

Custom and Self Build Housing – Update, March 2024

Our duty under law

We have a duty under the [Self-build and Custom Housing Act 2015](#) (as amended by the [Housing and Planning Act 2016](#)) to:

- Keep a register of individuals and groups who wish to self or custom build in their local area;
- Have regard to demand on their register when undertaking planning, housing, disposal of land and regeneration functions; and
- Grant permissions to enough suitable serviced plots to reflect the demand within 3 years.

Unmet demand for self or custom-building housing permissions is a material consideration.

The Government monitors our compliance with the duty.

Current levels of demand from people meeting local connection criteria and number of permissions required to meet need

Base period	Number of entries on Part 1 of the register	No. self-build homes permitted	No. plots permitted on allocated sites.	Time allowed for compliance with the duty (3 years)
Base period 1 16 March 2016 – 30 October 2016	-	-	-	31 October 2016 – 30 October 2019
Base period 2 31 October 2016 – 30 October 2017	6	-	-	31 October 2017 – 30 October 2020
Base period 3 1 October 2017 – 30 October 2018	2	-	-	31 October 2018 – 30 October 2021
Base period 4 31 October 2018 – 30 October 2019	6	-	-	31 October 2019 – 30 October 2022
Base period 5 31 October 2019 – 30 October 2020	6	-	-	31 October 2020 – 30 October 2023
Base period 6 31 October 2020 – 30 October 2021	6	14	-	31 October 2021 – 30 October 2024
Base period 7 31 October 2021 – 30 October 2022	0	10	-	31 October 2022 – 30 October 2025
Base period 8 31 October 2022 – 30 October 2023	2	5	-	31 October 2023 – 30 October 2026

Base period 9 31 October 2023 – 31 March 2024	0	2	-	31 October 2024 – 30 October 2027
Total	28	31		
Average per base period	3			

What does this mean for handling of planning applications?

No serviced plots for self-build were permitted by 31 March 2024 to specifically meet the demand of those identified on the register. However, there is no specific duty on the Authority to deliver the preferences of those on the register. If you take the register as general evidence for self-build, through our Development Management service, we have granted 31 new homes on windfall sites that meet the self-build definition. This would serve to meet the need arising from base periods 3-8.

We will continue to:

- Maximise the potential from individual development opportunities to deliver dwellings which contribute towards meeting an identified local need (including need for self-build plots) and local affordable need in accordance with Policy 15
- Have regard to demand on the register and the number of self-build permissions required to meet our duty as a component of identified need in our assessment of applications
- Secure inclusion of serviced plots for self-build in development proposals where appropriate – this will be particularly relevant at pre-application stage and for larger schemes