



Project Management & Self Build Consultants

**With you the client
in control, we can
assist in turning your
dreams into reality!**

Project management for every scenario

- New builds
- Extensions
- Conversions
- Renovations
- Planning and architectural design
- Construction management
- Community groups and multiple units
- Complete turn key packages
- Masonry construction
- Timber frame (highly recommended)
- Eco/Passive construction
- Free initial consultation

Our local project managers and site co-ordinators assist in all matters of the self build industry. Our SMSTS site managers fully understand the requirements of clients.

We fit our management content around the knowledge and requirement of the individual self build client, it is our belief that each clients requirements are unique!

Based here in Exeter, our clients benefit from our extensive supplier and trade database.

Ask for a brochure.

Get in touch:

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E paul@selfbuildalliance.co.uk
W www.selfbuildalliance.co.uk



Timber frames, Design & build
Extensions, conversions & renovations

✿ 07971 571276

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SBA is a local family run business, we formed in the year 2000. We often get asked what is selfbuild alliance? We are primarily a project management and building company that specialises in the timber frame and self build sector of construction. As self build consultants we are able to assist our clients in many aspects from planning to full builds and everything in between. We are privileged that we get to be part of the process. To enable our clients to build their own home. Self build alliance was originally set up to meet client's needs & individual requirements which are not met by the markets leading Selfbuild companies.

But Self building and the self builder has changed significantly in recent years. Our ethos and business ethics have not changed. We still consider each client and project to be unique, each with their own individual requirements.

Self builders are demanding the technology to enable them to build homes not on offer by a general developer. Higher specifications and demanding new regulations result in the need to protect your investment, professional management enables the client to be in control but peace of mind that a professional is working for them and for them only with no hidden agenda or 3rd party financial reward. Unfortunately since April 2015 it is now a legal requirement to have a correct management structure in place for all domestic projects, this includes extensions, conversions and lots and lots of paperwork! We offer each client an initial free consultation and site feasibility study. Regardless of your construction method we welcome any one which needs some informal advice or can tailor a package to get your turn your dream into reality. We would be happy to discuss your ideas, requirements and build aspirations with you personally.

Get in touch via my direct number or personal email.

Paul Brown **07971 571276** (Direct Dial)
Email: **paul@selfbuildalliance.co.uk**
Web: **www.selfbuildalliance.co.uk**
Address: **Coppins, Station Road, Whimble, Exeter EX5 2QH**

We look forward to hearing from you soon.

Paul Brown
Paul Brown
Director/Project Manager

Self Build Alliance

Our most commonly asked questions

Q How much will my build cost?

A We the construction industry has figures that are standard costs per m2. But these figures vary significantly depending on location. The site logistics and ultimately any planning and building regulation performance specification. We advise all potential self builders that Design to Budget is the best advice. It is all too common that self builders get carried away by the design stages. All designs must ultimately be restricted to the available build budget.

Q We have planning permission but want some minor changes?

A A We have a small design team that will work with your existing drawings to give advice on any alterations and submit any amendments if required.

Q Gaining Building regulation approval?

A A we offer a fixed priced cost for all building regulation drawing submissions. You do not have to use your existing planning designer for building regulation packages, it is important that only the required amount of BR design work is commissioned. It is important that you do not spend unnecessary budget on design work that is not required.

Q Our drawings show masonry construction, do we have to go back to planning to build in timber frame?

A No. We can amend all relevant details to gain approval free of charge.

Q Timber frame or masonry which is best?

A The honest answer is. It depends on many factors, sometimes the design would dictate a more suitable method of construction. But your skillset, build schedule and budget requirements will determine what suits your build best. Modern engineering and materials mean almost most flamboyant requirements can be met with ease.

Q Can you provide recommendations?

A A we can better that, we have previous clients that are more than willing to show you around their own Selfbuild and answer any related questions.

Why do I need project management?

Project Management vs Site Management vs Contract Build

Which method best suits your level of knowledge, the available budget, and personal time commitment.

Professional Project Management:

A predominantly office based project manager would work on your project. Although the site based visits can vary, the remote based project manager will need to be commissioned pre design stage to be the most effective to achieve the most economic use of their fees and knowledge. In their normal role they should produce:

Specifications, Design appraisal. Planning conditions advise & approval, warrantee providers & insurance advise, tender packages, tender analysis, merchant accounts, hiring of subcontractors, purchase materials and take offs, supervise works, approve payments, dispute management, Project logs and general overall control of the project schedules and budget.

Pros: A good project manager should cover the cost of his fees with savings based on their knowledge and contacts. It's a formal legal based management profile. Project management largely considered client management amongst project managers.

Cons: PM is not site based, they only visit site at key stages. Not all designers and professionals value 3rd party project management. If your present designer or supply professional has voiced concerns that you wish to use a third party project manager. Ask yourself why! It is important that all elements are scrutinised, evaluated and your investment protected.

Fee's: 7-10% of the total build costs. Raising to 15% for high spec time demanding projects.

Site Manager:

Typically covers all aspects within the project manager's role but is site based, has more control with onsite activities on a day to day basis. Would also be considered principal contractor (subject to fees). This direct daily employment ensures quality assurance and specification details are monitored more closely. All site managers should be SMSTS qualified and be holders of a first aid at work competency. They would be responsible for enforcing on site HSE requirements, inductions and direct labour and subcontractor control. Produce the final Construction phase plan as built file. Site managers take on the role of clerk of works, Health & safety, quantity surveyor, and in some cases can be a trade based working foreman. Some lenders insist on a management structure.

Pros: The client retains an overall control and is part of the project from concept to completion. Fulfils CDM 15 legal requirements. Set fees from the outset. A trade based manager can be extremely good value for money. The best way to protect your investment.

Cons: Requires an excellent manager / client relationship, an adequate design package. Clients must be fully compliant with CDM 15 and legal obligations.

Fee's £25-30 per hour. (Principal contractor by negotiation)

Single building contractor / Package Company:

A single building company or timber frame package company would be commissioned by you by contract or tender process to build your project. This method requires a clear and precise specification and clear legal contract.

Pros: Subject to variation the build costs can be fixed.

Cons: Very limited client control, costly variations to original contract. Specifications can be limited to available products and construction techniques

Fees: Typically the most expensive of all the build options. Depending on design and specification.

Self-management:

You, the client become an all risk contract developer, legally you become the Principle contractor and client. You will need to ensure you fulfil your HSE responsibilities and have the knowledge and competent skill set to undertake the role. Self-management should only be undertaken by those that can/have sourced the required training and knowledge for management competently for a construction project and management of direct labour.

Pros: although considered the most cost effective due to budget restrictions of employing a project or site manager. You get to take overall control of your dream home.

Cons: Although self-management can be rewarding it will be extremely stressful. Depending on your skill set and knowledge of construction we recommend getting Health and safety training before choosing to go it alone.



TAKING CARE OF BUSINESS

When Jim and Alison Ashford built their new home, they decided to use a project management specialist to take care of the finer details.

BROTHERS JIM AND MARTIN Ashford both inherited plots on their family farm but chose different paths to achieve their dream homes. While his brother chose to build traditionally, Jim and his wife, Alison, wanted the benefits of a modern timber frame home.

So when they visited the SelfBuild & Design show at Exeter in 2012 they spoke to one of the exhibitors, Self Build Alliance about delivering their ideal home. SBA is based in Exeter and uses local contractors and suppliers who share a similar work ethic to provide a complete self build package tailored to individual needs.

After an initial meeting with SBA's Paul Brown, the couple were shown around some of the company's projects. Impressed with what they saw, they commissioned SBA to manage the construction of a four-bedroom home designed by an architectural technologist which had already been granted planning permission.

SBA consulted specialist Simon Spencer to make some minor amendments to the plans and to compile detailed drawings for Building Regulations. Another

SBA recommended supplier, Weststructure, was commissioned to supply the timber frame. Their 3D modelling is designed to help clients understand the plans and layouts prior to construction and to make any amendments if required.

Building Regulations inspections were carried out by Premier Guarantee, once again on the recommendation of SBA who rate their high technical standards which are more demanding than Building Regulations.

As with all of their project management packages, SBA carried out all the daily site management tasks over the 26 week build, such as project logs, CDM method statements, tender invitations and specification packs, material scheduling and ordering, subcontractor management and quality control.

Jim and Alison used several planning conditions which required the use of materials such as stone walls, cedar cladding and a slate roof to great effect to enhance their design to achieve a contemporary look.

Building in the quiet and pretty village of Denbury brought its own problems with access. Logistical complications with material



deliveries could often only be solved by knocking on doors and asking residents to move their cars.

Jim and Alison's home features a large open-plan living area which incorporates a lounge/kitchen and entrance area. A snug is the ideal area for their two sons' X-box and PlayStation.

A feature American white oak staircase with open wire risers and glass balustrades complement the open-plan living area. The focal modern white log-burning stove and split-face stone feature wall sit proudly between the largely glazed rear elevations. White walls throughout complement the grey satin woodwork which matches the Rational triple-glazed aluminium-clad timber windows and sliding patio doors, enhancing the oak flooring and oak internal doors.

The Wisteria kitchen, with its



Timber frame delivery.



Underfloor heating.



The thermodynamic heating system is accommodated in a special plant room in the large garage. The MVHR unit is also housed here.



Topping out with a bottle of bubbly.



boiling water tap, Corian worktops, integrated appliances and gloss colour matched, extra-large central island, is the hub of family life.

On the first floor is a family bathroom with whirlpool bath, digital overhead shower, electric underfloor heating and floor-to-ceiling tiles continuing Alison's colour themes. Carefully selected bathroom sanitaryware completes the clean lines.

The couple's two sons each have their own bedroom with bespoke handmade desks built by Neil, the onsite joiner, to accommodate their games consoles, DVDs and CDs.

The spare bedroom, which doubles as the business study, was altered slightly at the timber frame erection stage. Jim and Alison wanted to move one of the walls to give one of the boys a bigger bedroom. The door was also relocated. With the co-operation of the timber frame company, these changes were able to be made during the erection of the frame. Unless structural, amendments can easily be achieved using this system.

Each of the rear-aspect bedrooms has a Juliet balcony. By using full glass and stainless bullet fixing points, the views are not obscured. Each of the balconies has triple-glazed sliding Rational doors.

The master bedroom has a dwarf wall to accommodate the final

bed position. This allows access to the walk-in dressing room and en suite whilst positioning the bed to have the views of the large Juliet balcony. The spacious wet room and central freestanding glass shower screen, electric UFH and vanity furniture enhance this space.

Shelving for the dressing room was built by Neil using birch ply and incorporates hanging rails and pull-out draws.

Apart from the electric UFH in the bathroom and en suite, there is no other heating on the first floor, with the balanced mechanical heat recovery ventilation system ensuring adequate circulation and extraction throughout the house. The MVHR unit is housed in a special plant room in the large garage which leads off the kitchen. This also accommodates the thermodynamic heating system. Emergency lighting has been installed to assist in safe transition throughout the garage and plant room in the event of electrical failure. The garage is also designed very much with Jim's passion for motorbikes in mind.

Half a metre of insulation has been fitted in the loft space, which together with the 184mm timber frame helps to achieve a U-value of 0.18.

Through-colour render has been applied to the external masonry walls and cedar cladding is face-

fixed using stainless round head nails. The RAL 7036 coloured timber fascia and soffit matches the aluminium and timber-faced triple-glazed Rational windows. Lindab galvanised guttering completes the low-maintenance exterior.

As a former exhibitor at Hampton Court Flower Show, Paul was delighted when Jim said he wanted to include a fish pond in the garden. Paul sketched a design and undertook construction to form the raised flower beds and ponds using sleepers. The planting softens the newly constructed house and complements the modern design. Tegula drive sets, along with automated gates, provide the final touch.



Master en suite.

THE PROJECT

LOCATION Denbury, Newton Abbot, Devon.

PROPERTY 230 sqm contemporary-style family home.

OWNERS Jim and Alison Ashford and Alison's two teenage sons.

BASIC COSTS

	Already owned
Land	£325,000
Build costs	
Valued at	£700,000

CONTACTS

PROJECT

Project management Self Build Alliance: selfbuildalliance.co.uk

Building Regulations Simon Spencer: 07973 653758

Timber frame Weststructure: 01884 34635

Building Control and warranty Premier Guarantee: premierguarantee.co.uk

Groundworks Substructure Technicians: 07971 128435

STRUCTURE

Slate roof DJH Roofing, Exmouth: djhroofing.com

Plumbing and thermodynamics Modern Heating: 07866 674076

Stairs Shaun Radford Joinery, Exeter: radford-joinery.co.uk

Rendering The Coloured Render Company: plasterer.co.uk

Balconies Balustrade South West: balustrade-sw.co.uk

Windows and doors Devonshire Windows: devonshirewindows.co.uk

Joinery Neil Shute: 07521 786333

Decorators Davis & Venn: 07971 128435

FIXTURES & FITTINGS

Builder's merchants Buildbase Exeter: 01392 455890

Bathrooms Buildbase Exeter: 01392 455890

Kitchen Wisteria Kitchens: wisteriakitchens.co.uk

MVHR CVC Direct: cvcdirect.co.uk

Doors Doors of Distinction: doorsofdistinction.com

Tiling Troy Mitchell: 07768 737266

Stove Ian Prince: 07540 115502

SPECIAL FEATURES

Triple glazing

184mm timber frame 1.8 U-value

Underfloor heating

Thermodynamics for hot water and UFH

Don't just take our word for it...

We completed our self build at the end of 2010. During the construction Paul's knowledge of the industry (local suppliers and trades), house building, regulations and the law was key to the success of the project. His project management and building management skills are very good and he works hard on keeping up to date. Unquestionably when we purchase our next plot for a self build we will call Paul first before any other professional service.

Dave Bramley

Using our guide house types on the following pages you can use these designs for inspiration and see our estimated costings for project management, turn key and site management fees for each guide house type. Our package scenario guide will assist you in knowing what is included within each costing.



Substructure Technicians

Precision groundworks for timber frame construction

Timber Frame Extras

Part L compliance insulation and approved air tightness contractors.

Timber frame erectors, consultants and remedial works.

Cladding. Cedar, oak, larch and cape cod cladding services

Design to build not build to bust

Guidance for all regardless of budget

A package to suit every build budget...

Co-ordination and assistance through each stage of:-

	Bronze	Silver	Gold	Platinum
Groundworks	■	■	■	■
Timber frame erection	■	■	■	■
Scaffolding	■	■	■	■
Windows & External doors		■	■	■
Roof finishes		■	■	■
Masonry construction			■	■
Insulation			■	■
Mains connection				■
Foul water				■
Surface water				■
Electrics				■
Plumbing				■
Floor insulation and screed / timber floor				■
Dry lining, plastering				■
Carpentry, doors, skirtings, window boards				■
Stairs				■

Bronze silver gold = project management packages only

Platinum Project management or site management

Full turnkey packages subject to specification

Case Studies

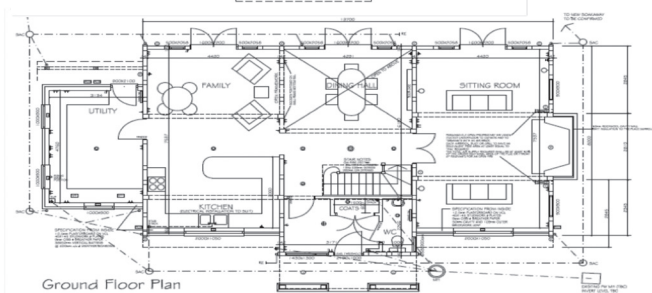
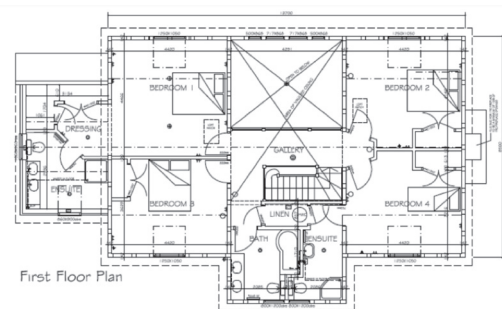
Windsor house type - 275m²

Package cost:	£6,000	Bronze
	£9,000	Silver
	£11,000	Gold
	£19,000	Platinum

Site Management: **£24,000**

Turn Key Package: **£275,000**

*All guide prices are subject to regional variations and customer specification



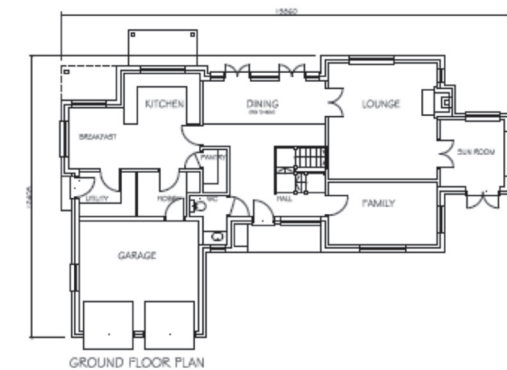
Wisteria house type - 340m²

Package cost:	£8,000	Bronze
	£11,000	Silver
	£15,000	Gold
	£26,000	Platinum

Site Management: **£32,000**

Turn Key Package: **£320,000**

*All guide prices are subject to regional variations and customer specification



Case Studies

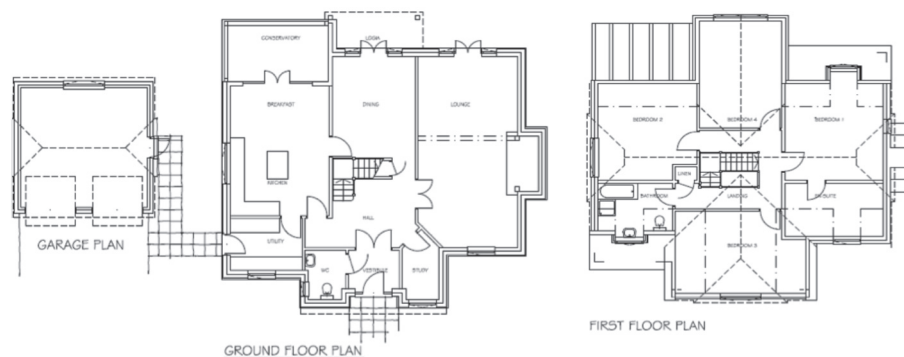
Hampton house type - 205m²

Package cost:	£5,000 Bronze
	£7,500 Silver
	£9,000 Gold
	£15,000 Platinum

Site Management: **£18,000**

Turn Key Package: **£210,000**

*All guide prices are subject to regional variations and customer specification



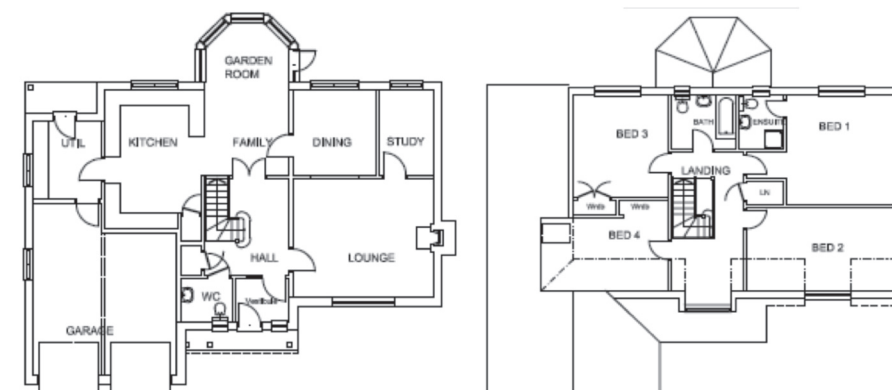
Town & Country house type - 260m²

Package cost:	£6,000 Bronze
	£8,500 Silver
	£10,000 Gold
	£19,000 Platinum

Site Management: **£24,000**

Turn Key Package: **£235,000**

*All guide prices are subject to regional variations and customer specification



Case Studies

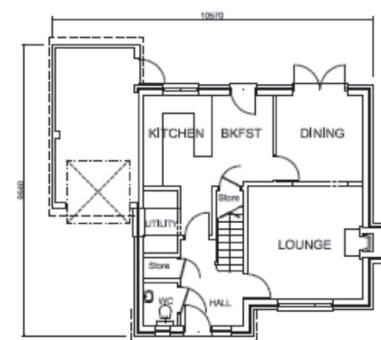
Hunsbury house type - 138m²

Package cost:	£3,000 Bronze
	£4,500 Silver
	£7,200 Gold
	£13,800 Platinum

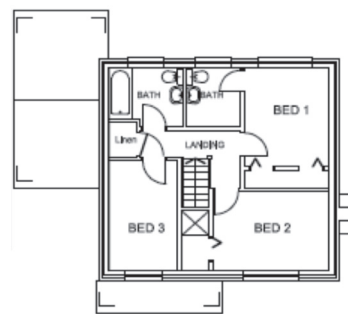
Site Management: **£15,000**

Turn Key Package: **£135,000**

*All guide prices are subject to regional variations and customer specification



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Retreat house type - 114m²

Package cost:	£3,000 Bronze
	£4,200 Silver
	£6,400 Gold
	£11,000 Platinum

Site Management: **£13,000**

Turn Key Package: **£125,000**

*All guide prices are subject to regional variations and customer specification

