

Up to £210m opens the door to more self-builders in Wales

Through Self-Build Wales:

- the Development Bank of Wales will offer loans on pre-agreed plots
- the loans will be repayment free until the new home is mortgaged allowing people to build their new home and cover living costs
- successful applicants can choose to use an approved builder or in certain circumstances do the work themselves
- local authorities and housing associations will make plots available with planning and site requirements complete
- every plot will have a 'Plot Passport' including approved designs, an estimated build cost and options for personalising the home
- approved applicants can reserve a plot by providing a 25% deposit on the plot cost. The Welsh Government through the Development Bank of Wales will provide the rest of the funding.

£210m is the projected investment over the term of the scheme as the initial £40m Welsh Government investment will be recycled.

Housing and Local Government Minister Julie James said:

"We want to make self-build available to many more people in Wales, not just the most privileged households. Finding the land, navigating planning consents and being able to afford to self-build while covering the cost of living can be real barriers.

"We have launched this scheme in partnership with local authorities to overcome all of these barriers. This offers a route into home ownership for people who want to stay in their local area but haven't previously been able to afford to buy there. It also offers older and disabled people the opportunity to build custom adaptive housing that meets their needs in the communities where they want to live.

"Figures suggest an average self-build house in the UK costs only 70-75% of its final value because no developer profits are involved. This puts that benefit into the pocket of the homeowner. At around 10% of new homes the UK has a much lower rate of self-building than other countries around the world.

"As we work to increase the amount of housing available, this scheme will help people who wouldn't normally think of self-build to consider it seriously.

"The scheme will launch in late spring this year, and in the coming months there will be more information available on the Your Home in Wales website."

Finance Minister, Rebecca Evans said:

“I am pleased that we are using the capital funding in our Budget to support schemes such as Self-Build Wales, helping people to build their own homes whilst stimulating our housing and property market.”

Andrew Baddeley-Chappell, CEO of the National Custom and Self-Build Association said:

“Most of us aspire to build our own homes, yet despite the growth in the sector, too few currently achieve that dream. Putting the homeowner in charge leads to more homes of better quality and value. It helps bond the homeowner to the community where such homes are built. This package of measures sends a clear message that Wales welcomes and supports self-builders and we are excited to see the positive benefits that will flow from this announcement.”