

West Lancashire Borough Council

Custom and Self Build Register



Introduction to the Custom and Self Build Register

The prospect of building your own home (self-build) or having significant input into the design of a property (custom build) is attractive to many, but the realities of such a project need to be thoroughly researched prior to starting the process. The Council wish to help those who are interested self or custom build, have a local connection to West Lancashire and who have the resources to be able to undertake a self or custom build project by granting planning permission to sufficient serviced plots for self and custom build to meet local demand. The Custom and Self Build Register plays a key role in identifying that local demand.

Therefore, if you have such an interest in self or custom build, have a local connection to West Lancashire and have the resources to undertake a self or custom build project the Council encourages you to complete the attached application form to join the Custom and Self Build Register and submit it to the Council with payment for the £120 application fee.

A self or custom build project is an exciting idea for many, but it is a very challenging project as well, especially financially (although, in the end, the total cost of the house you have built can be significantly less than purchasing a house in the usual way. Self-build mortgages are paid out on the completion of various stages of the build, typically in four or five stages. This means that you need to be able to fund each stage, either from your own resources or other borrowing, before you are reimbursed by the next payment from your main lender. In the case of a timber-frame house, where the frame might account for a third of your total budget – payable in one go – this is likely to require careful juggling of finances.

The Council is willing to assist genuine self-builders by granting sufficient planning permissions for serviced plots based upon the demand evidenced by the Self-Build Register. However, there are high costs associated with providing serviced plots for self or custom build and so the Council needs to be certain that applicants on the Custom and Self Build Register are able to undertake a self or custom build project (i.e. that the demand evidenced by the Register is accurate).

The following information is required therefore, to enable the Council to assess an application to the Self-Build Register, together with the payment of the £120 application fee to cover the administrative costs associated with handling and assessing the application.

Where an Association of Self and Custom Builders are applying, an application form must be submitted for each individual in the Association, so that the eligibility of each individual can be assessed, and the application fee of £120 must be paid for each individual in the Association.

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Where Applicants are unable to satisfy the Council, through their application, that they will have access to the financial resources to undertake a self or custom build project, their applications will be rejected and they will not be placed on the Custom and Self Build Register.

Where an Applicant can demonstrate a local connection through the local connection test questions, they will be placed on Part 1 of the Register (assuming they satisfy all other requirements, including that they are aged 18 or over, are a British citizen or a national of an EEA State or Switzerland, and are financially able to resource a self or custom build project).

Where an Applicant cannot demonstrate a local connection but satisfy all other requirements, they will be placed on Part 2 of the Register.

Going forward, the Council will seek to ensure sufficient plots are granted planning permission to meet the demand on Part 1 of the Register. Through the Local Plan, the Council will explore how the wider demand evidenced by Part 2 of the Register might be met.

A successful application grants the applicant a place on the Custom and Self Build Register for 12 months. After 12 months (and each 12 month period thereafter), applicants will be asked to submit a fresh application, updating their answers to the questions as necessary to reflect their current circumstances, together with the payment of a £120 application fee.

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Contact Details

Individual's Details:

First Name	
Last Name	
Email Address	
Address	
Correspondence address (if different from above)	
Telephone Number	

If the above individual is applying as part of an Association, please provide the details of the Association:

Name of Association	
Name of Lead Contact for Association	
Address	
Email Address	
Telephone Number	

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About you

Date of Birth	
Nationality	UK Citizen
	European Economic Area Citizen or a national of Switzerland
	Neither of the above

Connection to West Lancashire	
I live in West Lancashire	
I work in West Lancashire	
I have a family connection in West Lancashire	
I am a member of the Armed Forces or included within the Armed Forces Covenant	
None of the above (please give details below)	

Are you on the Council's Housing Register?	
Yes	
No	

Are you on any other Housing Register?	
Yes (please give details below)	
No	

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About your build

What is your reason for wishing to pursue Self-build / Custom build?

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Will this self-build / custom build property be your sole residence?

	Yes	
	No	

What type of build are you interested in?

Individual custom build

[A single plot of land to build your own home to live in. You may do some or all of the build yourself or employ someone to build the house for you.]

Group custom build [otherwise known as associations of individuals]

[A group of people who come together to design and develop properties on a number of plots which they then live in. They may build these themselves or with help from a developer/project manager]

If you select this option, please state how many serviced plots of land in West Lancashire the members of the association are seeking to acquire

Number:

Developer-led custom build

[A developer divides a larger site into individual plots and provides a design and build service to purchasers enabling them to customise existing house designs to suit their needs. These plots may be part of a larger housing scheme.]

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What size plot are you interested in?	
Under 150m ²	
150m ² – 200m ²	
200m ² – 250m ²	
250m ² – 300m ²	
300m ² – 350m ²	
350m ² – 400m ²	
Larger? (please state size)	

What type of property would you like to build?					
House		Bungalow		Flat/Apartment	
Detached		Semi-detached		Terraced	

How many bedrooms do you require?	
1	
2	
3	
4	
5+	

Would you like a garage?	
Yes	
No	

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What location are you looking for?
(please specify)

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Do you have previous experience of self-build / custom build?

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Do you have contacts with trades?

If so, please provide details below:

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Do you intend to appoint a professional team?	
If YES, please provide details of your preferred:	
Project Manager	
Architect	
Engineer	
Cost consultant	
Other (please specify)	

What are your timescales – from finance, planning to build through to completion?
(Taking into account the length of time required to sell your present house, if required)

What level of insurance are you proposing to purchase whilst construction is underway?

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Financial Information

What is the tenure of your current home?	
Social rented	
Private rented	
Shared ownership	
Owner occupied	

If you currently own your current property, please complete the following:	
Approximate value of your property	
Amount of equity held in the property	

What is your budget for the project?	
Costs of land	
Building works	

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How do you propose to fund your self-build / custom build property?	
Mortgage? (Please provide details – i.e. have you made contact with a mortgage broker?)	
Savings?	
Sale of existing property?	
Other? (please give details)	

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Declaration

Signed:

Date:

Use of information:

West Lancashire Borough Council will use the information from the Custom and Self Build Register to gain a greater understanding of the demand for custom and self-build projects in the Borough. We will not pass identifiable information onto anyone outside the Council without your written consent. The Council will determine the application for entry onto its register within 28 days of its receipt and will advise the applicant of their success or otherwise.