

## **SELF BUILD**

May 2011

Housing Minister Grant Shapps announced on the 3<sup>rd</sup> May 2011 that the Government will 'put its money where its mouth is' and help more people to realise their dream of building their own home. Mr Shapps said that he wanted self build to become a mainstream housing option - and that Government would play its part by making available publicly owned land for use by ordinary people to build their own homes.

As a group self-builders are already Britain's largest housebuilder, accounting for about one in five of Britain's new homes each year; but barriers and red tape have led to the UK having one of the lowest proportions of new homes built by self-builders in Europe.

Mr Shapps said he wanted to see more land being made available - both private and public - to enable more individual and community self build schemes. He called on private investors to bring forward plots, and for local authorities and Housing Associations to show their support.

The Minister said central Government would lead the way: he will shortly announce the first publicly-owned sites to be made available to housebuilders to include plots exclusively for self-builders. This will be part of wider Government measures announced in the Budget to increase the amount of land made available for housebuilding, including to self-builders, which the Minister hopes will bring self-building into the mainstream and stop it being "the preserve of the privileged few".

It also forms part of Mr Shapps's drive to remove barriers and strip away bureaucracy which, he argues, have for too long thwarted the aspirations of people who want to build their own home.

"This will sit alongside the efforts we are already making to reduce the burden of regulation on the house building industry and through the Localism Bill to put power in the hands of communities up and down the country. We're enabling them to give the green light to new developments through the Community Right to Build, and simplifying the overly-bureaucratic planning system."

(Press statement DCLG)

### **Some useful facts**

Self build homes account for around 13% – over 20,000 of all residential properties built each year.

The average self build home costs £147,000 with around one third of the total budget spent on purchasing the land.

The most common house to be self-built is a detached home. On average, at the end of the build, a property appreciates by 25 to 30%.

Self build can save between 20%-30% of the house price (even up to 50%). The selfbuilt house (if managed and designed correctly) can also be of a higher specification and built with higher quality materials.

A new self build home is zero-rated for VAT. Other tax advantages for the self builder include exemption from capital gains tax when the self build home is sold.

Double MIRAS income tax relief is given to self builders who buy land for their project, but have not yet sold their existing home.

Land for sale is subject to Stamp Duty Land Tax, and only if the purchase price is above the £60,000 threshold or £150,000 for non residential deals.

New dwellings now require a rating under the Code for Sustainable Homes (The Code) and an Energy Performance Certificate (EPC).

Self build requires Planning Permission and Building Regulations to be met and obtained. Contact your local planning authority as early in the process as possible to obtain advice and local guidance.

Community Self Build is a group of people join forces and become involved in the planning, design and building of their own homes. Community self build can be for rent, shared ownership and outright ownership. Community self-build projects should become easier through the Community Right to Build measures in the Localism Bill.

## **Further information and links**

### **National Self-Build Association**

An association of major players in the sector who have been advising DCLG and promoting self build generally

<http://www.nasba.org.uk/>

### **Design Advice**

Employ an architect:

see the Royal Institute of British Architects

<http://www.architecture.com/UseAnArchitect/Home.aspx>

or Royal Institution of Architects in Scotland

<http://www.rias.org.uk/content/default.asp?page=s3>

or Royal Society of Ulster Architects

<http://www.rsua.org.uk/>

or Royal Institute of the Architects of Ireland

<http://www.riai.ie/>

### **Planning Aid**

For planning advice

<http://www.rtpi.org.uk/planningaid/>

### **Planning Aid for Scotland**

<http://www.planningaidscotland.org.uk/>

### **Walter Segal Trust**

The pioneer of self build.

<http://www.segselfbuild.co.uk/home.html>

### **Community Self Build Agency**

<http://www.communityselfbuildagency.org.uk/index.html>

**Training courses**

Amongst others the Centre for Alternative Technology provides a range of courses for the self builder

<http://www.cat.org.uk/>

**National Self Built & Renovation Centre**

Toolkits, information on all aspects of the build process, materials, legislation etc.

<http://www.buildstore.co.uk/>

**Self Build ABC**

Information on land available to purchase amongst other things

<http://www.selfbuildabc.co.uk/>

**Self Build It**

Help and advice website

<http://www.selfbuildit.co.uk/>

**Home Building & Renovating**

Magazine, online information and exhibitions

<http://www.homebuilding.co.uk/self-build>

**Build It & Home Improvement**

Magazine and online information

<http://www.self-build.co.uk/>

**National Self Build Land Database**

<http://www.buildstore.co.uk/findingland/?B=32&A=3>

**Plotfinder**

Website for plots for new build or buildings for renovation

<http://www.plotfinder.net/>

**Channel 4 website**

Grand Designs case studies and a wealth of other useful information

<http://www.channel4.com/4homes/build-renoate/self-build-advice>

*Please note that Architecture Centre Network does not endorse any of the above organisations, websites or magazines. This is just a cross section of the information available.*