

SELF BUILD STARTER PACK

GETTING STARTED RESOURCES

01 CHECKLIST

A **ONE PAGE CHECKLIST** TO HELP YOU MAKE A START WITH YOUR SELF BUILD

02 BRIEF WORKSHEET

8 QUESTIONS TO HELP YOU WRITE AN INITIAL PROJECT BRIEF

03 SITE QUESTIONNAIRE

16 QUESTIONS TO HELP YOU IDENTIFY SITE CONSTRAINTS AND OPPORTUNITIES

04 COST ESTIMATOR

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05 CLARITY SLIDER

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06 FLOWCHART

A **HIGH-LEVEL OVERVIEW** OF THE MAIN STAGES IN A SELF BUILD PROJECT

01 CHECKLIST

ONE PAGE CHECKLIST TO HELP YOU MAKE A START WITH YOUR SELF BUILD

We know that while many people would like to build their own home, they never take that first step, simply because they don't know where to start. It is for this reason that we created the **Self Build Starter Pack** to help aspiring self builders get started with their self build journey. Within this Starter Pack there are a number of one page worksheets, including the checklist on this page, to help you make some initial preparations for your self build journey.

01 CHECKLIST

As you complete each worksheet, you can tick the corresponding checkbox, and once you have ticked all the boxes, you will be ready to book your FREE Getting Started Consultation.

02 BRIEF WORKSHEET

Complete this one page worksheet with 8 questions to help you write an initial project brief for your self build project.

03 SITE QUESTIONNAIRE

Complete this one page worksheet with 16 questions to help you identify site constraints and opportunities.

04 COST ESTIMATOR

Complete this one page worksheet to help you come up with a ballpark estimate for the overall cost of your self build project using our 8 part formula.

05 CLARITY SLIDER

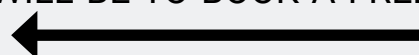
Complete this one page worksheet with 7 slider questions to help you establish if you are ready to move to the design phase of your self build project.

06 FLOWCHART

Review the flowchart which maps out the main stages of a self build project and identify where you are at in your self build journey.

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ONCE YOU HAVE TICKED ALL THE BOXES ON THE ABOVE CHECKLIST, YOUR NEXT STEP WILL BE TO BOOK A FREE **GETTING STARTED CONSULTATION**



CLICK BUTTON TO MAKE A BOOKING

02 BRIEF WORKSHEET

8 QUESTIONS TO HELP YOU WRITE AN INITIAL PROJECT BRIEF FOR YOUR SELF BUILD

WHAT

What do you want to build?
Describe your project aspirations and goals.

WHY

Why do you want to do this project?
Consider your underlying motivations.

WHO

Who will live in the project once completed?
Does anyone have any specific requirements?

HOW

What kind of experience do you want to have as
your progress through your self build?

WHEN

Describe your timescale aspirations.
When you you like construction to start?

HOW MUCH

What is your budget? i.e. the maximum you are
able and willing to spend on the project?

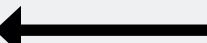
NOW

Describe your current home and living situation.
What works and what doesn't?

THEN

Once complete, what will you need to see and
feel to know your project has been a success?

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WHILE AN INITIAL PROJECT BRIEF SUMMARISES YOUR REQUIREMENTS AND ASPIRATIONS, WE CAN HELP YOU PRODUCE A DETAILED PROJECT BRIEF AS PART OF OUR **CLARITY REVIEW**  **CLICK LINK TO LEARN MORE**

03 SITE ANALYSIS QUESTIONNAIRE


A ONE PAGE QUESTIONNAIRE TO IDENTIFY SITE CONSTRAINTS AND OPPORTUNITIES

If you already have a site or you are considering purchasing a site for your self build project, you can use this worksheet to identify constraints and opportunities that exist.

Do any of the following apply?	Yes	No	Not Sure
Within Green Belt _____			
Within a Conservation Area _____			
Within other 'designated area' (e.g. National Park) _____			
Existing vehicular access to the site _____			
Existing dwelling on the site _____			
Existing buildings other than dwellings on the site _____			
Planning permission to build new dwelling on the site _____			
Planning permission to convert building into dwelling _____			
Planning permission previously refused for dwelling _____			
Listed Building on the site or in close proximity _____			
Trees on the site or with 12m of boundary _____			
Protected Species (e.g. Great Crested Newts) on the site _____			
Invasive Plant Species (e.g. Japanese Knotweed) on the site _____			
Medium to High Flood Risk _____			
Restrictive Covenants or Easements (e.g. Right of way) _____			
Adjacent to Railway _____			

Do not worry if you are 'not sure' about some of the questions above or if you are unsure regarding the significance of any constraints that exist. We can carry out a detailed site analysis and feasibility study on your behalf as part of our **Clarity Review**.

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OUR **CLARITY REVIEW** INCLUDES A MORE DETAILED ASSESSMENT OF THE CONSTRAINTS AND OPPORTUNITIES OF YOUR SITE, PLUS GUIDANCE ON HOW TO ADDRESS THEM. **CLICK TO LEARN MORE** 

04 COST ESTIMATOR

8 PART FORMULA FOR ESTIMATING THE COST OF YOUR SELF BUILD PROJECT


Before you embark on your self build project, it is understandable that you will want to know how much your project is likely to cost and whether your project aspirations are achievable within your budget. This one page guide is designed to give you an overview of the main costs involved in a self build project and an 8 part formula to come up with a **ball park estimate** for the overall cost of your project, excluding any costs associated with the land purchase.

COST ESTIMATOR

The 8 part formula to estimate your 'overall project cost' is **A x B x C = D + E + F + F = H.**

A	Base Cost (£2500/m2)	£2500
X	As a starting point, this is rough square metre rate for a self build home build by a main contractor to a standard specification on a straightforward site.	X
B	Gross Internal Floor Area (m2)	
X	Enter a figure for the floor area of your desire home (e.g. 200m2). If you are not sure, you can look at the area of homes listed on Rightmove to get an idea.	X
C	Quality and Complexity Multiplier	
=	Next enter a multiplier (e.g. 1.2). Start with 1. Add 0.1 - 0.5 for site constraints (e.g. green belt, sloping site). Add 0.1 - 0.5 for high-spec (e.g. bespoke glazing).	=
D	ESTIMATED BUILD COST	
+	The 'build cost' is the total cost of construction works and will be the contract value if you are using a main contractor.	+
E	VAT and Miscellaneous Costs	
+	On top of the build cost, you will need to budget for any VAT applicable and any miscellaneous costs (e.g. Demolition works, Landscaping, Furniture, etc).	+
F	FEES (20%)	
+	You also need to budget for professional and statutory fees (including VAT and disbursements) which typically range from 15-20% of the build cost.	+
G	CONTINGENCY (10%)	
=	Finally, whenever you are planning a building project, it is important to have a contingency fund in place of at least 10%.	=
H	ESTIMATED OVERALL PROJECT COST*	
	* excluding costs associated with the land purchase (if applicable)	

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AS PART OF OUR **CLARITY REVIEW** WE CARRY OUT OF OWN ASSESSMENT OF YOUR ESTIMATED BUILD COSTS AND PROVIDE GUIDANCE ON CONSULTANT AND STATUTORY FEES. **CLICK TO LEARN MORE** 

05 CLARITY SLIDER

7 SLIDERS TO HELP YOU PREPARE FOR YOUR SELF BUILD JOURNEY

Before you progress to the **design stage** of your self build journey, it is important to carry out adequate preparation. We call this the **research stage** and the key objective of this stage is to establish where you are going and how you plan to get there, before you embark on your journey in earnest. You may be more or less prepared, but either way, the 7 slider questions below have been designed to help you identify any knowledge gaps in your preparations so that you can take steps to fill in these gaps before you proceed with your self build journey.

On a scale of 1-10), how much clarity and confidence do you have regarding:

1 = Low 10 = High

1 Your project aspirations and goals? i.e. your destination

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

2 The process? i.e. the stages, steps, and milestones on route to your destination

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

3 The legal and physical constraints of your site? (If you don't have a site yet put 1)

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

4 The opportunities of your site? i.e. your options (If you don't have a site yet put 1)

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

5 The team you will require to help you plan your self build project?

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

6 The feasibility of your project? i.e. whether it is achievable within your budget?

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

7 How long it will take to research, design, and build your project?

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10

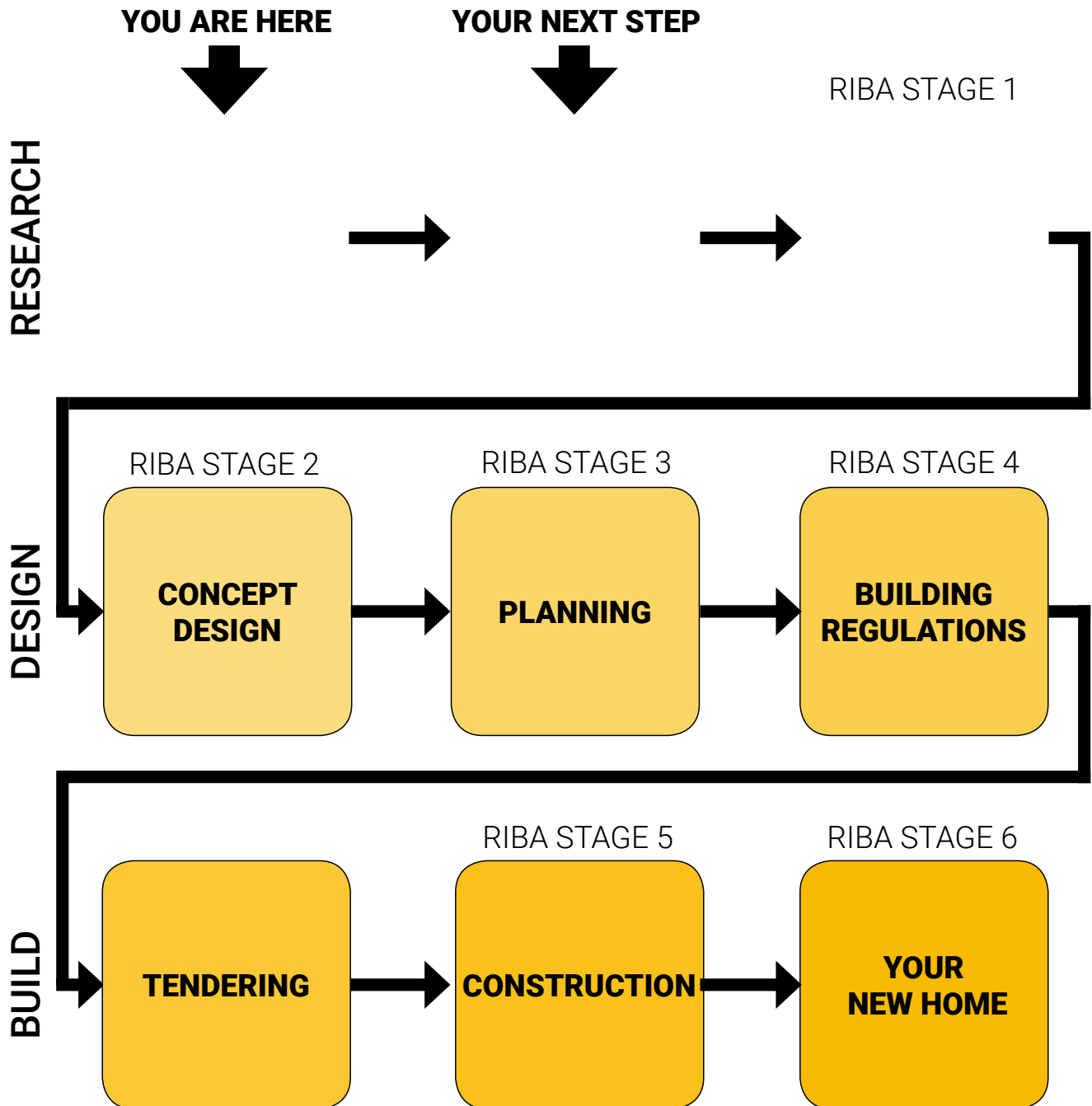
Don't worry if you are not at 10 on all 7 sliders yet. We developed our **Clarity Review** as a standalone pre-design service to help aspiring self builders fill in any knowledge gaps and get closer to 10 on all 7 sliders so they can move to the design stage with clarity and confidence.

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THE **CLARITY REVIEW** IS THE PROCESS TO HELP YOU GET CLOSER TO 10 OF ALL 7 SLIDERS SO THAT YOU CAN MOVE TO THE DESIGN STAGE WITH CLARITY AND CONFIDENCE. **CLICK TO LEARN MORE** →

06 FLOWCHART

A HIGH-LEVEL OVERVIEW OF THE MAIN STAGES IN A SELF BUILD PROJECT



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WHILE THE FLOWCHART ABOVE PROVIDES A HIGH-LEVEL OVERVIEW, WE PRODUCE A DETAILED PROJECT ROADMAP FOR YOUR SELF BUILD PROJECT AS PART OF OUR **CLARITY REVIEW** ← **CLICK LINK TO LEARN MORE**

Making the process
of building your
own home
easier.