Self & Custom Build Register
‘one year on’ update and analysis
July 2017

Background information
IPSOS Mori surveys undertaken on behalf of the National Custom & Self Builders Association (NaCSBA) from 2013 to 2015, show that 700,000 people in the UK are looking to start building their own new home within the following year. According to the NaCSBA only around 10,000 homes a year are currently being delivered by private homebuilders, showing that delivery is far below its real potential.

The NaCSBA states that there are two broad categories of people interested in self and custom build. The first group are those in their 50s and 60s who have the finance available to build their dream retirement home. The second group are younger people looking to build their first home and for them affordability is main issue. The biggest hurdle for both groups is being able to find a suitable plot to build their home.

Central Bedfordshire’s house completion data for the last 5 years shows that only around 40 homes per year (between 2.5% and 4% of all completions) are being delivered on single dwelling plots and are therefore likely to be self and custom build projects. The NaCSBA’s national data suggest that this number could increase significantly if the delivery of plots to potential self builders were to be increased.

The Central Bedfordshire Self & Custom Build Register has had 147 people registered on it in its first year (April 2016 – March 2017). Registrations are steadily rising and currently there are over 200 people registered. The Council faces a real challenge to facilitate the delivery of serviced plots to meet this demand.

What does the Central Bedfordshire Register tell us?
Age of those registered and their previous building experience
Over 30% of all those registered are under the age of 35, 46% of people registered are in their mid thirties to mid fifties and 11% are of retirement age (65+).
The highest percentage of people with previous building experience is within the ‘65+’ age group (56%), followed by 50% in the under 24 age group. Across all age groups over a third of people state that they have previous building experience.

**House type and size**

The majority of people (84%) would like to build a detached house and 10% are looking for a bungalow. There is a strong preference for larger homes above 120m², with only 10% of those registered indicating that they are looking to build a house under 120m².

![Preferred house type](chart1)

**Detached**: 84%

**Semi-detached**: 3%

**Terraced**: 1%

**Bungalow**: 10%

**No preference**: 2%

![House size](chart2)

**Not sure**: 29%

**Over 150m²**: 35%

**Up to 120m²**: 8%

**Up to 80m²**: 1%

**Under 290m²**: 2%

Whilst 29% of those registered were not sure about the size of the home they would like to build, only 2% of respondents were unsure about number of bedrooms they would like.

The majority of people (over 80%), are looking to build 3 and 4 bed homes. 12% of people registered are looking for 5 bed homes and only 2% indicated a preference for a 2 bed home. The ‘under 24’ and ‘over 65’ age categories both show a preference to build 3 bed homes. The desire to build 5+ bedroom homes comes largely from people aged between 25 to 54 years old, who are most likely to have a family with children living at home.

![Number of bedrooms](chart3)

**2 bed**: 4%

**Not sure**: 2%

**3 bed**: 38%

**4 bed**: 44%

**5+ bed**: 12%

![Number of bedrooms by age group](chart4)

**Under 24**:

- 5+ bed: 4%
- 4 bed: 28%
- 3 bed: 30%
- 2 bed: 18%
- Not sure: 12%

**25-34**:

- 5+ bed: 7%
- 4 bed: 32%
- 3 bed: 35%
- 2 bed: 18%
- Not sure: 10%

**35-44**:

- 5+ bed: 7%
- 4 bed: 32%
- 3 bed: 35%
- 2 bed: 18%
- Not sure: 10%

**45-54**:

- 5+ bed: 7%
- 4 bed: 32%
- 3 bed: 35%
- 2 bed: 18%
- Not sure: 10%

**55-64**:

- 5+ bed: 7%
- 4 bed: 32%
- 3 bed: 35%
- 2 bed: 18%
- Not sure: 10%

**65+**:

- 5+ bed: 7%
- 4 bed: 32%
- 3 bed: 35%
- 2 bed: 18%
- Not sure: 10%
Plot size

Over 40% of those registered were unsure about the size of the plot they are looking for. The majority of those who specified plot size are looking for larger plots (over 400m²), with only a small proportion looking for smaller plots (up to 200m²) to build their home on.

![Plot size](image)

Parking provision

The majority of people in each of the age groups are looking to include 2 parking spaces in with the home they build. The exception being those in the 45-54 year old age bracket who are looking for 3 or more parking spaces. This group is likely to have children who are old enough to drive.

Overall, just under half of those registered are looking for a plot that can accommodate 2 parking spaces and over 40% are looking for 3 and more parking spaces. A small proportion of people require only one parking space.

![Number of parking spaces](image)

![Number of parking spaces by age group](image)
Budget for their project

Nearly 70% of those registered are prepared to spend between £125,000 to £150,000 plus on purchasing a plot of land. This figure correlates with the proportion of people who are looking to build larger 4 or 5 bedroom homes (56%) or with over 120m² of floor space (62%).

The majority of people under 24 (67%) would like to purchase a plot for under £100,000. Generally the plot budget rises with the age of the people registered as the majority of 45 to 64 year olds are prepared to spend over £150,000 on a plot of land.

The largest proportion of people (62%) who are able to spend more then £350,000 on their whole self or custom build project are in the age group ‘45-54’. This is followed by 50% of people in the age groups ‘35-44’ and ‘55-64’. The largest proportion of people with a smaller budget, below £250,000 for the whole project, are under 24 (66%). The oldest group of people has an even split between budgets: 38% above £350,000; 31% between £250,000 and £350,000, and 32% below £250,000.

Where people want to build?

The following map indicates people’s preferred locations to build their own home by parish. There is a clear concentration in mid Central Bedfordshire villages and along major transport links.
Self-Build Register: Preferred Locations

- 1-2 people prefer this location
- 3-4 people prefer this location
- 5-9 people prefer this location
- 10+ people prefer this location
- Number who prefer this location

Date: 04 August 2017
Scale: 1:19000
Project start date

64% of people want to start their project either straight away, or within the next 12 months, showing a strong desire from people on the register to complete their self or custom build project in the near future.

![Graph showing looking to start project by timeframe](image)

Why people are interested in undertaking a self and custom build project?

The two most commonly cited reasons for undertaking a self or custom build project are to achieve either high environmental standards in the building (69%) or a desire to build their own house (65%). These are followed by using self and custom building to meet particular needs (56%) or to have a home built to a high quality specification (48%).

![Graph showing reasons for undertaking self and custom build](image)

Key findings

- The majority of people (84%) are looking to build detached house.
- 10% of those registered are looking to build a bungalow.
- 50% of all people registered are aged 25 to 44 years old and they are predominantly looking for larger family homes, ranging from 3, 4 and 5 bedrooms with floor space over 120m².
- Building to high environmental standards and a desire to build their own home are the most commonly cited reasons for undertaking self and custom build project.
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