

Right to Build.

All councils in England are obligated to keep a list of people interested in self and custom building homes in their area — commonly known as the “Right to Build” registers



What are “Right to Build” registers

- Local Authority (LA) registers of people interested in undertaking a self or custom build project
- Required of LAs in England by the Self-build and Custom Housebuilding Act 2015
- The LA is expected to grant planning permission for the number of homes requested
- Registrant details contribute anonymously to statistical, national, and regional reports and summaries, potentially creating more self-build project opportunities
- Local councils use their register to gather information on self-build demand
- Information must be held securely by local authorities
- Called “Self-build register” and “Right to Build register”
- Can refer to builds to be completed and lived in by individuals, an association of individuals or persons working for individuals
- LAs must be satisfied the initial home owner will have primary input into final design and layout



What are the sign-up criteria?

- To be eligible, an individual must be aged 18 or older
- Be a British citizen, a national of an EEA State other than the UK, or a national of Switzerland
- Satisfy any local eligibility conditions
- Have paid any fee required by the relevant authority to enter or remain on the register
- Be seeking (either alone or with others) to acquire a serviced plot of land in the relevant LA area for their own self or custom-build project



Is there a charge?

- LAs have the right to charge but is dependent per LA
- The charge amount must be in line with the costs of running the register — most do not charge for sign up



Where and how do you register?

- You can register with as many LAs as you like via their website — this can be time consuming
- There are services and websites available to connect you to multiple LAs and make it quicker and easier
- You can sign you up to a national register to connect to the LAs relevant to you, e.g.

The National Custom and Self-Build Association

- We are NACSBA members and can recommend their service (see our affiliations factsheet for more)
- NACSBA connects those who wish to sign-up to local authority registers with those registers
- It is free of charge though council charges may apply
- It reduces the work involved in finding each register
- You must register with NACSBA first
- It enables sign-up to all LAs in your required locations



What happens when you register and what are the benefits?

- Info held by LAs determines how many serviced self / custom build plots are created by them and how many planning approvals they must make the following year
- Info on the registers guides aspects of local planning and housing policy — may encourage more bespoke schemes and better diversity and quality in housing
- LAs may contact you with build opportunities
- The registers help create momentum for more people-led housing across England
- Self / custom build allows you to build higher quality housing to your specific wants and needs
- You could achieve a higher quality of life and add sustainability measures and smart tech to your home



What about Wales, Scotland and Northern Ireland?

- Wales has a related scheme: [view here](#)
- Support for schemes is being explored elsewhere