

## **Custom and Self-build Register – Definitions**

In general terms this is where an individual builds their own home or contracts a builder to create a 'custom built' home for them.

A more detailed legal definition is set out in the Housing and Planning Act 2016. The Act defines self-build and custom housebuilding as “the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals... [but] does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

It typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors.

The term “custom build” generally describes a more “hands off” approach where a specialist developer coordinates the whole process, with a contractor or package company undertaking the design and construction incorporating clients' demands. Increasingly developers are creating large estates of individual serviced plots with outline planning permission. These are then sold to individuals who specify their own design and organise the build out of the plot.

Self build is a type of custom build and usually used to describe projects where the individuals involved play a significant part in the process including the organisation of the project, commissioning of the architect and builder or the physical construction or finishing off work.