

Self-build and Custom Housebuilding Register – Local Eligibility Conditions

The Self-build and Custom Housebuilding Regulations 2016 allows local planning authorities to set local eligibility conditions which must be satisfied in order for individuals/associations to be eligible for the council's Self-build and Custom Housebuilding Register.

Legislation states that local eligibility conditions can include a local connection test and an assessment of financial resources.

Local connection test

In order to address this criterion, individuals (including associations of individuals) must demonstrate sufficient connection, as the authority reasonably considers, with the authority's area. There are exceptions for persons in the service of the regular armed forces of the Crown. Individuals may still be eligible for Part 2 of the register provided that all other eligibility requirements set out in regulations are addressed.

Consistent with the Self-build and Custom Housebuilding Regulations 2016 Regulations 5(2) and 5(3), Haringey Council (on 10 September 2019) has set the following criteria, which all individuals (including associations of individuals) must satisfy in order to be eligible for entry on Part 1 of the Haringey Self-build and Custom Housebuilding Register.

- 1. Individuals must have their principal home in the borough on the day of their application for entry in the register and have been living in the borough continuously for at least 3 years, up to and including the day of their application for entry in the register; or**
- 2. Individuals must have their principal place of work in the borough and have been working in the borough continuously for at least 3 years**

The council will require evidence of residency in the borough, for example, through submission of utility bills, council tax statements and/or lease agreements, or any other information which demonstrates residency beyond doubt. The council will require evidence and of working in the borough. The council will ask for further information where necessary; or refuse an application for entry in the register due to lack of information. For associations, information must be provided for each individual.

Persons in the service of the regular armed forces of the Crown, as defined by section 374 of the Armed Forces Act 2006, are deemed to satisfy the 'local connection' test whilst in service and for a period of 5 years after leaving service. The council will require evidence of current service, or evidence of past service including the date of leaving service. Where evidenced, the following individuals are also deemed to satisfy the 'local connection' test: the spouse or civil partner of a deceased member of the regular forces (whose death is attributable wholly or partly to that service) and have recently ceased or will cease to be entitled to reside in Ministry of Defence accommodation; those serving or who have served in the reserve forces and are suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service have lived within the London Borough of Haringey for a period of 3 out of the past 5 years.

Assessment of Financial Resources

Consistent with the Self-build and Custom Housebuilding Regulations 2016 Regulation 5(4), Haringey Council (on 10 September 2019) have set the following criterion, which all individuals (including associations of individuals) must satisfy in order to be eligible for entry on either Part 1 or Part 2 of the Haringey Self-build and Custom Housebuilding Register.

1. Individuals must demonstrate that they have access to acquire land valued at £330,000 (the minimum likely cost of a 0.01ha serviced plot in Haringey suitable for development of a single home).

The council will require relevant evidence of sufficient resources as follows:

- An offer for a self-build mortgage from a verifiable lender (for example, a member of the Council of Mortgage Lenders). Any evidence provided must clearly show that the release of funds for the purchase of land – which is usually the first phase of funding released – covers land valued at £330,000; or
- Written confirmation and evidence from a qualified financial advisor with active membership of a verifiable and appropriate professional body. This evidence should clearly outline that the applicant has sufficient readily accessible funds/equity to purchase land valued at £330,000; or
- Any other information which demonstrates, to the council's satisfaction, that the applicant has sufficient resources to purchase land valued at £330,000 for their own self-build and custom housebuilding.

Any information submitted only needs to demonstrate that sufficient resources are available to purchase land. Regulations do not require evidence of sufficient resources to cover build costs or other associated costs.

The council will ask for further information where necessary; or refuse an application for entry in the register due to lack of information. For associations, information must be provided for each individual.