

## Appendix 2 – Self & Custom & Build Initiative background

[Extract from [www.local.gov.uk](http://www.local.gov.uk) website]

The housing market is dominated by a small number of volume builders and to reach the ambition of delivering 300,000 additional homes per year we must maximise delivery across new and existing sub-sectors, catalysing new tenures and giving consumers greater choice over housing products.

Self and custom-build housing harnesses the power and initiative of individuals to instigate building projects giving them control over the look and feel of their home. Often utilising small sites of little interest to major builders, the sector brings forward housing projects delivered through SMEs and specialist builders, helping to build a more diverse and resilient housebuilding sector, and improving the design and quality of homes as they are built by the people who will live in them.

The Government is committed to increasing the number of self and custom-build homes in this country and to establish this route as a mainstream option for people to access housing or move home. A key challenge for self and custom builders is the lack of supply of serviced plots. There are often competing priorities for the use of the land and a lack of available capital and revenue funding to bring them forward which can cause demand to outstrip supply. The Self-build and Custom Housebuilding Act (as amended 2016), known as the Right to Build, places a duty on local authorities to support the provision of serviced plots, requiring them to hold a register of people who want to self and custom-build in their area and permission sufficient serviced plots to meet demand within 3 years. The BLRF self and custombuild funding provides support to councils to bring forward serviced self and custombuild plots on their own land.

[Extract from <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>]  
Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

The [Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction