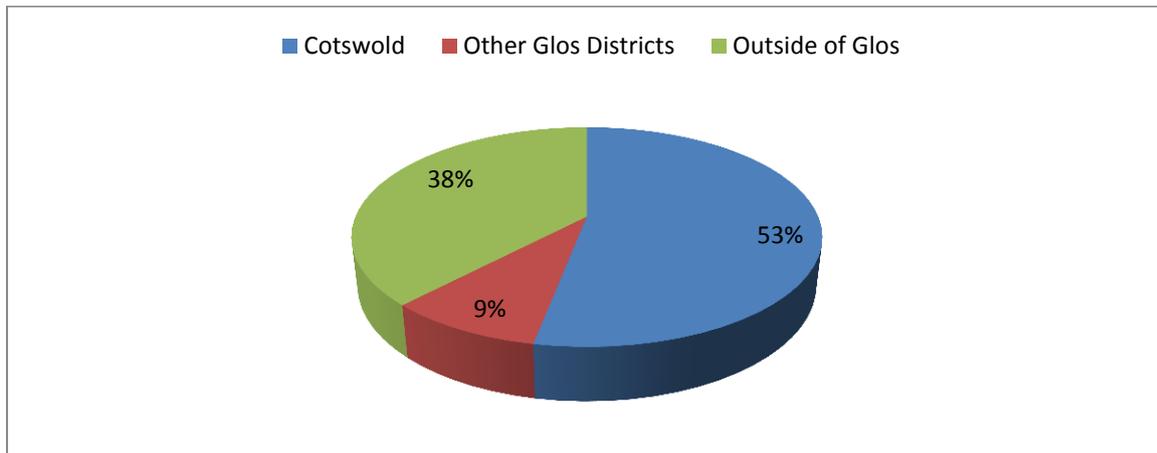
For further clarification of definitions of terms regarding self & custom housebuilding please see the following documents:

- *Self-build & Custom Housebuilding Act 2015*
- *The Self-build and Custom Housebuilding (Register) Regulations 2016*
- *Housing and Planning Act 2016*
- *The Housing & Planning Act 2016 (Transitional Provisions) Regulations*



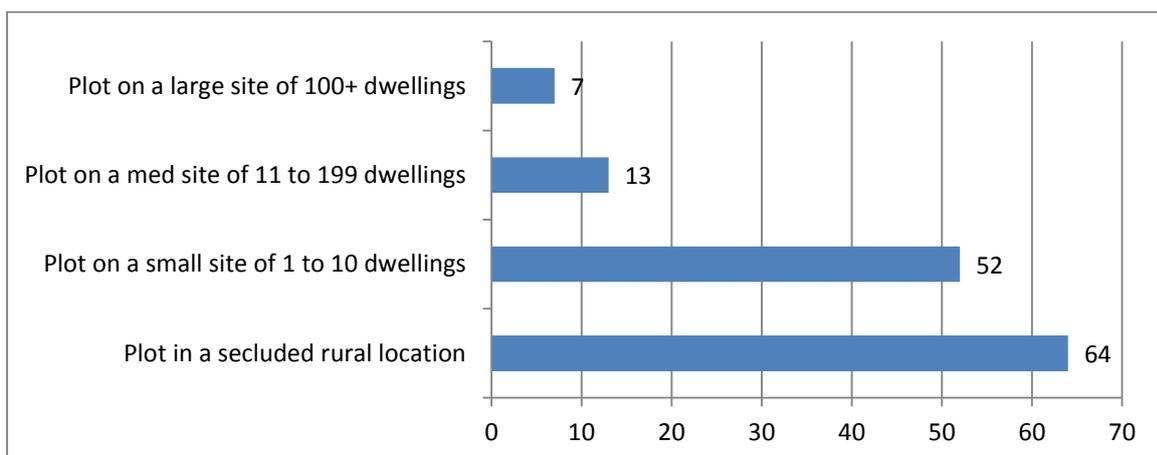
### Currently residing

While applicants have applied to be placed on Cotswold District Council's register it does not mean they have to live in the district. Below is the breakdown of which District's in England & Wales applicants currently reside in:



### Preferred type of location

When people responded to the question of “*What type of location would you consider?*” we allowed applicants to select all the options that they felt applied to them. We found the majority of people either simply selected “*Plot in a secluded rural location*” or selected every option below their maximum. This means that while the below chart shows that 48 applicants would consider a “small site”, this is merely a subset of those that chose a “secluded rural location”. The same can be applied above compounding down the rest of the lines, so those that chose “med site” also chose “small site” & “rural site” etc.



Currently we have 12 applicants who would only consider an individual plot in a secluded rural location.



### Preferred type of build

We have currently received a varied response to this question, however it is already evident that over a 1/3 of respondents (23) selected “undecided” as to what type of build they would prefer. However since respondents were able to choose all the options which applied to them, the same as the last question, it shows that most people are likely undecided as they have selected multiple other options. Out of 66 applications, 58 selected multiple options or undecided (of the 8 others left, 4 selected Contractor Kit home specifically).

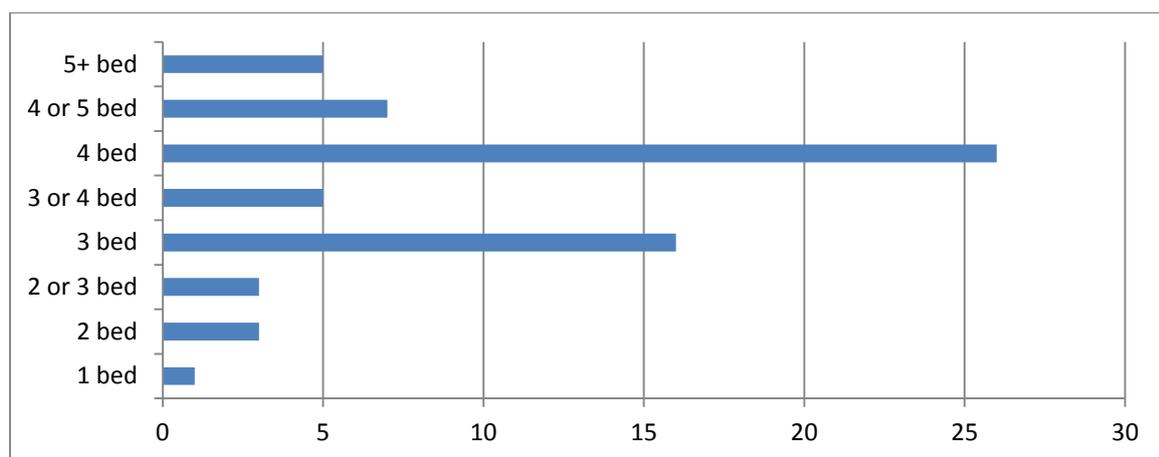
The options available to select were as follows:

- **Full self-build** – designed and fully built by yourself
- **Part self-build** – designed and partly built by yourself
- **Design-only self-build** – your design built by a contractor
- **Self-build kit home** – a kit home built by yourself
- **Contractor kit home** – a kit home built by a contractor
- **Full group build** – your group’s design built by the group
- **Design-only group build** – your group’s design built by a contractor
- **Undecided** – you’re familiar with most options but haven’t decided
- **Other**

There will be many other variations on these options potentially available on the market.

### Number of bedrooms preferred

Please see below the breakdown for the number of bedrooms applicants would prefer (be aware multiple options could be selected however applicants only used this to select 2 options):

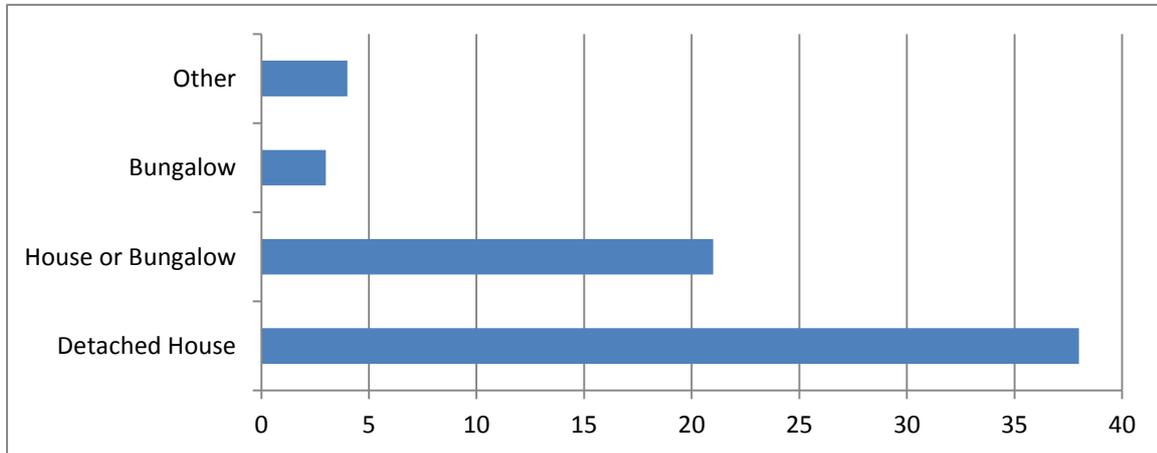


*\*Applicants are represented only once despite it being a multiple choice question*



### Preferred type of property

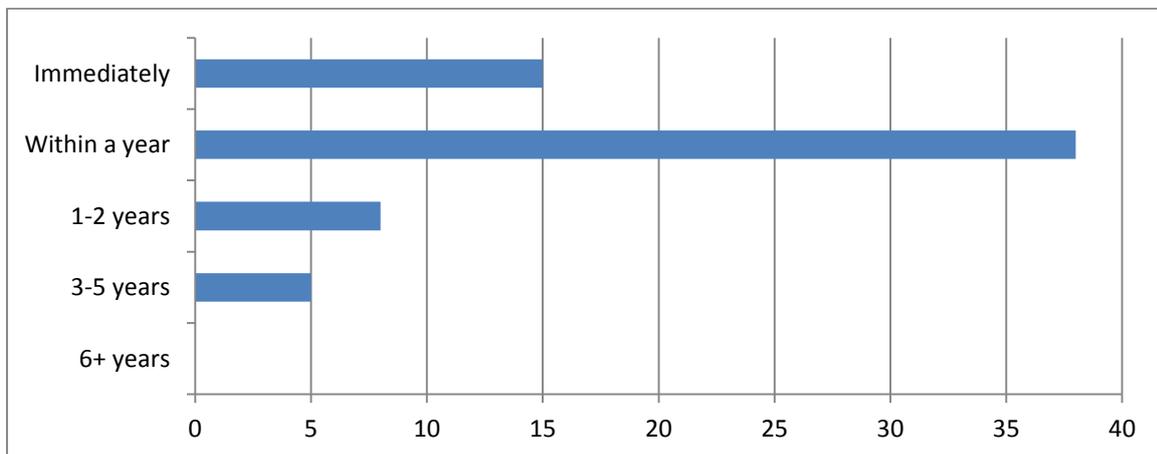
The responses break down as follows:



*\*Applicants are represented only once despite it being a multiple choice question*

### When will you realistically be ready to start work?

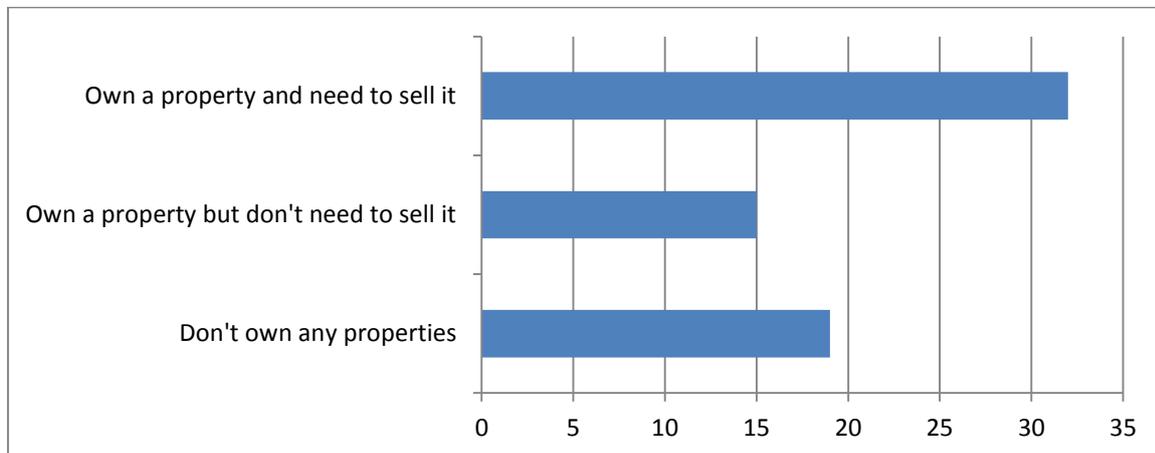
Applicants were only able to choose one option for this question, please see below:





### Current home ownership

Applicants were asked firstly whether they own any properties and secondly whether they would need to sell them to proceed.



### Parish preference

Applicants were allowed to select up to 5 parishes they would consider or select “*anywhere in the District*”, 35 respondents chose the “anywhere” option (over half), which either shows that people aren’t familiar enough with the District to choose individual parishes (47% of the register are coming from outside Cotswold District) or people are aware that self-build plots are few and far between and it may be best to keep their preferences open.

Of the 31 applicants who chose parishes, 29 of them filled the five allotted spaces available for choices, showing a willingness to take on a project in a general area as opposed to specific locations (the two applicants who chose less than 5, chose Cirencester and Kemble). The areas that were chosen covered the majority of the district and so won’t be listed here.