



SELF-BUILD QUESTIONNAIRE

Guidance Document

This guidance document should be used in conjunction with the
Self-Build Questionnaire.

Table of Contents

Introduction	2
What is Self-Build.....	2
How the list will be used.....	2
Publication of the list	3
Data Protection	3
Who	3
Personal/Contact Details.....	3
Local Connection	3
Question - Do you have a local connection to Fife	3
Current Circumstances	4
Question – What are your current circumstances	4
Question – How many people live in your current household	4
Question – How many dependent children live in the current household	4
Question – What age group do you fall within	4
Individual/Collective Self-Build	5
Question – How would you like to progress your build	5
Where	6
Where do you hope to build	6
Question – What type of plot/self-build site are you interested in.....	6
Question – Where do you want to self-build.....	7
Question – Are there particular locations within Fife you are interested in	8
Question – Have you identified a site you/your group wish to acquire	8
Question – Are you looking beyond Fife Council area for a suitable plot	9
What	9
What type of Self-Build Home	9
Question – How many plots do you or your group require	9
Question – How do you intend to occupy the property	9
Question – What type of home(s) do you hope to build	9
Questions – Size of Home and How many people would live in the home.....	10
Why	10
Why are you interested in Self-Build	10
Question – What attracts you/your group to self-build.....	10
How	10
Delivery: Budget/Funding/Timings	10

Introduction

What is Self-Build

Self-build housing is where an individual (whether acting alone or with other individuals) commissions or is personally involved in the design and construction of a dwelling that is intended to be the individual's main residence once it is built.

You can project manage your build with sub-contractors or use one contractor for a turnkey solution. This does not mean you have to do all the physical work yourself, it's your choice.

The self-build list covers the following types of self-build:

Build Type	Description
Self-build housing	Where a person builds their own house or appoints their own builder
Custom-build housing	Where a person tasks a house builder to tailor a home to their preferences before it is built.
Collective self-build	Where a group get together to build their homes
Co-Housing	An intentional, mutually supportive community with shared communal space
Self-provided housing	Includes self-build housing, custom-build housing and collective build housing.

How the list will be used

Understanding the demand for self-provided housing is important for both Fife Council's plan-making and decision-taking. This list of people with a registered interest in acquiring land in the Fife Council area for self-provided housing, will be monitored alongside broader housing market data and help to inform policies and proposals in the Local Development Plan (LDP).

By signing up, you will help us find out more about the demand for self-build plots in Fife, where people would like their plot to be, and the type of house that they would like to build.

We will use the information to explore ways in which it might be possible for people and plots to be brought together. Registration does not however guarantee that a suitable plot will be identified, or become available, for you.

To ensure the information is up to date, the list will be updated every 2 years after which time we will contact you to check if you wish to remain on the list. Should you wish your details to be removed at any other point (i.e. you no longer require a self-build plot), please contact us at fife.devplan@fife.gov.uk to request this.

Publication of the list

Under the Town and Country Planning (Scotland) Act 1997 as amended, Fife Council as the “planning authority are to publish the list in such manner as the authority consider appropriate (as for example by means of the internet.)”

In line with data protection, your personal details (apart from your name) will be removed before the list is published or updated online.

Data Protection

The first question on this form relates to data protection. You are required to acknowledge that you understand that Fife Council will keep your details on record for the purpose of the self-build list and that your name will be published online. No other personal or contact details will be published.

Who

Personal/Contact Details

This section of the form will request your full name, organisation if part of a collective or co housing self-build, your current address, postcode, contact email address, telephone number and nationality (if you wish to provide it).

Local Connection

Question - Do you have a local connection to Fife

Answer	Help/Note
Live in the Council area	You currently live in the Fife area
Have permanent employment within the Council area	You currently work within Fife.
Have immediate family members who live in the Council area	Immediate family members may consist of: spouse / partner, parents, step parents, adult (aged 18 years and over) children or step children, or siblings and step siblings.
I/We do not have a local connection to the Council area	If none of the above options apply.

Current Circumstances

Question – What are your current circumstances

Answer	Help/Note
Homeowner	You own your own home
Tenant – Private Landlord	You rent from an individual or company who owns your property
Tenant – Housing Association	You rent from a housing association
Tenant – Local Authority	You rent from the Local authority
On Council/Housing Association Housing Register	Housing Options Plan Fife Housing Register
Live with parents/relatives	
Other	If none of the above apply

Question – How many people live in your current household

Help/Note

Please select the number of persons who live in your current household.

Question – How many dependent children live in the current household

Help/Note

A dependent child is any person aged 0 to 15 in a household (whether or not in a family) or a person aged 16 to 18 who's in full-time education and living in a family with his or her parent(s) or grandparent(s)

Question – What age group do you fall within

Help/Note

Please select the age group that you fall within

Individual/Collective Self-Build

Question – How would you like to progress your build

Answer	Help/Note
As an Individual	<p>This question branches off with two further options to select from:</p> <p>Self- Build – Building your own house or appointing your own builder</p> <p>Custom Build – Tasking a house builder to tailor a home to your preferences before it is built</p>
As part of a collective self-build group	<p>Collective Self-Build – Where a group get together to build their homes. This provides the opportunity for friends and people, to work together – sharing costs and building relationships as they build their houses</p> <p>This question branches off with two further options</p> <p>I am already part of a group – details of the group will be requested if this option is selected.</p> <p>I am open to joining a collective group, with other individuals</p>
As co-housing	<p>Co-Housing - An intentional, mutually- supportive community with shared communal space</p> <p>It involves people coming together to build a neighbourhood that embodies particular values</p> <p>This question Branches off with two further options</p> <p>I am already part of a community interested in co-housing – Details of the community will be requested</p> <p>I am open to joining a co-housing community</p>

Where

Where do you hope to build

Question – What type of plot/self-build site are you interested in

For this question, please tick all that apply

Answer	Help/Note
Individual House Plot	An individual house plot that is not part of a larger development.
Within a larger development allocation site/community	A plot of land contained within a larger development site/community.
Serviced Plot	<p>A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and wastewater, or can be provided with access to those things within the duration of a development permission granted in relation to that land.</p> <p>Access to a public highway can include sections of private or unadopted road. It does not mean that the plot has to be immediately adjacent to the public highway, just that there is the guaranteed right of access to the public highway.</p> <p>Connections for electricity, water and wastewater means that the services must either be provided to the boundary of the plot so that connections can be made as appropriate during construction or adequate alternative arrangements must be possible such as the use of a cesspit rather than mains drainage.</p> <p>For example, a plot of land alongside an existing public highway that is an infill between existing dwellings would count as being serviced. There is no expectation that services must be physically connected to the plot at the time of granting planning permission.</p>
Non Serviced Plot	Non-Serviced Plot – A plot of land which does not meet the above criteria.

Question – Where do you want to self-build

Please tick all that apply

Answer	Help/Note
Urban/Town Centre	<p>Bringing new homes into our city areas and town centres through repurposing historic buildings and other underused or vacant buildings, as well as building new in gap sites, and on vacant and derelict land will not only help to improve the physical fabric of the cities, towns and local centres, but also help to rebalance land and building uses where retail or other uses have become less viable.</p> <p>Town centre living can help people get to shops and services quickly and easily, by foot, bicycle or public transport.</p> <p>A growing residential population in such centres supports local shops and businesses and sustains local services and economy, bringing renewed vibrancy into the vital hearts of communities and preserving heritage and historic assets.</p>
Suburbs	<p>Suburbs are residential areas outside the city centre, which may administratively be part of the city or be separated by open countryside from the city.</p> <p>Living in suburbs can be an attractive choice, especially for young families looking for more affordable, larger properties with private gardens, and easy access to the countryside, but the ease of access to work, schools, services, and facilities are necessary considerations to ensure the provision of good public transport connectivity, active travel routes, local shops and easy access to greenspaces and play opportunities to minimise private car-dependency.</p>
Rural	<p>Rural - Most of Scotland is rural and almost one in five people live in rural areas. Every rural or island community has its own story which is reflected in the design and location of the houses. A few new homes can make a big difference to a rural community, helping to keep a local service or business viable.</p>
Greenfield Site	<p>Land which has not previously been developed.</p>

Brownfield Site	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
Vacant Land	Previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment
Derelict Land	Previously developed land which is un-remediated and/or which has a constraint caused by its previous use which hampers its redevelopment or naturalisation.
Conversion of existing property	The self-build will involve the conversion of existing property.
Restoration of a Building at Risk	The Buildings at Risk Register for Scotland (www.buildingsatrisk.org.uk) has been in operation since 1990 and highlights properties of architectural or historic merit that are considered to be at risk. Buildings at risk are not necessarily in poor condition, they may simply be standing empty with no clear future use or be threatened with demolition.

Question – Are there particular locations within Fife you are interested in living in

Please select all that apply

Help/Note

For more information on the location of each ward please see our wards map.

[Ward Map](#)

Question – Have you identified a site you/your group wish to acquire

Help/Note

When selecting yes, the question will branch off into a further question asking for information to be provided on the location you have identified.

Question – Are you looking beyond Fife Council area for a suitable plot

Help/Note

If you are looking in other Local Authority areas, please select yes. If you are only looking within Fife, please select no.

Selecting yes will give you an opportunity to provide the other Local Authority areas you are interested in.

What

What type of Self-Build Home

Question – How many plots do you or your group require

Help/Note

Please select the number of plots you/your group require.

Question – How do you intend to occupy the property

Help/Note

Whether this will be your main home, used as a second home or as a holiday home.

Question – What type of home(s) do you hope to build

Answer	Help/Note
Flat	A flat is a housing unit that's self-contained but is part of a larger building with several units
Terraced	A terraced house is a property that is linked, side-by-side to a row of other homes
Semi-Detached	A semi-detached house is one that is joined to another house on only one side.
Detached	A detached house does not share walls with another house.
Bungalow	A bungalow is typically a house which consists of one floor. A single story.
No Preference	If you have no preference on what type of home you would like please select this option.

Questions – Size of Home and How many people would live in the home

Help/Note

Self-build can be an option for those seeking a range of size of homes including those for larger families, intergenerational homes.

Why

Why are you interested in Self-Build

Question – What attracts you/your group to self-build

Tick all that apply

Help/Note

Custom and self-build can provide the opportunity to create your 'dream home', tailored to your or your family's needs. It can provide an opportunity to remain in an area, which may not have wider market interest, whilst also providing affordable, or social, housing for those who cannot access market housing.

How

Delivery: Budget/Funding/Timings

This section of the form will gather information which will be helpful to Fife Council in determining the types of sites to seek to bring forward for self- build, and the level of potential investment to service plots.