



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
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## Custom/Self-Build Interest - Register Form

What is the purpose of the register?

The Government wants to enable more people to build or commission their own home and have recently published national guidance which sets out how councils should manage the demand for self-build and custom house-building. A key element of the guidance is the requirement to keep a register of interested individuals and associations which will provide an indication of the demand for self/custom build locally in the Isles of Scilly. The information held by the register will allow the Council to develop their housing and planning policies to support the kinds of self and custom build projects that would be most appropriate.

How we will use information from the register

By signing up, you will help us find out more about the demand for custom build plots in the Isles of Scilly, for instance where people would like their plot to be and the type of house that they would like to build.

We shall use the information to explore ways in which it might be possible for people and plots to be brought together, for instance by including appropriate policies in Local Plans. Registration does not however guarantee that a suitable serviced plot will be identified, or become available.

We will not pass identifiable information from the Register onto anyone without the written consent of the person who registered their details.

More information on self-build and custom house building

The National Custom and Self Build Association (NCaSBA) have produced a [toolkit](#) which provides advice on how numbers of homes being built through this method can be increased. Whilst the information in the toolkit is primarily aimed at local authorities, there is a range of useful information provided which introduces the main models which typically deliver custom and self-build homes and also showcases a number of informative case studies from the UK and abroad.

**(Please note: an \* indicates a required field.)**

Comments boxes are not mandatory but are offered to give you chance to add additional context.

### 1. Introduction

The Council of the Isles of Scilly recognises the potential benefits of self-build in meeting the housing needs of Scilly's residents. These include supporting the delivery of lower cost market and affordable

housing for local people, supporting residents employed in the construction industry, and supporting a more resilient supply of housing from a wider diversity of sources.

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## 2. Eligibility for the Register

*Applicants must meet all of the eligibility criteria for entry on the register.*

**\* Please confirm you are:**

- \* Aged 18 or older.
- \* A British citizen, a national of an 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 Isles of Scilly to build a house to occupy as your sole or main residence.

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## 3. Contact Details

*When applying to be entered on the register, individuals who wish to register as an association must appoint a member or officer to act as the lead contact for the purposes of correspondence between the association and the Council of the Isles of Scilly*

*If you are a couple or a household seeking to acquire a serviced plot of land to build a house to occupy as your sole or main residence, please nominate one member of the couple or household to apply for entry on the register as an individual.*

**\*Are you:**

- An individual person/family seeking a plot, or
- The lead contact of a group of individuals/families wishing to register as an association?

**\*Contact Name:** .....

**\*Contact Email:** .....

**\*Contact Address:** .....

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## 4. Location – This establishes on which island the need and demand for self-build exists.

**Where do you currently live?**

St Mary's |  St Martin's |  Bryher |  Tresco |  St Agnes |  Other: (please state)

Other:.....

**Where would you be interested in self-building?**

St Mary's |  An off-island: (please state) .....

**Have you spoken with the landowner?**

Tresco Estates |  Duchy of Cornwall |  Other: (please state): .....

5. Local Connection – This criterion can be used in assessing households’ suitability to access affordable self- or custom-build housing.

Consider the following questions (tick all that apply):

- Do you live in the Isles of Scilly?
- Do you have a strong family association within the islands?
- Do you work for 16 hours or more within the Isles of Scilly?

Are able to answer **YES** to **at least 2** of the above questions:

- Yes
- No

**On which island does your local connection principally apply?**

- St Mary’s |  St Martin’s |  Bryher |  Tresco |  St Agnes
- 

6. Financial Position – This helps generate evidence on the affordability of self-build as a housing option.

What is the maximum amount you have **saved** and could definitely afford to pay as a deposit or for the whole build without borrowing additional finance (including sale of existing dwelling)?

**Amount:**

- <£5,000
- £5,000-£9,999
- £10,000-£24,999
- £25,000-£49,999
- £50,000-£74,999
- £75,000-£99,999
- £100,000-£149,999
- £150,000-£199,999
- £200,000+

Indicate the maximum mortgage amount you could realistically access from a bank or building society. Banks typically lend a maximum of 3.5 times your gross (total) household income.

**Amount:**

- <£50,000
- £50,000-£100,000
- £100,000-£150,000
- £150,000-£200,000
- £200,000-£250,000
- £250,000-£300,000
- £300,000+

Indicate the Maximum monthly rent/mortgage amount you could realistically afford.

**Amount per month:**

- <£400
- £400-£499
- £500-£599
- £600-£699
- £700-£799
- £800-£899
- £900-£999
- £1000-£1999
- £1100-£1199
- £1200-£1299
- £1300-£1399
- £1400-£1499
- £1500-£1599
- £1600-£1699
- £1700-£1799
- £1800-£1899
- £1900-£1999
- £2000+
- Prefer not to say

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7. Discount Sale - This relates to the government's Starter Home Initiative

**Your age:**

- Under 40 years
- Over 40 years

**Are you a First Time Buyer:**

- Yes
- No

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8. Type of Project – This develops an understanding of the kind of schemes that are likely to be in demand.

**I am interested in (tick options that apply):**

- Self-Build** (manage the whole project myself even if I get a contractor in to do some or all of the work).
- Supported self-build** (site manager, developer or landlord oversee the project but I will do some or all of the work).
- Self-finish** (I will buy a part-built home and complete the internal works myself).
- Affordable Housing** (shared equity with a registered provider such as a housing association or community land trust).

**I would like to take part in the following type(s) of project (tick options that apply):**

- Individual Plot
- Individual Plot (as part of a larger self-build site)
- Community-led/Collective Self-build
- Not sure yet

**I would consider building a house with the following number of bedrooms:**

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- 5+ bedrooms

**I would consider building the following type(s) of accommodation (tick options that apply):**

- Flat/Maisonette (as part of a group project)
- Terraced (as part of a group project)
- Semi
- Detached

**My preferred location(s):**

- St Mary's |  an off-island (please state):.....
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9. [Housing Need](#) – This relates to eligibility for affordable housing. Self-build can be deemed affordable housing where it meets certain criteria.

How many people are in your household?

**Adults: \*** .....

**Children (under 16): \*** .....

**My household has a combined income of under £80K:**

- Yes
- No

**I am interested in:**

- Full ownership
- Shared equity (e.g. you own 75% of your home and the remainder is owned by a Registered Provider)

**My current housing type is: Other**

- House
- Flat/Maisonette
- Bedsit
- Room in a shared house
- Living with Parents
- Other

**Are you registered with a Housing Association?**

- Yes
- No
- I live in a Housing Association Property

**If yes please state which Housing Association:**

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**Are you registered for Council Housing?**

- Yes
  - No
  - I live in a Council House
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## 10. Courses and Information

We would like to keep you informed of plot releases, courses and public events relating to self or custom builds?

- Opt in
- 

This form is designed to collect information to shape future policies and understand the demand for self-build in the Isles of Scilly. Completing this form does not necessarily mean you qualify for any future criteria that may be established.

By submitting this form, you are agreeing that the Council of the Isles of Scilly may use the data to understand the demand for custom build housing, helping to support our policies to improve the supply of land for custom build housing. To ensure the council provides you with an efficient and effective service we will sometimes need to share your information between teams within the council as well as with our partner organisations.

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Please email this form to [Planning@scilly.gov.uk](mailto:Planning@scilly.gov.uk) – Please title the Email: **Registration for Custom/Self Build** or Print and Post to:

The Planning Department (Registration for Custom/Self Build)  
Council of the Isles of Scilly  
Town Hall  
St Mary's  
Isles of Scilly  
TR21 0LW

You should keep a copy for your own records.



### **Protecting your privacy and providing information on the Data Protection Act**

The Council of the Isles of Scilly is committed to protecting your privacy and will treat your personal data in accordance with the provisions of the Data Protection Act 1998.

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