

FIVE-POINT PLAN

DATE: 1ST FEBRUARY 2015

ISSUE NO: 2

WHAT IS INVOLVED IN BUILDING YOUR OWN HOME?

Essentially, there are five main stages to any self-build project. The checklist below gives you an idea of what to expect :-

Step One – Decide that you want to build your own home

- Identify your motives for wishing to build your own home, as well as any special features you want to incorporate into the design.
- Talk to our experienced staff, visit our Show Centre and find out precisely what is involved in building your own home with Scandia-Hus.
- Find the plot of land on which you want to build your new home. *See our Land Finding Fact Sheet*, which provides advice and guidance on finding and choosing a site.
- Discuss your personal requirements with one of our Project Managers and make arrangements for him to carry out an early site visit.

Step Two – Start turning your ideas into reality

- Sit down with us and discuss your individual ideas :-
 - ❖ Accommodation requirements, room sizes, special needs and preferences.
 - ❖ Site opportunities and constraints, planning and aesthetic requirements, site orientation and views, levels and features, access and neighbouring properties.
 - ❖ Budget, cost implications and time scales.
- Work with our Project Manager to produce a design brief detailing precisely what you would like to achieve
- The Scandia-Hus Book of Plans, which contains a large selection of our range of designs, is intended as a starting point in the design of your new home. Call us to order your own copy.
- All our plans can be customised to suit your needs, or alternatively, our design team can create an entirely bespoke design to meet your specific requirements.
- On completion of your design brief, floor plans will be drawn up for your consideration.
- When the final plans have been agreed we will, as part of our service, prepare and submit detailed planning and building regulations applications on your behalf. *See our Fact Sheet on Planning & Building Regulations.*
- Scandia-Hus personnel are extremely experienced and skilled in obtaining planning permission and in undertaking the extensive and often very time-consuming negotiations that are necessary with some Local Authorities. *For further details, see our Fact Sheet on Planning & Building Regulations.*

Step Three – Sort out your budgets and finance

- On completion of the final design, a detailed costing will be prepared for the supply of your building set.
- We will also provide a guideline budget cost for the actual construction work to help you plan your overall budget.
- If required, we will provide advice on how to finance your project and we can assist in arranging mortgages and insurance cover. *For further details, see our Finance & Insurance Fact Sheet.*

Step Four – Plan your project

- While awaiting planning permission, we will help you to prepare a detailed specification and tender document to assist the builder or project manager undertaking the construction of your new home.
- You will need to consider site access, storage and site security during the construction period.
- If more than one builder is invited to tender for part or all of the construction work, we can assist with advice on tender selection and assessment.
- If required, we will compile a detailed construction programme – a Gantt Chart – showing the construction stages in sequential order.
- A budget and cash-flow programme will also need to be drawn up, linked to the above construction programme.

Step Five – Decide how to undertake the actual build

- It is important to us that your project unfolds as smoothly as possible, and that you make the right decisions, especially when it comes to your level of involvement in the build itself. You will need to decide whether you want to :-
 - ❖ **Manage the build yourself**, which means you actually put yourself in day-to-day control of the building contract. You are the one who buys materials, runs the site, organises work schedules and finds and engages each specialist sub-contractor. This method can save you money, but ideally requires previous project management experience plus a great deal of time to spare.
 - ❖ **Engage a Project Manager** on your site full-time – a skilled professional who will hire sub-contractors, purchase materials, supervise the work, approve stage payments and run the project for you. A good project manager can help you make economies which in most cases will cover his fees and, working with him, will keep you closely involved while at the same time taking a lot of worry away from you, making the project less of a task and more of a pleasure.
 - ❖ **Use a single contractor** - which means engaging just one firm to build your entire house. If you don't have a builder in mind, we would be pleased to arrange for contractors operating in your chosen area to submit tenders to enable you to compare quotations.

Selecting any of the above options, or a combination of all three, allows you to choose the degree of involvement in the day-to-day running of your site that suits you best. In short, a combination will enable you to feel you have played an active part in the building process, without over-committing yourself.

Your Scandia-Hus Project Manager will be pleased to help you choose whichever option suits you best and introduce you to established and dependable specialists working in your area.