

Welcome to our May issue...

In this issue we look at:-

- Choosing materials – Wood and Wood Facts
- Design
- A guide to CIL (Community Infrastructure Levy). What you need to know before and after the build.





Materials – “Wood for Thought”

Did you know that wood lowers the human sympathetic nervous system (SNS). SNS is what causes stress responses and increased blood pressure and heart rate. Wood products in a room have also been shown to improve indoor air quality by moderating humidity.

Wood by its very nature is a firm favourite to build with. It is no surprise that its qualities are hard to match.

It is always strongly advisable to try and source your wood locally, however this is not always possible depending what type of wood you decide on.

Lumber as some would call it is not always legal and can have fundamental effects on global greenhouse gas emissions when felled illegally. We would always recommend your wood is supplied from a reliable source.





Wood as a Material

There is a plethora of wood materials in the open market and like any decision we make in our lifetime, can and will be overwhelming. The principle and fundamental rule is not to overcomplicate things.

Making and deciding on the wood materials you will need for your new build is extremely important and will have a huge impact on your future home.

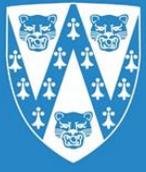
The type of wood you use will need to be given some serious consideration. Work alongside your builder and architect and you shouldn't go wrong.

Self Builds Statistics..

USA self-build average 45%

Europe self-build average 50% plus

UK self-build average 10%



Wood Facts.....

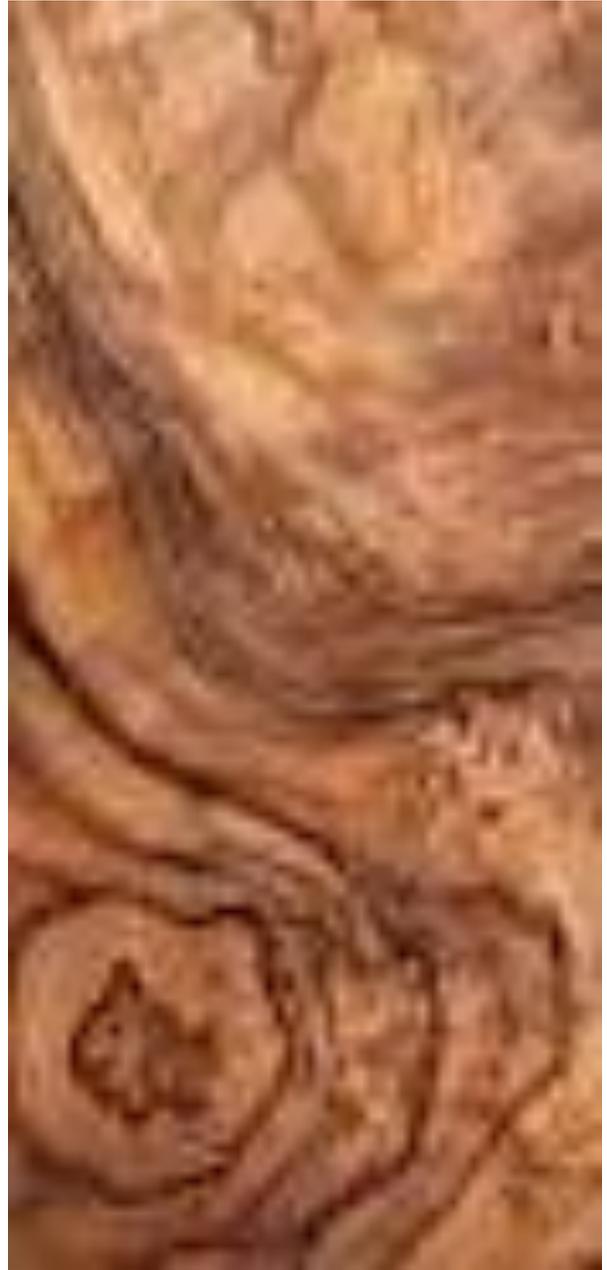
Wood was the first drawing material.

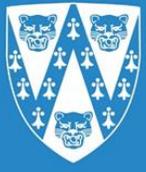
Wood is possibly 400 million years old.

The most expensive wood in the world is the African Blackwood.

The oldest tree in the world is possibly a Yew tree in Wales.

The hardest wood is the Australian Buloke.





The Design

- The key to a successful self build is found at the very early stage and is all in the design detail. Thermal efficiency and practicality to suit your style of living is all about the research and homework before you embark on your journey to building your own home.
 - Choose a house style and stick to it.
 - What you choose will affect practically every aspect of your project – from the speed of the construction to how much involvement you have.
- Once your materials have been chosen its time to get to grips with the design. This is the wonderfully exciting part. You can then release your artist palette....
 - Think hard about what you want from each room and where you place your furniture will have an impact on where the electrical sockets, light switches and radiators will go.
 - A great suggestion is to create a mood board and keep a scrapbook of ideas from magazines.



Community Infrastructure Levy (CIL)

Self-Build Relief instructions

Shropshire Council introduced the Community Infrastructure Levy (CIL) in January 2012 and it applies to all development involving new dwellings. The CIL is measured on a charge per square metre and the monies raised are to be spent on the infrastructure to support the new housing (roads, schools, etc.).

In 2014 the government introduced the Self-Build Relief mechanism to allow those building a home for themselves to live in to claim exemption from the levy.

Self-Build Relief from CIL is not automatic – it must be applied for correctly and the various procedures must be followed. If notices are missed then it can result in the CIL being payable on the whole scheme with surcharges potentially imposed on top of this. To give an indication of the costs involved, in an area such as Shrewsbury the CIL rates in 2019 (calendar year) were approx. £57.86/sqm, however these change each calendar year and the rate relevant to a development is the year in which it is granted (i.e. the reserved matters, not the outline). So the larger the scheme, the larger the CIL bill would be. The CIL also includes ancillary residential buildings such as garages.

To obtain the self-build exemption, the party seeking it must first complete two forms. Ideally these forms would be completed as part of the [reserved matters] application, as then any queries are dealt with between the CIL Team and the applicant early in the process. The party will need to complete:

1. Assumption of Liability
2. CIL Form 7: Self-Build Exemption (Part 1)

The Assumption of Liability is the final section of CIL Form 0: Determination of CIL Liability, which is a form required to validate the application. However, if this part of the form is not completed immediately, alternatively a CIL Form 1: Assumption of Liability can be completed. Form 1 is effectively the same as the final page as CIL Form 0. All of the forms can be found at

www.shropshire.gov.uk/cil



Community Infrastructure Levy (CIL)

The Assumption of Liability is a form giving contact details and also includes a declaration which confirms that the party is liable to pay CIL on a scheme should any CIL monies become due. Self-build relief cannot be granted unless an Assumption of Liability is completed.

The CIL Form 7 (Part 1) is the application for self-build relief. Within this form is a declaration confirming that certain documentation must be provided at various stages, as well as confirmation that the development will be for a self-build property and details of what a 'disqualifying event' is. If a disqualifying event occurs (such as selling the property within 3 years of completion), the CIL would become payable.

Provided the above is all completed satisfactorily and planning permission is granted, the CIL Team will issue a CIL Liability Notice and a Relief Claim Decision Notice shortly after permission is granted. These notices will confirm the relief applied for, and confirm that the next form – CIL Form 6: Commencement Notice – must be completed and submitted at least one day before the commencement date. A blank copy of this form will also be enclosed. This form is particularly important as failure to submit it prior to commencement taking place will result in the self-build relief being withdrawn and the CIL being payable, potentially with a surcharge, immediately. It is also advised that after submission of this form that confirmation is sought from the applicant to the CIL Team that it has been received – if the notice is posted but not received by the CIL Team then no Commencement Notice was submitted and the CIL would be payable if works start.

Please note that self-build relief cannot be applied for after commencement has taken place. This would also mean that if works have started but a new party is looking to purchase the plot they cannot apply for the relief because the development would have already started.

After the CIL Form 6: Commencement Notice has been submitted, the CIL Team will issue a CIL Demand Notice for the scheme. Provided relief has been successfully applied for, the demand will be for £0.00. A demand for £0.00 also confirms that a valid Commencement Notice was received.



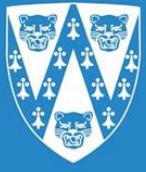
Community Infrastructure Levy (CIL) cont...

The next CIL documentation required is the CIL Form 7: Self-Build Exemption (Part 2). This needs to be submitted within 6 months of the date on the Completion Certificate. Alongside this form, various pieces of evidence will also need to be submitted to show that the party is living in the property as their self-build. This includes, but is not limited to, utility bills, title deeds, council tax certificate. In addition, one of a self-build mortgage, self-build or custom-build warranty or an approved claim for HM Revenue and Customs under 'VAT431NB: VAT refunds for DIY housebuilders' must also be submitted. In the past applicants have submitted a mortgage or a warranty, but not a *self-build* mortgage or a *self-build* warranty. Failure to submit the required documentation would also result in the CIL being payable.

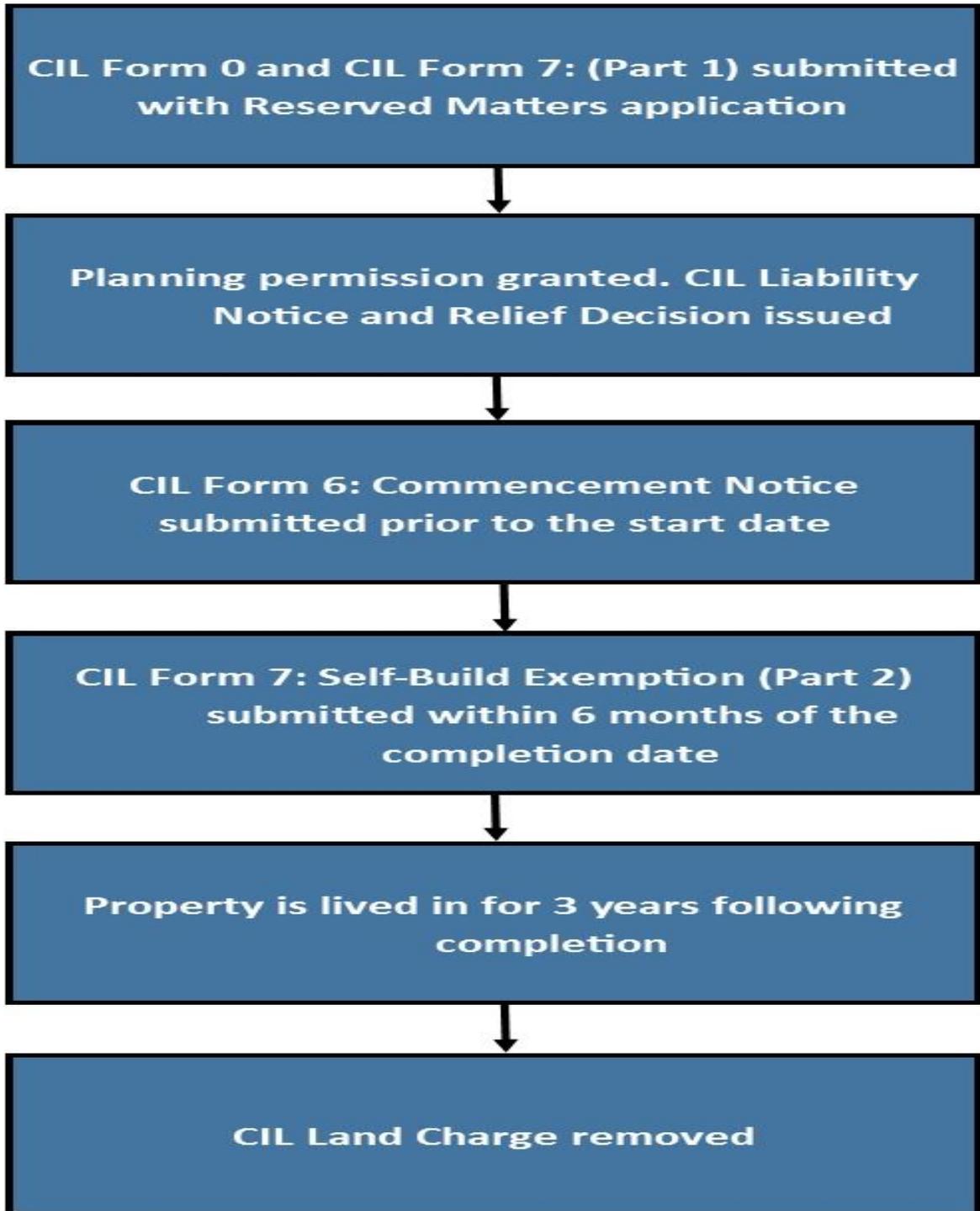
A list of the required documents is available in both CIL Form 7: Self-Build Exemption Part 1 and CIL Form 7: Self-Build Exemption Part 2.

Provided the above is adhered to, the self-build relief will be allowed and there would be no CIL payable.

Further information of CIL can be found at www.shropshire.gov.uk/cil and <https://www.gov.uk/guidance/community-infrastructure-levy>



Flowchart:





Next Issue:

Building your new home - Outside space considerations.

Materials – Bricks.

London Road site update.