



## Have you ever dreamt of building your own home?



Before



After

I now have a new sustainable home!

The latest figures show an 80% increase on the 18,000 that signed up in the first seven months of the RTB (Right to Build) legislation.

The legislation requires all English local authorities permission enough serviced-plots for people on their registers within three years of signing up. These new figures mean that councils have until 31 October 2020 to consent 33,000 serviced plots, with roughly half of these by 31 October 2019.

All relevant authorities are required by the [Self-build and Custom Housebuilding Act 2015](#) to maintain a register of individuals and associations of individuals who wish to acquire a serviced plot for self-building.

*THE DREAM COULD NOW TURN INTO REALITY WITH THE  
HELP OF SHROPSHIRE COUNCIL*



### **About the register:**

The register will provide information on the demand for self-build and custom housebuilding. Self-build proposals will require planning permission in the normal way. Equally the register will not guarantee you a plot.

### **Am I eligible?**

Information on who can go on the register is provided in the Government's [Self-build and Custom Housebuilding Draft Planning Guidance](#). Applicants must meet all of the following eligibility criteria for entry on the register:

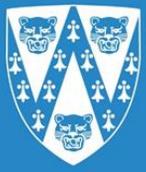
- aged 18 or older
- a British citizen, a national of a EEA State other than the United Kingdom, or a national of Switzerland
- seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area to build a house to occupy as that individual's sole or main residence.

Join the [register](#)

### **Shrewsbury**

Our new development off London Road, Shrewsbury should be an exciting time for self builders and allow you not only to design your own home, but also give you the opportunity to have the house you have always wanted. Further news to come in our future newsletters.





## **Further Information**

Please find the following links of some help.

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

<https://shropshire.gov.uk/affordable-housing/self-build-and-custom-build/>

We can also help local Developers in promoting and pushing forward their plots and matching those to our database of interested parties.

*Should you have any queries please feel free to send me an email to:*

[andria.cox@shropshire.gov.uk](mailto:andria.cox@shropshire.gov.uk)

## **The Community Infrastructure Levy (CIL) and self-build housing**

CIL is a government charge which is used to help fund improvements to infrastructure such as schools and roads. In Shropshire, all development which results in the formation of a new dwelling is liable for CIL, and the CIL charge is calculated using the floor space of the development. It is possible for people who are building their own home to claim 100% relief from CIL using a Self-Build Relief mechanism. However, the national CIL regulations are quite detailed and complex and provide for very little discretion by the Charging Authority (Shropshire Council). The CIL regulations operate alongside, but are not a part of the planning application process. It is a self-builder's responsibility to ensure that they qualify for relief and that they adhere to the Regulations, including the submission of relevant forms within specific timeframes, both before work starts *and* afterwards. Failure to comply with the national regulations can result in the full CIL charge, together with a penalty, becoming payable immediately. Further information regarding the CIL process can be found at [www.shropshire.gov.uk/cil](http://www.shropshire.gov.uk/cil) The CIL team at Shropshire Council are happy to provide informal advice as early as possible, and certainly before work starts on site, to help prevent things going wrong.

## **Coming Next Month:**

Low Cost Home Ownership and Passivhaus