

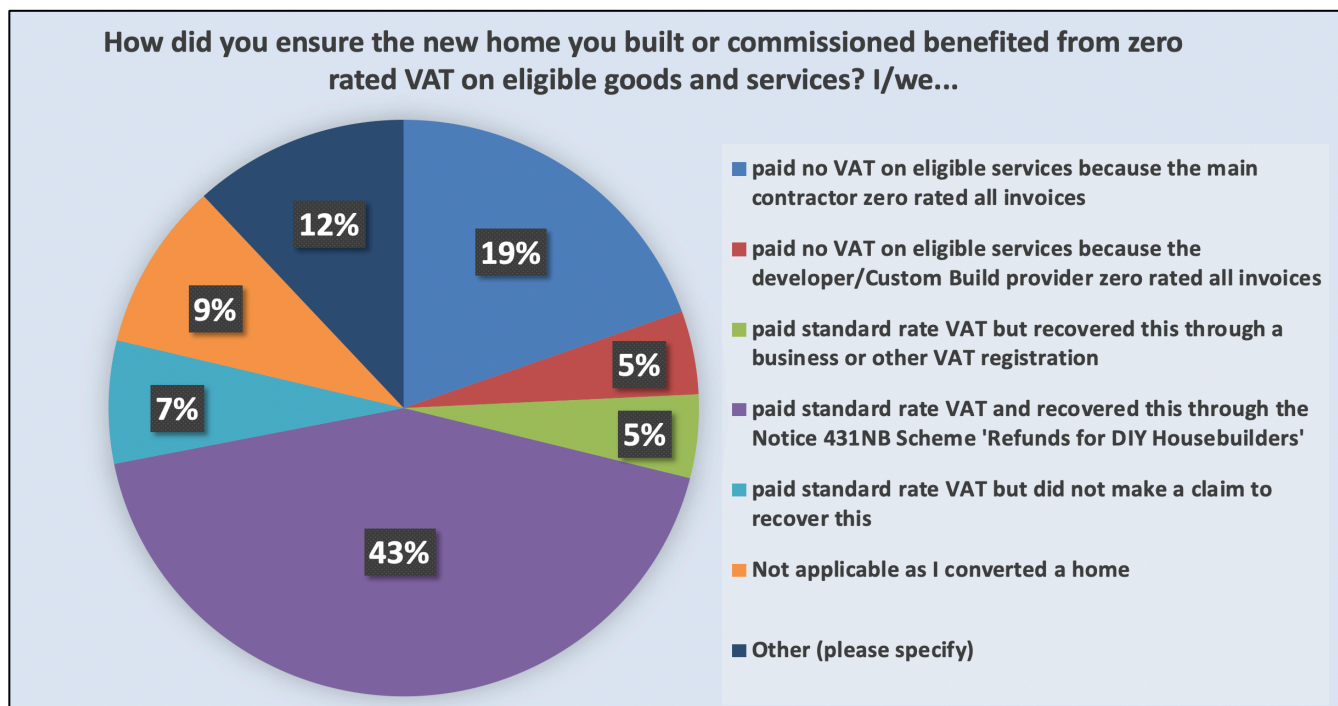
NaCSBA Custom and Self Build VAT Recovery Survey 2019: VAT Reclaims as a source of number of Self Builds

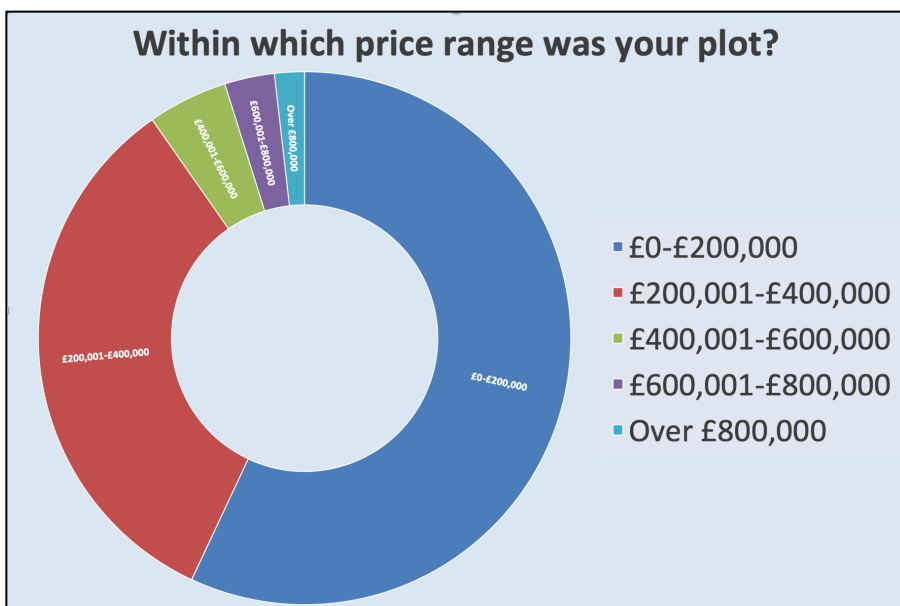


NaCSBA identified that the number of completions for 2018-19 Financial Year was 13,210, an increase of 2.2% year-on-year, which continues the same growth trend of previous years.

The stat is based on the latest release from HMRC on VAT refunds for DIY Homebuilders released Nov 2019. The figure is extrapolated using the recent NaCSBA VAT Survey Data (below) which found from a sample of over 300 that 51.1% use the DIY Homebuilding Scheme (431 NB and 431 C) to recover VAT on their new dwelling, with the rest either paying 0% VAT via contractors or package companies, or through their own VAT-registered business or other means.

How did you ensure the new home you built or commissioned benefited from zero rated VAT on eligible goods and services? I/we...		
Answer Choices:	%	Count
...paid no VAT on eligible services as the main contractor zero rated all invoices	19%	71
...paid no VAT on eligible services as the developer/Custom Build provider zero rated all invoices	5%	17
...paid standard rate VAT but recovered this through a business or other VAT registration	5%	17
...paid standard rate VAT and recovered this through the Notice 431NB Scheme 'Refunds for DIY Housebuilders'	43%	156
...paid standard rate VAT but did not make a claim to recover this	7%	25
Not applicable as I converted a home	9 %	34
Other (please specify)	12%	43
	Answered	363
	Skipped	8



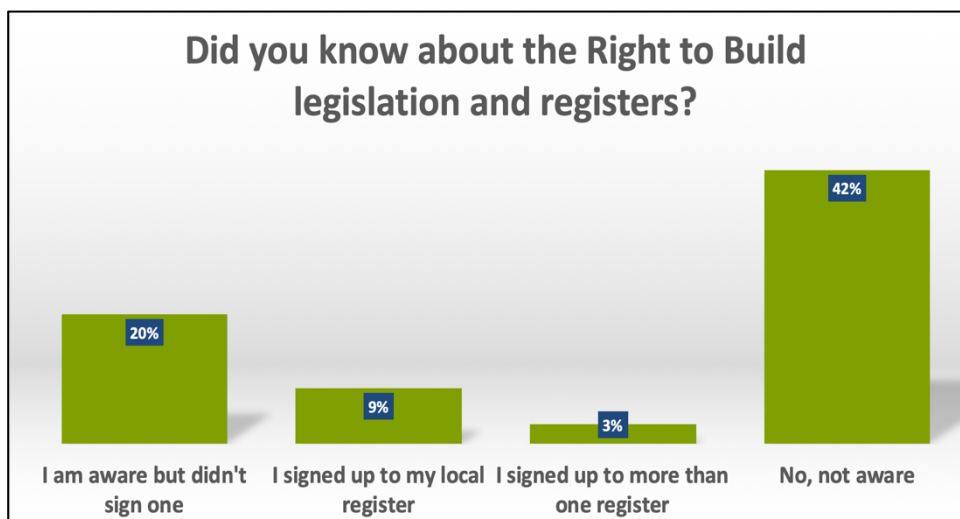
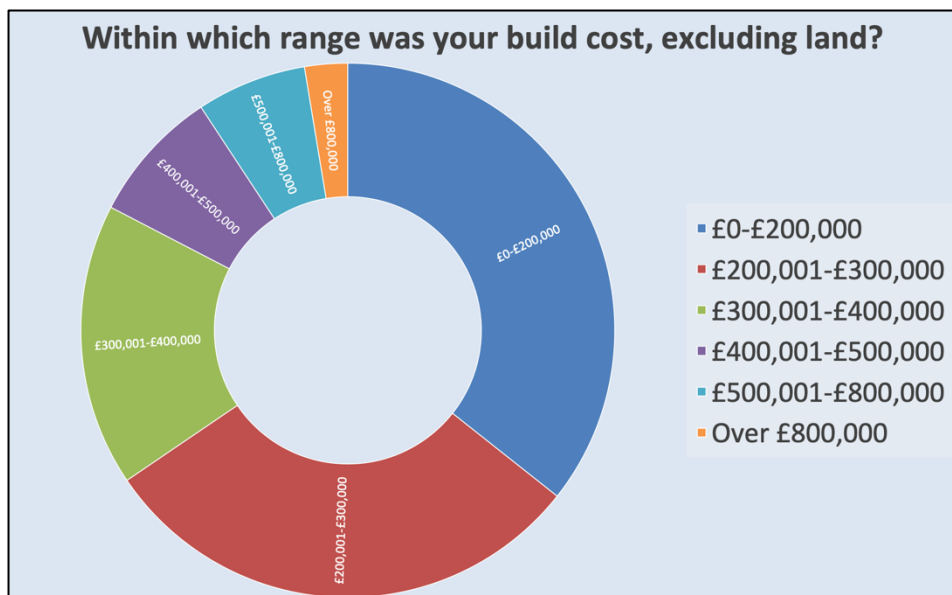


Most plots are under £200,000

It's great news that over 50% of respondees found a plot for less than £200,000, although 31% had to spend between £200,000-£400,000 for their dream plot. Land remains a significant cost element in self building, as the uplift is so great.

Many people are building for less than £300,000

Excluding land, building for less than £300,000 puts self build within the range of many people, especially if they have equity in an existing property. In 2018 *Homebuilding and Renovating* found a median build spend was £270,000 and median plot cost was £190,000*, which these recent figures stack up well against.



We need to get more people onboard with Right to Build!

The Right to Build registers should be making it easier for more people to access land – one of the biggest barriers to people self building, but quite simply not enough people know about them. This is made worse as few councils publicise them.

*<https://www.homebuilding.co.uk/news/average-self-builder-spend-report/>