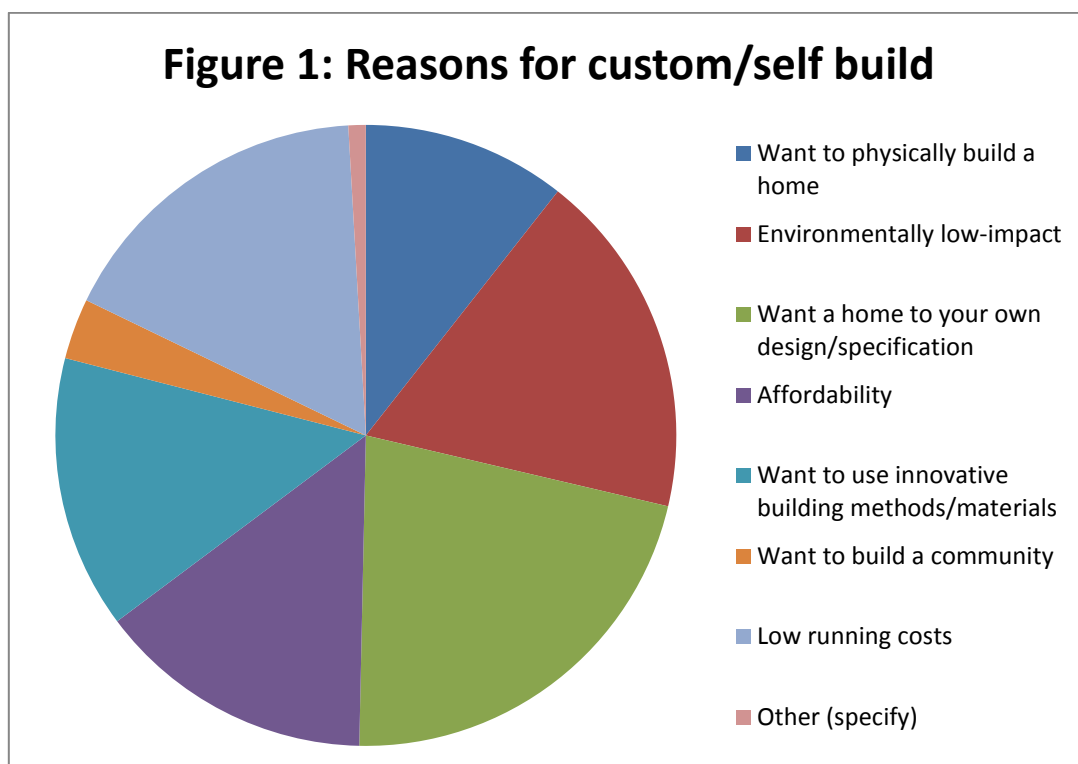


Cheshire West and Chester
Custom and Self Build Register
Summary Report July 2016

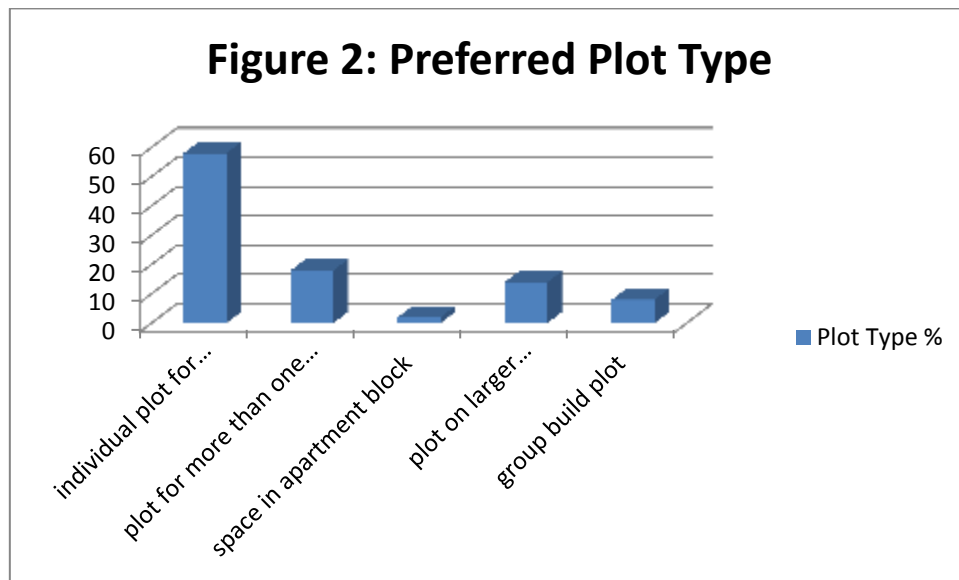


The Cheshire West and Chester Custom and Self Build register has been operational since January 2016. This summary report details the characteristics of register applicants when the register had been operational for six months. This data will be used to inform planning and housing policy to help the Council meet its duties under the The Self Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.

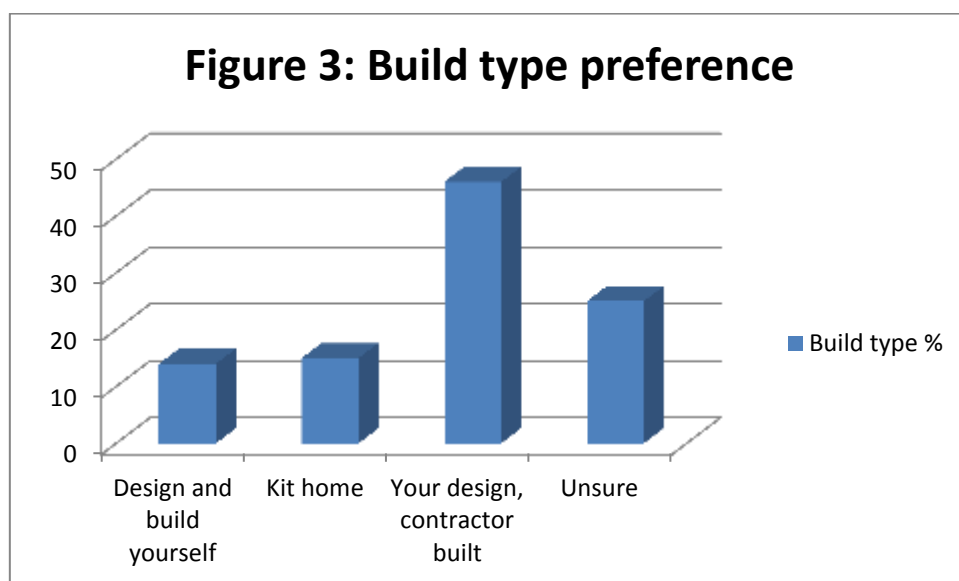
97 households expressed an interest in self/custom building in the borough in the first six months, of these 48 already reside in the area. Applicants were asked why they wanted to self build, most chose multiple reasons from the options provided, however 91% said they wanted a home to their own design, with low environmental impact and low running costs also being popular at 75% and 71% respectively. The full range of responses is shown in Figure 1 below.



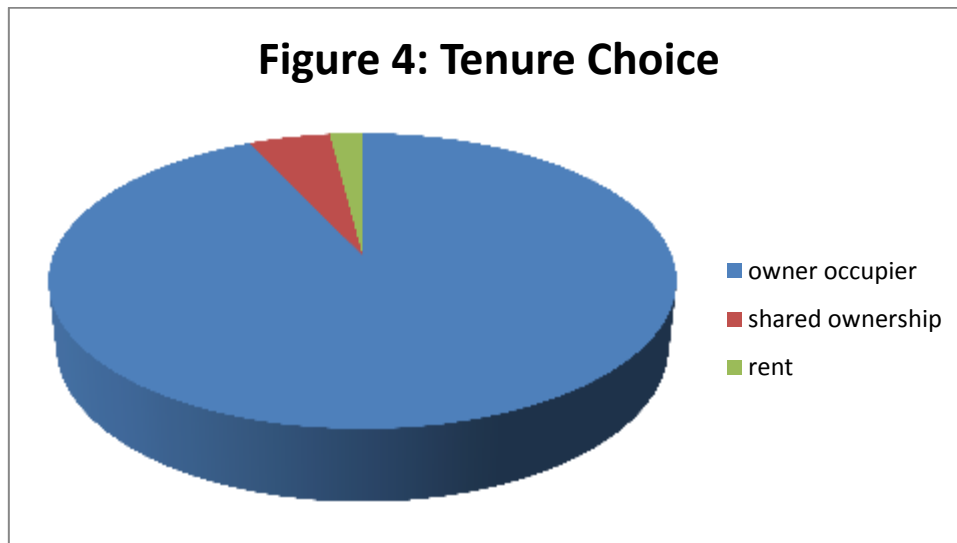
Applicants were also very specific about which part of the borough they wished to build in, with the majority requiring plots in the rural locality, with villages having good transport links being favoured. As Figure 2 below shows, a significant proportion of applicants would prefer to build on an individual plot. However there is an indication of demand for plots on larger developments or a group build.



Applicants were asked how involved they wanted to be in the build: 46% of households on the register wish to design their own home but have it built by a contractor, but there is interest in kit homes and from householders undertaking the design and full build themselves (Figure 2).



Applicants were also asked about their financial circumstances to determine demand for affordable custom build housing. Generally households on the register would not be deemed as in need of affordable housing, 89% had an income above the borough median of £28,659, with only 2% below the lower quartile income of £19,000. These high income levels were reflected in the equity self builders considered they could contribute towards their project, with half having more than £100,000 available and only eight applicants having less than £10,000. It is therefore not surprising that most applicants were looking at home ownership as their tenure of choice, with very small numbers interested in a sweat equity rental option (see figure 3 below).



Applicants supplied information on the number of bedrooms they would like their self build home to have. As can be seen from Figure 5 below the preference is for larger homes with three or more bedrooms. Further work is needed to establish the type of households who wish to self build - to determine if demand is predominantly from families or smaller households who want a large home or need flexible accommodation and to determine if applicants have a local connection to any stated area of choice – particularly in rural locations.

