



Information and Guidance about the Self-build and Custom Housebuilding Grant 2018- 2020

“Allerdale – a great place to live, work and visit”

Self-build and Custom Housebuilding

Self-build and Custom Housebuilding provides an opportunity for individuals or groups of individuals who want to design and build their own homes as an alternative to that offered by volume housebuilders of existing housing stock.

Self-build is where a person is directly involved in organising and constructing their home. Custom housebuilding involves commissioning a specialist developer to help to deliver a home.

The role of the Council

Allerdale Borough Council recognises the appetite for self-build and custom housebuilding in the area. The 2016 Housing Study identified 152 households planning to move in the next five years who would be interested in self-build or custom housebuilding. Of the 152 households, 70 expected to move in to such a property.

In March 2015, the Self-Build and Custom Housebuilding Act 2015 placed a duty on local authorities to keep a register of those who wish to acquire serviced plots of land, and placed a further duty on those authorities to have regard to those registers in carrying out planning and other functions.

On 31 October 2016, regulations came into force to allow local authorities to charge a fee for applications to the Register to cover reasonable costs incurred by them in maintaining the Register, and in delivering permissions for serviced plots to meet the demand on the Register.

The regulations also introduced the idea of a Part 1 and Part 2 of the Register to distinguish between applicants with and without a local connection. The regulations require the Council to ensure planning permission is granted for sufficient serviced plots to meet the demand on Part 1 of the Register, i.e. those with a local connection.

How we can help

Allerdale Borough Council wishes to encourage local people – either as an individual or part of an association - to feel supported to self-build if that is their aspiration. Therefore, in order to boost Self-build and Custom Housebuilding in Allerdale, the Council decided to allocate part of the New Burdens funding towards offering financial assistance to those on Part 1 of the Register.

The Council will grant up to £2,000 to eligible individuals to cover the cost of submitting a planning application and paying building control fees. Additional funding may be awarded over the £2,000 if any further costs are incurred by the applicant in relation to their planning application or building control fees. These will be assessed on a case-by-case basis.

This grant will be an additional source of funding for those who want to bring forward self-build and custom housebuilding projects. The fund is designed to particularly address the challenge of the up-front costs involved in a project.

Who can apply?

The Self-build and Custom Housebuilding grant is available those who have been accepted – either as an individual or as part of an association – on to Part 1 of the Allerdale Borough Council Self-build and Custom Housebuilding register.

The Council will also consider awarding grant funding for retrospective applications where planning permission has been approved and or building control fees have been paid using Allerdale Borough Council's services, and who can demonstrate that they would have been eligible to be on Part 1 of the register. Retrospective funding will only be awarded from when the original policy was agreed by Members in October 2018.

Acceptance on to Part 1 of the Register is subject to meeting the statutory requirements and the local eligibility conditions imposed by Allerdale Borough Council (local connection and financial viability).

Statutory Requirements

- Be aged 18 or over
- Be a British citizen, a national of a EEA state other than the United Kingdom, or a national of Switzerland
- Satisfy any local eligibility conditions set by the relevant authority
- Be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area of their own self-build and custom housebuilding project

Local Connection

Applicants must be able to demonstrate one of the following:

- Resident in Allerdale for at least 12 months
- No longer residing in Allerdale but was a resident for at least one of the last five years
- Family association with an existing resident of at least 12 months residence in Allerdale. Family association is defined as spouse, civil partner, parent, children and siblings. We will also allow family associations through marriage e.g. step parents, children and siblings.
- Permanent employment in Allerdale or acceptance of the offer of employment

The Self-Build and Custom Housebuilding Act 2015, section 5 (3), specifies that a serving member of the armed forces is deemed to satisfy the test whilst in service and for a period after leaving service equal to the length of the longest of any periods required by the test for a condition to be satisfied.

Financial Viability

Applicants must provide evidence that they have sufficient funding to purchase land in Allerdale for self-build and custom housebuilding purposes.

Conditions of the grant

Transfer of the grant will only take place once a grant amount required by the applicant has been confirmed and a grant agreement has been signed.

Additional grant funding may be available to individuals and associations where changes to planning applications are being made and a charge is incurred. Other costs may also be considered where additional planning and building control fees are applied.

Those receiving the grant must use the services of Allerdale Borough Council planning and building control teams.

In cases where an association is submitting a planning application on behalf of all members, only one grant will be given. However any additional planning or building control charges may be funded. All members of the association may apply for a grant to cover their building control costs.

Grants will only be given to applicants who can demonstrate to the Council's satisfaction that their self-build and custom housebuilding project will be completed within three years of the grant funding being transferred to their account.

How to apply

Please complete the application form, and return it to:

Housing Policy
SPP Team
Allerdale Borough Council
Allerdale House
Workington
CA14 3YJ

Or, email it to:

housing.developmentteam@allerdale.gov.uk

You will be notified in writing of your eligibility for the grant.

When a grant agreement has been completed the money will be transferred in to your nominated account by BACS transfer.

Support

To apply to join the Self-build and Custom Housebuilding register, please download an application form from the Council website at allerdale.gov.uk

Further information about the Self-build and Custom Housebuilding grant, and guidance through the application process is available from the Council's Self-build and Custom Housebuilding Officers. You can contact them by email at housing.developmentteam@allerdale.gov.uk.