

**Ipswich Borough Council Self-build and Custom Build Register
Monitoring Report**

May 2019

Self-build and Custom Build Monitoring Report

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire plots of land on which to build their own home and to publicise that register.

The Act also places a responsibility on councils to permission enough serviceable plots for self-build or custom build housing in order to meet this demand.

This report sets out the demand for self-build and custom build housing in Ipswich, as shown by the number of individuals on the Self-Build and Custom Build Register.

Demand

The Ipswich Self-Build and Custom Build Register has been running since March 2015. Demand is measured in 'base periods' that run from the start of the register until 30th October 2016 and then annually from 31st October until 30th October the following year.

In Ipswich the first base period ran from March 2015 until 30th October 2016; the second base period was from 31st October 2016 to 30th October 2017; and the third base period was from 31st October 2017 until 30th October 2018.

The number of people on the register for the first base period in Ipswich is 22. The number of people on the Register during the second base period is 30. The number of people on the register during the third base period is 18. Therefore, in total Ipswich has 70 individuals on its Self-Build and Custom Build Register. The Borough has received no applications from associations of individuals interested in a single site large enough to accommodate multiple self-build or custom build dwellings.

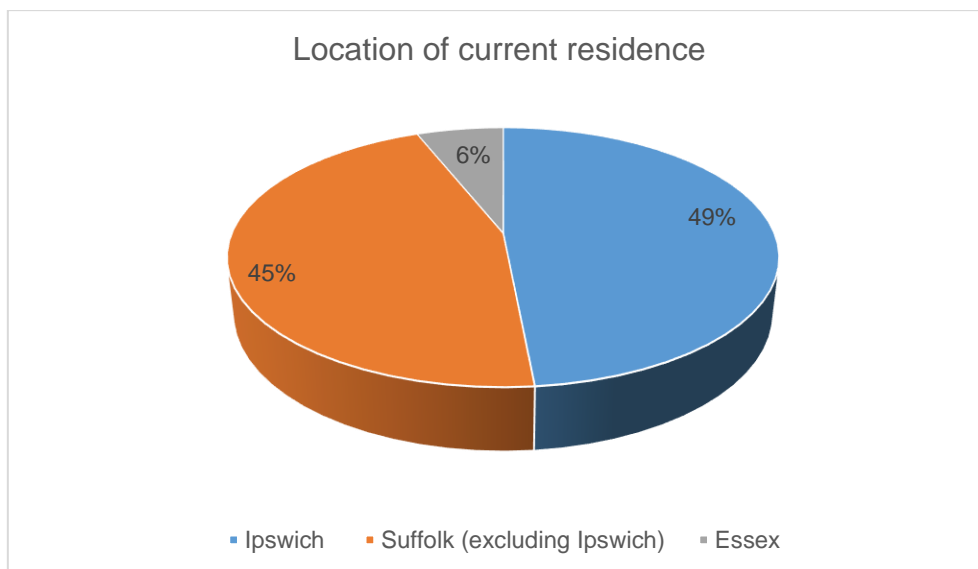
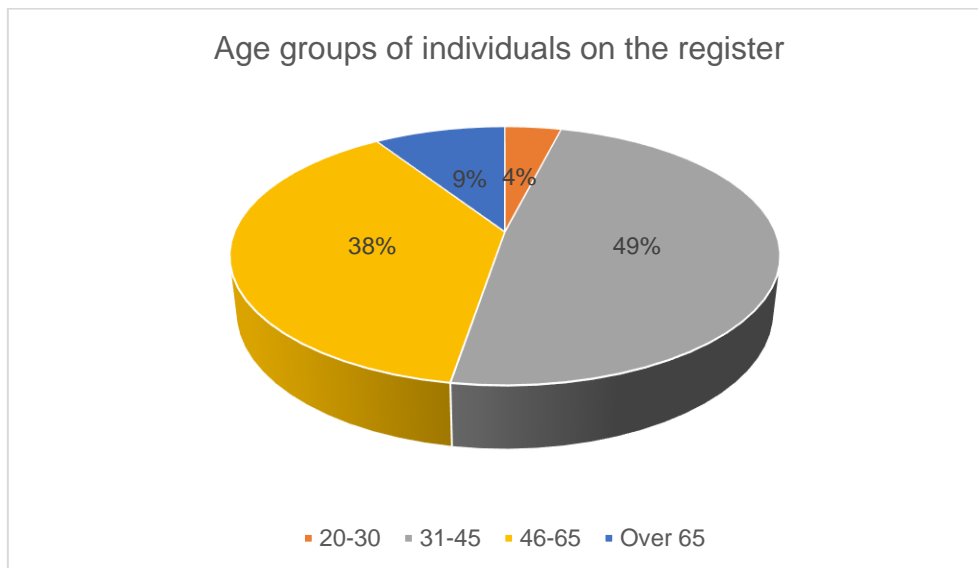
Additional Information from the Register

In addition to the 'standard' questions that are needed to establish whether applicants meet the criteria set for inclusion on the self-build register, extra questions are asked to help establish what people are interested in building and how much money is available to finance it. The results are useful in helping to provide evidence to inform planning applications, Council decisions and policy development.

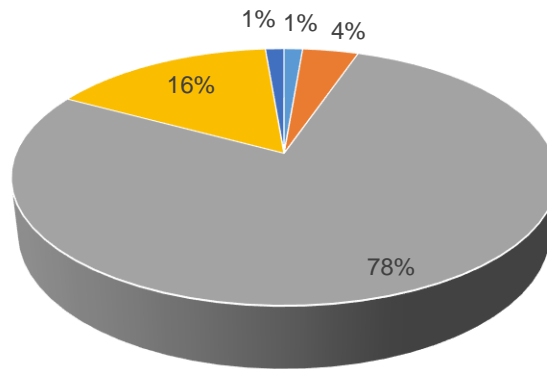
The data shows that:

- 49% of those individuals on the Register are aged between 31 and 45;
- 49% already live in Ipswich Borough;
- 78% are looking to build a detached property;
- 37% are looking to build a 3 bedroom property and a further 34% are looking to build a 4 bedroom property;
- 72% of individuals on the Register have no previous experience of a self-build or custom build project;
- Only 22% of people on the Register are interested in a developer-led custom build, (where a developer provides a design and build service to purchasers enabling them to customise existing house designs). It is likely that these plots will be part of a larger housing scheme. This gives people a chance to tailor existing house designs to suit their own preference and needs.

- Only 21% of individuals on the Register are interested in a group custom / self-build project, (where a group of people come together to design and develop a custom or self-build housing development). They may build this themselves or with help from a developer to manage the project.
- 96% of people on the register are interested in an individual custom / self build, where an individual purchases a single plot of land to build a self build or custom build property.

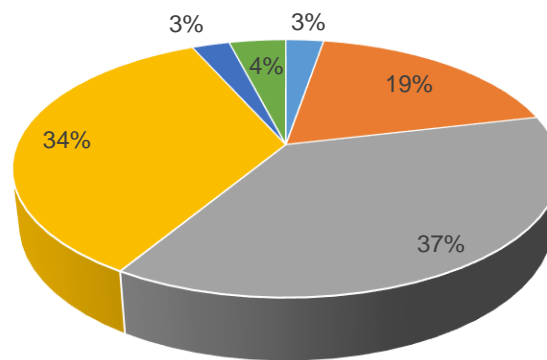


Preferred property type



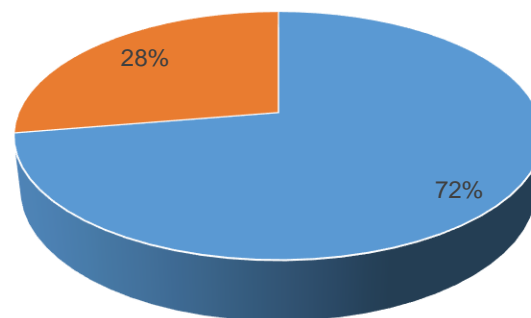
- Terraced house
- Semi-detached house
- Detached house
- Detached bungalow
- Apartment / flat

Preferred number of bedrooms



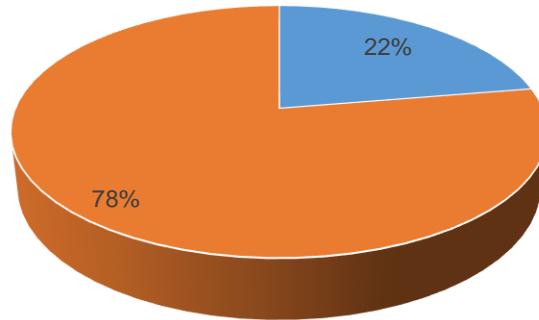
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5 bedrooms
- 3 or 4 bedrooms

Percentage of individuals on the register with previous experience of a self-build or custom build project



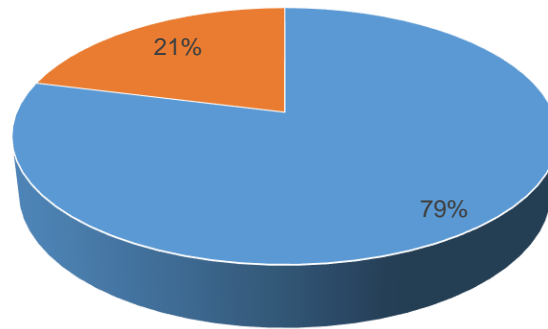
- No previous experience
- Previous experience

Percentage interested in a developer-led custom build



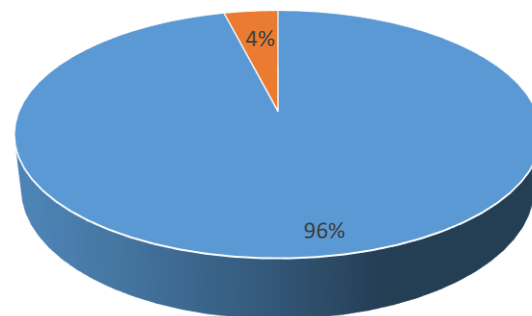
■ Interested in a developer build ■ Not interested in a developer build

Percentage interested in a group custom / self-build



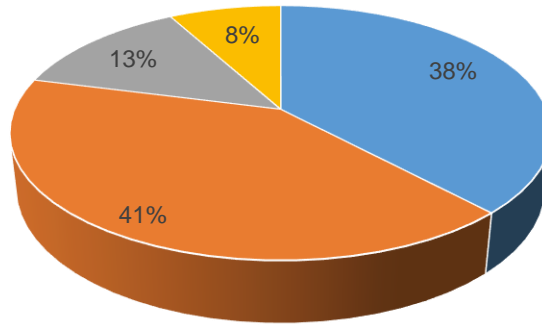
■ Not interested in a group custom / self-build
■ Interested in a group custom / self-build

Percentage interested in an individual self / custom build



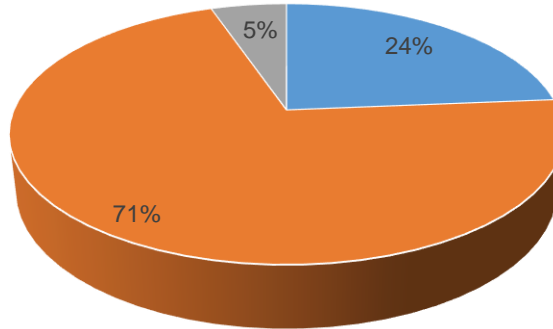
■ Interested in an individual build ■ Not interested in an individual build

Timescale in which an individual would be ready to build



- less than 6 months
- 6-12 months
- 13-24 months
- 24 months plus

Planned means of finance



- Owned outright without a mortgage
- Owned with a mortgage
- Part owned with a housing association