

Custom Build and Self Build Register Frequently Asked Questions

What is the Self-Build Register?

The government wants more people to be able to build their own home and requires councils to have local registers to identify the demand for this type of housebuilding in their local area.

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 North Kesteven. 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. Landowners who have plots of land available for sale which may be suitable for custom or self-build housing, are able to register their land for this purpose and the details will be shared with applicants on the Register.

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 can keep you informed of relevant information and opportunities which may be of interest to you if you provide your contact details and confirm that you want to receive this information.

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.

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 North Kesteven. 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 district.

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.

You will be notified within 28 days whether or not you are eligible and if you are not, we will tell you why. 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 General Data Protection Regulation (GDPR) and the Data Protection Act 2018. 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 District within the price range of £Z".

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.

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.

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.

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

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.

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

You can also contact:

- Planning Services
North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF

Tel: 01529 414155

Email: planning@n-kesteven.gov.uk