

# Frome Town Council

## Self Build Register Survey



**Complete the survey at:**  
**[www.surveymonkey.co.uk/r/frome-selfbuild](http://www.surveymonkey.co.uk/r/frome-selfbuild)**

### Welcome

Frome Town Council wants to make it easier for local people to build their own homes. In our Neighbourhood Plan we have introduced policies that actively encourage more self build homes and community-led housing, especially new homes that are more affordable and energy efficient.

To help realise our plan, the Council needs to establish exactly what sort of homes are needed and where they could be built. We need to gather details about local people and people with a local connection who are keen to build, and the sort of homes they want. We will use the information to help identify suitable sites and opportunities for those people that have registered. This survey aims to record two things –

- The broad level of demand from people keen to organise the construction of their own homes anywhere in Frome Town Council's catchment area.
- Information about those people *specifically* interested in building a home on the **Little Keyford Lane site**.

### Please note:

- Frome Town Council cannot guarantee that a suitable plot will be identified, or become available.
- The data you provide is being collected by The Community Council for Somerset on behalf of Frome Town Council and will be recorded in the Frome Town Council Self Build Register of Interest. Anonymised, collated data from the register may be published by the Council in reports or other publicly accessible material. The information on the register may also be shared with officers of Mendip District Council.
- We will not pass identifiable information or personal details from the register onto others without your consent. The information is collected by Frome Town Council as data controller in accordance with the data protection principles in the Data Protection Act 1998.
- You can have your details removed from the Register at any time by making a request in writing to Frome Town Council.



*Frome Town Council has commissioned The Community Council for Somerset (CCS) to conduct this initial survey. CCS supports people who live and work in Somerset communities. It is an independent charity and part of a network of Rural Community Councils. [www.somersetccc.org.uk](http://www.somersetccc.org.uk)*

# PART A

## Contact details

*Please note mandatory questions are identified by an asterisk (\*) and these questions must be completed to allow your registration. We recommend you answer as many questions as possible to help the Town Council better assess your self build preferences and requirements.*

**Are you applying as:**

- An individual** (or on behalf of a couple or a household that wants to register for a single plot or home)
- A group** (if you are representing a self build group and would like to make an application on behalf of the group)

If you are applying as a group then the lead contact should complete the whole of Part A, and the rest of the group need to complete Part B. Please note that if applying as a group Part B is mandatory.

Title		First Name *		Last name*	
Address*					
Postcode*					
Tel		Email			

Correspondence Address* <i>(if different from above)</i>	
Postcode*	

How would you prefer to be contacted?    Email    Post    Telephone

## About you

1. **Date of birth:\*** \_\_\_\_\_

2. **Your nationality:\***

- UK National
- European Economic Area National
- National of Switzerland
- None of the above

3. How many people in each age group live in your household? (please place a number in the relevant boxes)

0-4 years	5-10 years	11-18 years	19-24 years	25-44 years	45-64 years	65-74 years	75+ years

4. Are you registered on the Mendip Housing Register?

- Yes                       No                       Application submitted

5. What is your connection to the Frome area? (please tick any that apply and provide more information)

I live in Frome (state how long) \_\_\_\_\_

Work in Frome (state how long) \_\_\_\_\_

I have family connection in Frome (please tell us which family members live in Frome)

I am a member of the Armed Forces or included within the Armed Forces Covenant

Other (please tell us) \_\_\_\_\_

6. What will your self build home be used for?\*

- Sole or main residence (the home you usually live at, spend majority of your time at, are registered at for tax and voting purposes)
- Second home (you live in for short periods; i.e. holiday home, weekend retreat)
- Rented out (i.e. holiday let, private rental)

## Your self/custom build ambitions

7. Where do you want to build in Frome? Please rank your top 3 areas e.g. put '1' by your first choice, '2' by your second preference and '3' by your final choice.

Berkley Down Ward \_\_\_\_\_

Keyford Ward \_\_\_\_\_

College Ward \_\_\_\_\_

Market Ward \_\_\_\_\_

High Point Ward \_\_\_\_\_

Oakfield Ward \_\_\_\_\_

Innox Ward \_\_\_\_\_

Park Ward \_\_\_\_\_

Other (please tell us) \_\_\_\_\_

8. What type of home do you want to develop/build?

Detached house or bungalow

Terraced house

Semi-detached house or bungalow

Flat/maisonette

Live/work units

No preference

9. How many bedrooms/what size home do you want to build?

1 bed (typically 45-65m<sup>2</sup>)

4 bed (typically 120m<sup>2</sup>)

2 bed (typically 60-70m<sup>2</sup>)

5 bed (typically 160m<sup>2</sup>)

3 bed (typically 85-100m<sup>2</sup>)

6 bed or more

**10. How quickly do you think you would be able to progress if a suitable site became available?**

- |   |  |
|---|--|
| <input type="checkbox"/> Less than 6 months | <input type="checkbox"/> 3-5 years         |
| <input type="checkbox"/> 6 months – 1 year  | <input type="checkbox"/> More than 6 years |
| <input type="checkbox"/> 1-2 years          | <input type="checkbox"/> Don't know        |

**11. What are your main reasons for wanting to build your own home?** Please tick your 3 main reasons

- |   |   |
|---|---|
| <input type="checkbox"/> Closer to family/personal links to area                | <input type="checkbox"/> Sense of community                             |
| <input type="checkbox"/> Ability to specify location                            | <input type="checkbox"/> Unable to afford to buy a home                 |
| <input type="checkbox"/> Able to achieve higher build quality and specification | <input type="checkbox"/> Individual bespoke home to meet personal needs |
| <input type="checkbox"/> Lower running costs                                    | <input type="checkbox"/> Want to learn new skills                       |
| <input type="checkbox"/> Low carbon footprint design/materials                  | <input type="checkbox"/> Potential profit                               |
| <input type="checkbox"/> Other (please tell us) _____                           |   |

**12. How committed are you/your association to self or custom build?** (please tick at least one of the options)

- Very interested – would definitely like to build own home
- Quite interested – would consider it if it was an affordable option
- Slightly interested

**13. Do you have previous experience of a self build or customer build project?**

- Yes                       No

If yes, (please tell us a little more)

\_\_\_\_\_

## Type of project you want to build

**14. What type of build are you interested in?** (please tick any that apply)

- Full/part DIY Self build** - you manage the whole design and building process (even if a contractor is involved doing part/all of the construction work).
- Contractor-built one-off home** - you just manage the design process, then select a contractor and they do the construction work.
- Kit or package build** - you select a preferred kit home and the kit home company erects the house; some additional works such as foundations may be required.
- Water-tight shell** - the building is completed up to the point where it is watertight, and you then do all the internal fitting out works including electrics, plumbing and plastering etc.
- Self finish** - the building work will be further on than the water-tight shell above, but you will still need to do works such as installing fittings, fixtures, internal doors etc.
- Developer built one-off home** – you find a developer/builder with a site and a House design you like, and they build your home for you.
- Not sure yet**
- Other** (please tell us) \_\_\_\_\_

**15. What type of site are you interested in? (please tick any that apply)**

- An individual stand-alone plot.
- A serviced plot that is part of a larger new build housing development.
- Working with others to acquire and split up a site into plots or for use as a group or community-led housing opportunity.
- Other (please tell us) \_\_\_\_\_

**16. Would you like to be put in touch with other people interested in a group or community-led build?**

- Yes       No

## Finance

**17. What is your current combined household income? \* (please tick one)**

- |  |   |
|--|---|
| <input type="checkbox"/> Less than £50,000 | <input type="checkbox"/> £100,00 - £119,999 |
| <input type="checkbox"/> £50,000 - £69,999 | <input type="checkbox"/> £120,00 - £149,999 |
| <input type="checkbox"/> £70,000 - £79,999 | <input type="checkbox"/> £150,00 - £200,000 |
| <input type="checkbox"/> £80,000 - £99,999 | <input type="checkbox"/> Over £200,000      |

**18. Would this be the first home that you own? \***

- Yes (go to Q20)     No

**19. If you are a home owner, would you need to sell your current home to proceed with a self build project?**

- Yes       No

**20. What ownership options would you consider? \* (please tick any that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Owned outright by you (with no mortgage) | <input type="checkbox"/> Shared ownership (part rent/part-buy) |
| <input type="checkbox"/> Owned by you but with a mortgage         | <input type="checkbox"/> Affordable rent (with no purchase)    |
| <input type="checkbox"/> Unsure                                   |  |

**21. How much ready cash/deposit can you realistically raise towards the cost of your new home? \* (please tick one)**

- |  |  |
|--|--|
| <input type="checkbox"/> Less than £5,000  | <input type="checkbox"/> £100,000 - £149,999 |
| <input type="checkbox"/> £5,000 - £9,999   | <input type="checkbox"/> £150,000 - £199,999 |
| <input type="checkbox"/> £10,000 - £24,999 | <input type="checkbox"/> £200,000 - £249,999 |
| <input type="checkbox"/> £25,000 - £49,999 | <input type="checkbox"/> £250,000 - £299,999 |
| <input type="checkbox"/> £50,000 - £74,999 | <input type="checkbox"/> Over £300,000       |
| <input type="checkbox"/> £75,000 - £99,999 | <input type="checkbox"/> Unsure              |

**22. What is your maximum total budget for building your home (including land purchase, fees and all construction costs)? \* (please tick one)**

- |  |  |
|--|--|
| <input type="checkbox"/> Less than £50,000   | <input type="checkbox"/> £300,000 - £399,999 |
| <input type="checkbox"/> £50,000 - £99,999   | <input type="checkbox"/> £400,000 - £499,999 |
| <input type="checkbox"/> £100,000 - £149,999 | <input type="checkbox"/> Over £500,000       |
| <input type="checkbox"/> £150,000 - £199,999 | <input type="checkbox"/> Unsure              |
| <input type="checkbox"/> £200,000 - £299,999 |  |

**23. Would you be interested in joining a self builders forum if one was set up in Frome?**

- Yes                       No

**24. If yes, what would you expect the forum to provide? (please tick any that apply)**

- Information on planning/design and build issues
- Opportunities to get in touch with other self builders
- Exchange or experience and/or skills
- Opportunities to get in touch with professionals like architects and builders
- Other (please tell us) \_\_\_\_\_

**25. Are you interested in the opportunities on the Little Keyford Lane site?**

- Yes (please complete the following questions to the end of Part A)
- No – please go to ‘Further Information’ at the end of Part A

## Little Keyford Lane

Little Keyford Lane site is on the southern outskirts of Frome. It extends to nearly two acres with the potential to accommodate around 20 homes. The Town Council has secured an option to buy the land, and is currently preparing plans detailing how the site could be laid out and used. We expect there to be a range of different sized homes provided. It is likely to take two to three years to get the plans finalised, and the building work organised.

There are a number of ways the site could be progressed – for example low-cost individual building plots could be provided (with people then directly taking responsibility for building their own homes), or we could help to facilitate a group of people who work together to collectively organise the construction their new homes.

The council’s broad objectives for the site are to:-

- Provide mainly affordable homes or intermediate housing – so mostly homes for rent, or for part purchase/part rent, though some could be low-cost homes for outright purchase.
- Prioritise the homes for people who are existing residents of Frome, or have a strong local connection to the town.
- Prioritise the homes for people on lower incomes, or those who are in housing need.

**26. Do you feel that you match the objectives set out in the above bullet points e.g. you are local, on a lower income etc.?**

- Yes                       No

**27. What type of site are you interested in? (please tick any that apply)**

- Individual serviced plot – you get a low-cost ready-to-build plot and take full responsibility for the construction of your home.
- You work with others as a group to decide what you collectively want to build, and then a contractor does the bulk of the construction work; you may do some of the finishing off work to your individual home to help keep the costs down.
- Other (please tell us) \_\_\_\_\_

**28. If you represent more than one household, how many homes/plots would you like on the site? (please specify a number)**

Number of plots \_\_\_\_\_

**29. Would you like to come to an information event later this year?**

- Yes                       No

**FURTHER INFORMATION**

**Please read and complete**

- Please tick if you would like us to send details about any self build opportunities that may become available in the area.
- Please tick if you are happy for Frome Town Council to pass your details to others that may have building plots available locally.

<p><b>Declaration</b></p> <p>I declare that information I have given is complete and accurate. I understand the council may hold the information on computer records, in accordance with the Data Protection Act 1998.</p> <p><b>Name:</b> _____ <b>Date:</b> _____</p>
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**THANK YOU FOR COMPLETING THIS SURVEY**

**IF YOU ARE PART OF A GROUP PLEASE NOW COMPLETE PART B**

# PART B

## To be completed by groups

Please note mandatory questions are identified by an asterisk (\*) and these questions must be completed to allow your registration.

If you are applying as a group then the lead contact needs to complete the whole questionnaire and the rest of the group need to provide the following information:

Title of Group or Association	
Total no. of homes your Group or Association wants to built	

If there are additional group members, please continue on a separate sheet

### PERSON 1

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

### PERSON 2

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

### PERSON 3

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		



**PERSON 4**

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

**PERSON 5**

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

**PERSON 6**

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

**PERSON 7**

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		

**PERSON 8**

Name*			
Address & Postcode*			
Date of birth*		Nationality*	
Are you planning to build a house to occupy as your sole/main residence?	YES / NO (please circle one)		