



## **2025 Self-Build and Custom Housebuilding Monitoring Report**

**31<sup>st</sup> October 2024 – 30<sup>th</sup> October 2025**

**Published January 2026**

## 1.0 Introduction

1.1 The Self-build and Custom Housebuilding Act 2015 (as amended 2016), provides a legal definition of self-build and custom housebuilding. This definition is as follows:

(A1) *"In this Act "self-build and custom housebuilding" means the building or completion by*  
—  
*a) Individuals,*  
*b) Associations of individuals, or*  
*c) Persons working with or for individuals or associations of individuals,*  
*Of house to be occupied as homes by those individuals.*

(A2) *But it 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 the person".*

1.2 In accordance with the PPG, in considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Further guidance is provided in the Self-build and custom housebuilding section of the [Planning Practice Guidance](#).

1.3 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land for their own self build and custom build housing and to publicise that register. Newark & Sherwood District Council shares a joint register with Ashfield and Mansfield Districts as they are within a shared housing market area. You can access the register, and further information, through the following link: <http://www.newark-sherwooddc.gov.uk/selfbuild/>

1.4 Furthermore, Section 2A (2) of the Self-build and Custom Housebuilding Act 2015 places a duty on Local Authorities to give development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand in the Authority's area in respect of each base period.

a) Base Periods for the Register

1.5 The first base period for entries on the Custom and Self-Build Register ran from 1<sup>st</sup> April 2016 to 30<sup>th</sup> October 2016. Each subsequent base period covers a 12-month period starting immediately after the previous one, running from 31<sup>st</sup> October to 30<sup>th</sup> October the following year. This structure means that the monitoring period for self-build and custom housebuilding does not align with the Council's standard Annual Monitoring Report cycle, which is based on financial years. As a result, data for self-build delivery is reported on a different timeframe.

## 2.0 The Self-build and Custom Housebuilding Register

2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and each entry onto the self-build and custom housebuilding register falls within a specific 'base period'.

The first base period ran between 1<sup>st</sup> April and 30<sup>th</sup> October 2016. All further periods will run from 31<sup>st</sup> October until 30<sup>th</sup> October the following year.

a) *Number of Entries on the Register by Base Period*

2.2 The following table shows the number of entries on the Council's Register by the ten different base periods up to 30<sup>th</sup> October 2025 as amended (see Paragraph 2.3 below).

**Table 1: Number of Individuals and Groups Added onto the Register by Monitoring Period**

Base Period	Monitoring Period	No. of Individuals on Register	No. of Groups on to Register	Total
1	01/04/16 – 30/10/16	9	0	9
2	31/10/16 – 30/10/17	30	1	31
3	31/10/17 – 30/10/18	18	0	18
4	31/10/18 – 30/10/19	26	0	26
5	31/10/19 – 30/10/20	29	0	29
6	31/10/20 – 30/10/21	42	0	44
7	31/10/21 – 30/10/22	21	0	21
8	31/10/22 – 30/10/23	7	0	7
9	31/10/23 – 30/10/24	8	0	8
10	31/10/24 – 30/10/25	8	0	8
<b>Total</b>		<b>198</b>	<b>1</b>	<b>199</b>

2.3 The Self-Build Register was reviewed in 2025 to ensure accuracy and to check for duplicate entries. Where entries on the Register share the same name, email address and / or home address, duplicate records were identified and removed. This process was undertaken to provide a true reflection of the actual level of need recorded on the Register. This resulted in 19 (18 individuals and one group) duplicate entries being removed from the Register.

2.4 However, the Council does not contact those on the register to determine whether they are still interested in finding a plot for self-build or custom build, and so it is possible that the Register includes some people who are no longer seeking a plot.

b) *Calculating Demand*

2.5 As set out in the Planning Practice Guidance (PPG), demand for self-build and custom housebuilding should be assessed over three base periods. For this purpose, demand is defined as the total number of new entries on Part 1 of the Register during the current base period (Base Period 10). At the end of each base period, relevant authorities have three years—known as the Monitoring Period—to grant permission for an equivalent number of plots suitable for self-build and custom housebuilding. This seeks to ensure that permissions keep pace with the level of demand recorded on the Register.

2.6 Section 123 of the Levelling Up and Regeneration Act introduces important amendments to the 2015 Self-Build and Custom Housebuilding Act. One key clarification is that any unmet demand from previous base periods must now be carried forward into subsequent base periods. This means that if the required number of permissions is not met within three base periods, the shortfall will roll over, ensuring that authorities remain accountable for meeting cumulative demand over time.

2.7 The total level of demand is calculated by adding together all new entries on Part 1 of the Register for the relevant base period, including any unmet need rolled forward from previous Monitoring Periods. The demand is therefore as follows:

**Table 2: Total Demand**

Total Demand on Register	31 <sup>st</sup> October 2022 to 30 <sup>th</sup> October 2025
<b>Type of Applicant</b>	
As an individual or household	23
As a group/association	0
<b>Current Housing Tenure</b>	
Owner occupied	18
Shared Ownership	0
Private Rented	5
Council Rented	0
Living with Parents	0
<b>Preferred Type of Dwelling</b>	
Detached	14
Detached Bungalow	8
Detached off grid	1
Not Decided	0
<b>Preferred Number of Bedrooms</b>	
Up to two beds	1
Three beds	3
4 beds+	15
Undecided	4
<b>General Location Preference</b>	
Newark Area - Newark and Rural South Sub-area 1	12
Newark Area – Collingham Sub-area 2	5
Newark Area – Rural North Sub-area 3	9
Southwell Area	14
Nottingham Fringe Area	7
Sherwood Area	9
Mansfield Fringe Area	6
Whole District	6
<b>Total Plots Required</b>	<b>23</b>

c) Location Preferences

2.8 It is important to note that the figures for general location preference in Table 2 above are higher than the total number of plots required. This is because applicants on the Register can select as many of the eighty-three parishes as they wish. For monitoring purposes, an applicant expressing interest in one or more parishes within a sub-area is counted as a single preference for that sub-area, rather than multiple entries.

## 3.0 Duty to Grant Planning Permission

3.1 As noted in Paragraph 1.4, Local Authorities are required to grant development permission for enough serviced plots to meet the demand for self-build and custom housebuilding identified on their Register for each base period. This obligation ensures that the level of permissions corresponds to the recorded demand, supporting delivery of self-build opportunities in line with statutory requirements.

3.2 At the end of each base period, authorities have three years from the end of that base period in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries on the register for that base period. This three-year window is known as the Monitoring Period and ensures that permissions keep pace with recorded demand.

*a) Is a Plot Custom and Self-Build or Not?*

3.3 Section 123 of the Levelling Up and Regeneration Act 2023 amended parts of the Self-build and Custom Housebuilding Act 2015 to remove reference to the word 'suitable'. This has implications on what the Council should count as meeting self-build or custom housing need.

3.4 The Right to Build Task Force have, in their 'PG3.2 Counting Relevant Permissioned Plots' guide (2024), provided a list of types of applications that might qualify as custom self-build (CSB) land supply. This includes:

- a. Permission with signed unilateral undertaking committing to self-build.
- b. Permission that creates a new dwelling and has a submitted Form 7: Self Build Exemption Claim Form – Part 1 and Part 2.

3.5 The document also states that full permission with unknown intent can count as CSB supply with additional evidence. The Task Force is also of the opinion that, if the applicant has committed to marketing the plot as a CSB opportunity, the plot can count but will require retrospective monitoring for its continued inclusion in the CSB supply.

*b) Methodology*

3.6 This section sets out the methodology used to assess and manage whether enough custom and self-build permissions have been granted to meet the need outlined in Section 2.0.

3.7 As a starting point, we review small sites (1 to 4 plots) and medium sites (5 to 9 dwellings) that have been granted planning permission within the relevant monitoring year to assess their potential suitability for self-build and custom housebuilding. This provides a baseline for identifying opportunities that could contribute to meeting recorded demand.

3.8 In line with the Right to Build Task Force's *Custom and Self-Build Planning Guidance* ([PG3.2 – Counting Relevant Permissioned Plots, April 2024](#)), only the following types of plots granted planning permission will be counted towards meeting demand:

- **Sites with permission which specifically mention self-build or custom build** in the development description or where the self-build box was ticked on the application form.

- **Sites with a planning condition** confirming that the development will contribute to the supply of custom and self-build plots.
- **Plots with a Community Infrastructure Levy (CIL) self-build exemption granted.**
- **Replacement dwellings** where evidence submitted with the planning application indicates self-build or custom-build intentions.
- **Rural or agricultural worker's** dwelling where supporting evidence in the application form confirms self-build or custom build delivery.

3.9 This approach ensures that only genuine self-build and custom housebuilding permissions are included in monitoring.

3.10 We conduct an annual review of Self-Build Exemptions, covering both Part 1 and Part 2, to ensure that all current exemptions are accurately recorded and monitored. This process not only updates the register but also retrospectively reviews previous years to confirm actual delivery. Rather than relying solely on exemption data, we update the position annually to reflect genuine self-build completions, providing a more reliable picture of progress over time. As part of this review, in non-CIL areas, we contact the Council Tax team to confirm whether the original applicant matches the original person first liable for council tax. This additional step helps confirm that plots have been delivered as intended and supports the integrity of our monitoring process.

c) *Planning Permissions Granted to Meet Demand from Relevant Base Periods*

3.11 As outlined above, local authorities have three years from the end of each base period to grant permission for an equivalent number of plots suitable for self-build and custom housebuilding. These three-year windows are referred to as *Monitoring Periods*. To date, the Council has completed seven Monitoring Periods, each corresponding to the statutory period for meeting recorded demand.

3.12 The following figures represent the number of permissions considered appropriate to meet the demand for individual self-build and custom housebuilding plots across Monitoring Periods One to Seven:

Table 3: Permissions appropriate to Meet Demand for Individual Plots

Period	Total Permission Granted	Monitoring Period 1	Monitoring Period 2	Monitoring Period 3	Monitoring Period 4	Monitoring Period 5	Monitoring Period 6	Monitoring Period 7	Monitoring Period 8	Monitoring Period 9	Monitoring Period 10
		01/04/16- 30/10/19	31/10/17 – 30/10/20	31/10/18 – 30/10/21	31/10/19 – 30/10/22	31/10/20 – 30/10/23	31/10/21 – 30/10/24	31/10/22 – 30/10/25	31/10/23 – 30/10/26	31/10/24 – 30/10/27	31/10/25 – 30/10/28
Permissions Required for Individuals	9	30	18	26	29	42	21	7	8	8	
Unmet Need from Previous Monitoring Period	0	0	0	0	0	0	0	2	-	-	
Relevant pp granted Y/e 30 Oct 2016	23	23									
Relevant pp granted Y/e 30 Oct 2017	38	38									
Relevant pp granted Y/e 30 Oct 2018	29	0	29								
Relevant pp granted Y/e 30 Oct 2019	29	0	1	28							
Relevant pp granted Y/e 30 Oct 2020	28		0	0	28						
Relevant pp granted Y/e 30 Oct 2021	17			0	0	17					
Relevant pp granted Y/e 30 Oct 2022	18				0	12	6				
Relevant pp granted Y/e 30 Oct 2023	14					0	14	0			
Relevant pp granted Y/e 30 Oct 2024	26						22	4	0		
Relevant pp granted Y/e 30 Oct 2025	15							15	0		
Relevant pp granted Y/e 30 Oct 2026	-								-	-	-
Relevant pp granted Y/e 30 Oct 2026	-								-	-	-
Relevant pp granted Y/e 30 Oct 2027	-										-
<b>Total Relevant permissions granted</b>	<b>237</b>	<b>61</b>	<b>30</b>	<b>28</b>	<b>28</b>	<b>29</b>	<b>42</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>

- 3.13 There is an unmet need of two individuals in Monitoring Period 7 which need to be carried forward into the next monitoring period.
- 3.14 No group permissions were granted during periods one to seven to meet the needs of the one group on the self-build register. This need is therefore carried forward.