

SELF-BUILD On a Shoe-String

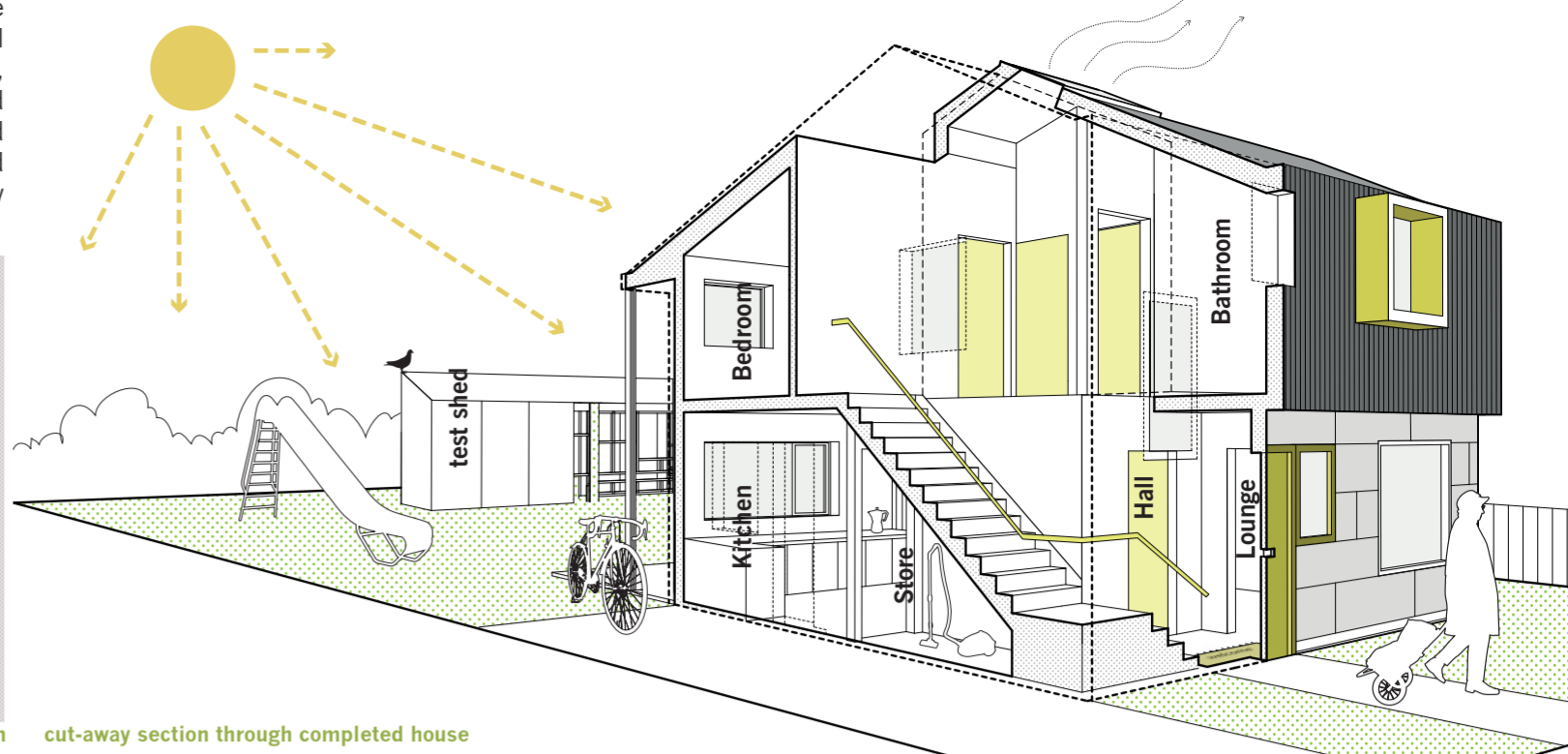
This simple home is neatly planned to make efficient and flexible use of space. Using basic construction techniques, minimal hired plant, and a well-insulated, compact thermal envelope, build cost and bills can be kept low. Its N-S orientation and rooflight over the staircase mean that light levels are good and it can be naturally ventilated. Wet areas are gathered around a single stack and a riser. A rear porch provides shade for now but can be filled in to form a greenhouse in future if desired.



view to rear of house



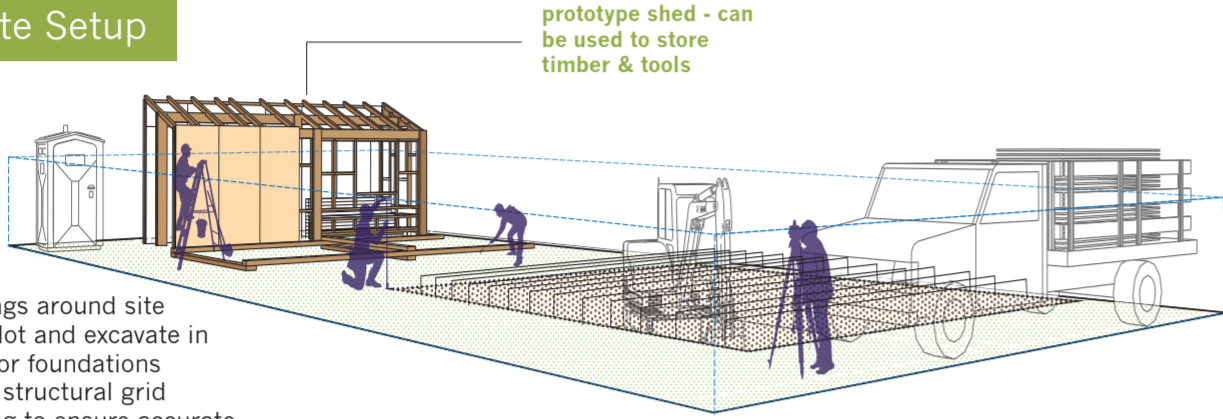
view through dining room



cut-away section through completed house

CONSTRUCTION SEQUENCE

Stage 1: Site Setup

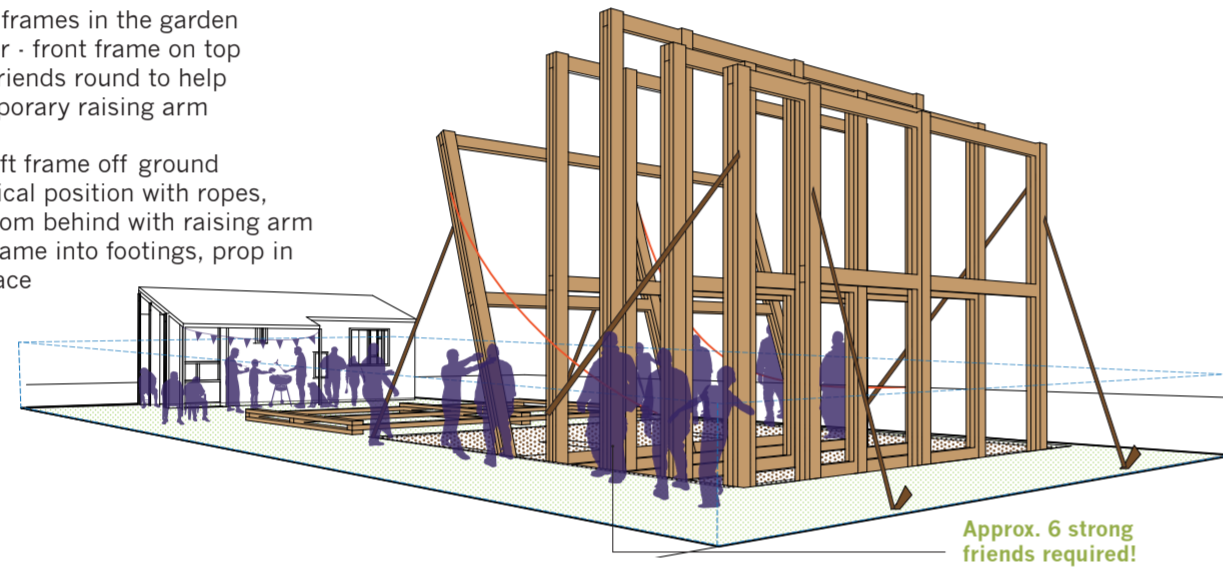


prototype shed - can be used to store timber & tools

- Erect hoardings around site
- Outline the plot and excavate in preparation for foundations
- Mark out the structural grid
- Construct a jig to ensure accurate assembly of the timber frames
- Practice construction techniques by constructing a prototype shed with scaled-down timber frames

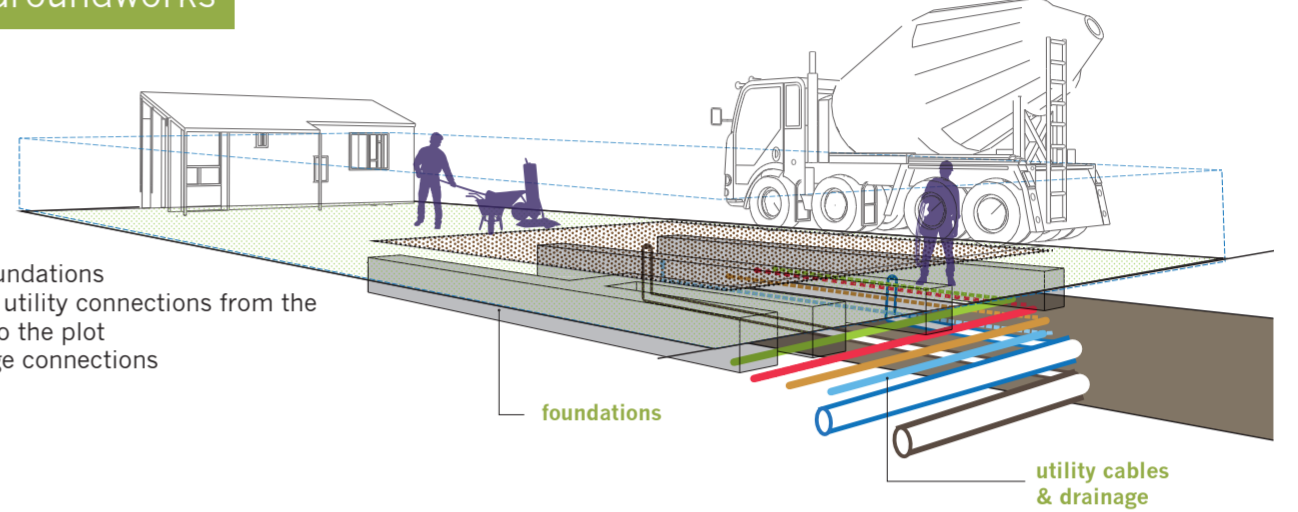
Stage 3: Frame Raising

- Assemble all frames in the garden
- Stack in order - front frame on top
- Invite some friends round to help
- Attach a temporary raising arm to the side
- As a group, lift frame off ground
- Pull into vertical position with ropes, pushing up from behind with raising arm
- Manoeuvre frame into footings, prop in place and brace



Approx. 6 strong friends required!

Stage 2: Groundworks



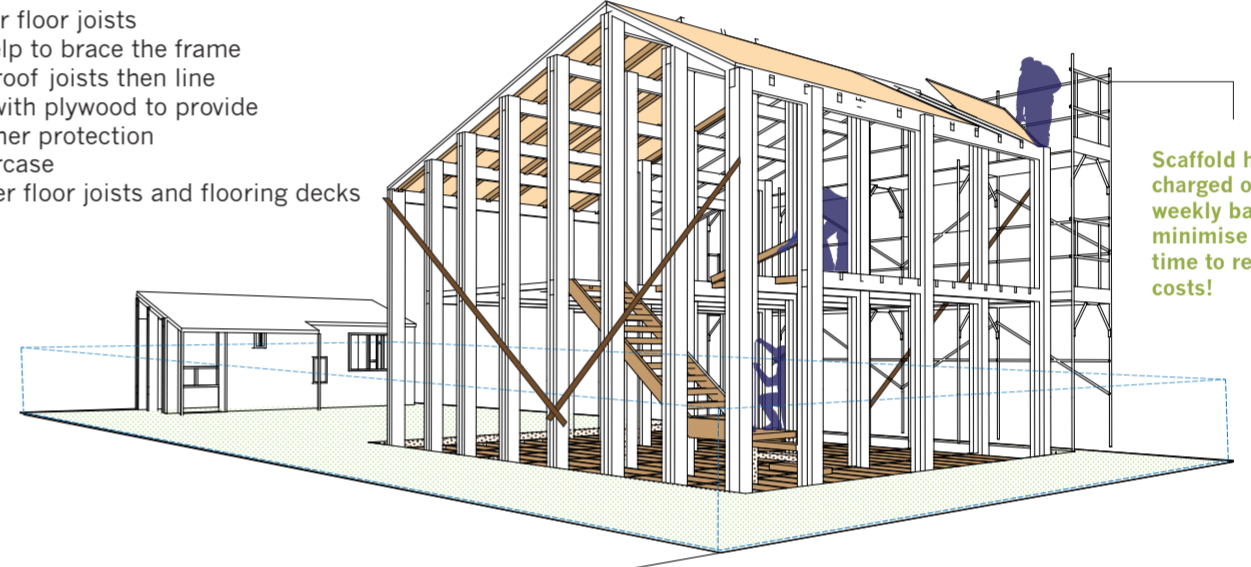
- Cast the foundations
- Arrange for utility connections from the network into the plot
- Lay drainage connections

foundations

utility cables & drainage

Stage 4: Bracing the Frame

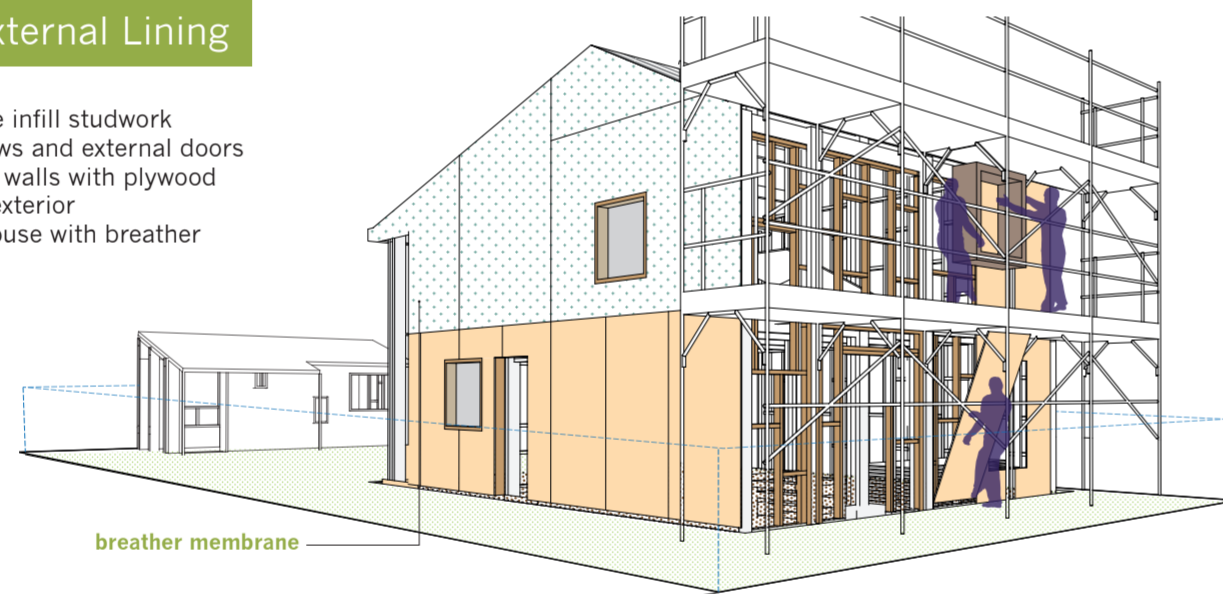
- Insert lower floor joists - this will help to brace the frame
- Construct roof joists then line externally with plywood to provide some weather protection
- Install staircase
- Insert upper floor joists and flooring decks



Scaffold hire charged on weekly basis - minimise hire time to reduce costs!

Stage 5: External Lining

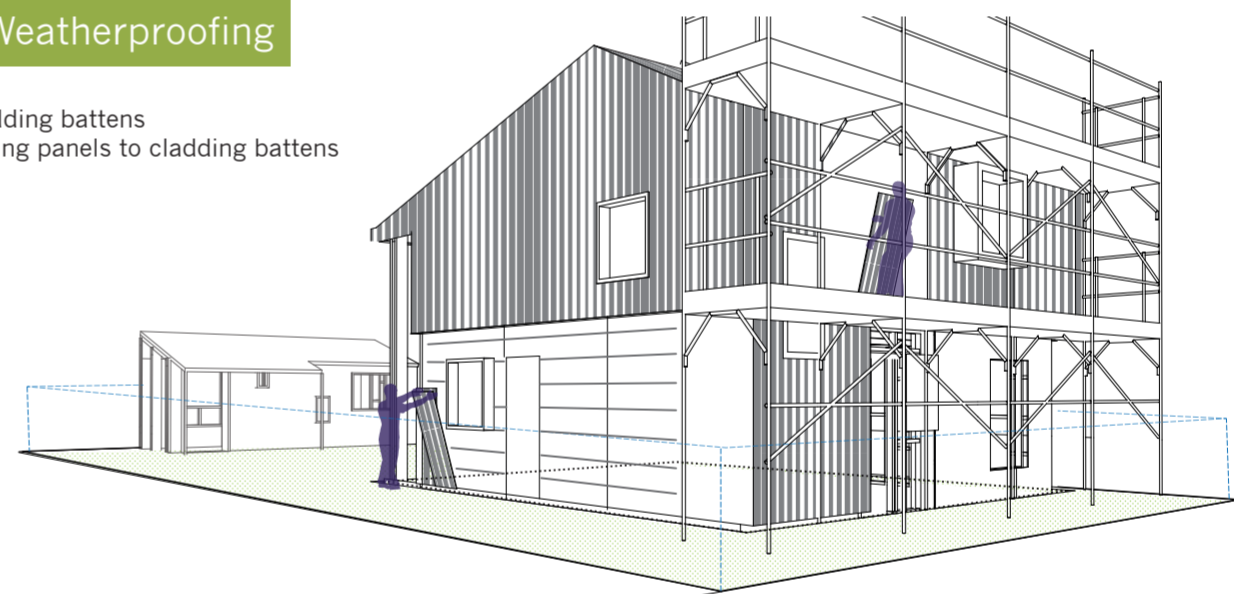
- Construct the infill studwork
- Install windows and external doors
- Line external walls with plywood sheathing on exterior
- 'Wrap' the house with breather membrane



breather membrane

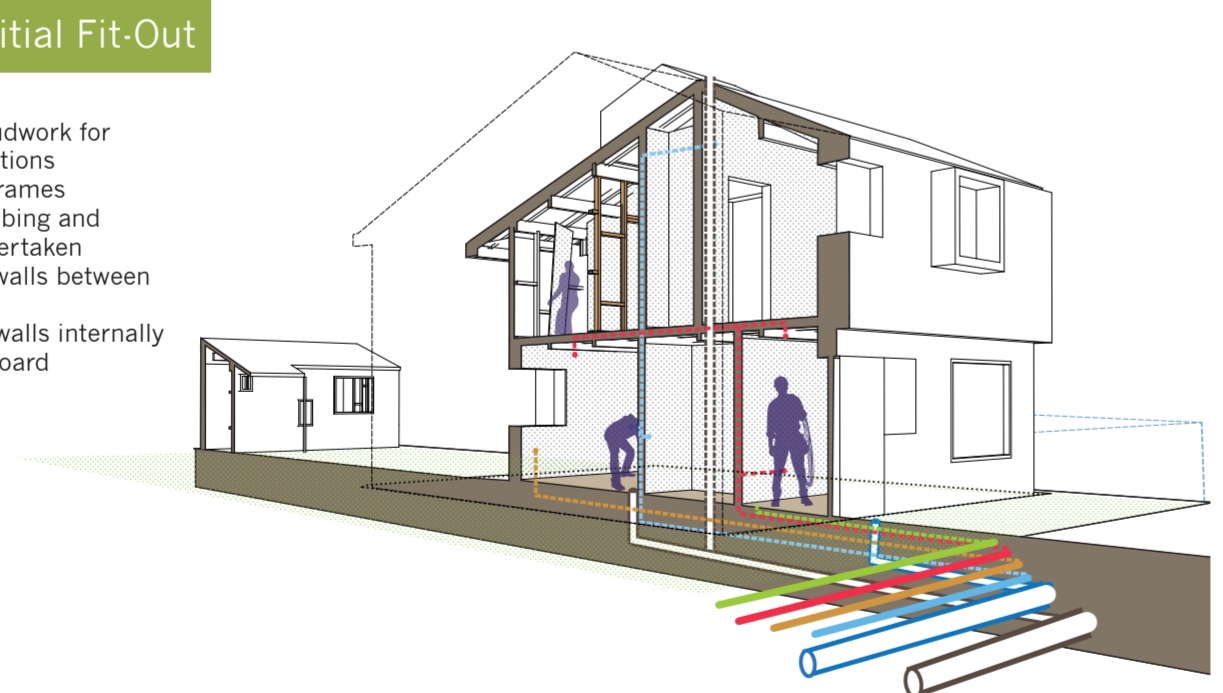
Stage 6: Weatherproofing

- Attach cladding battens
- Affix cladding panels to cladding battens



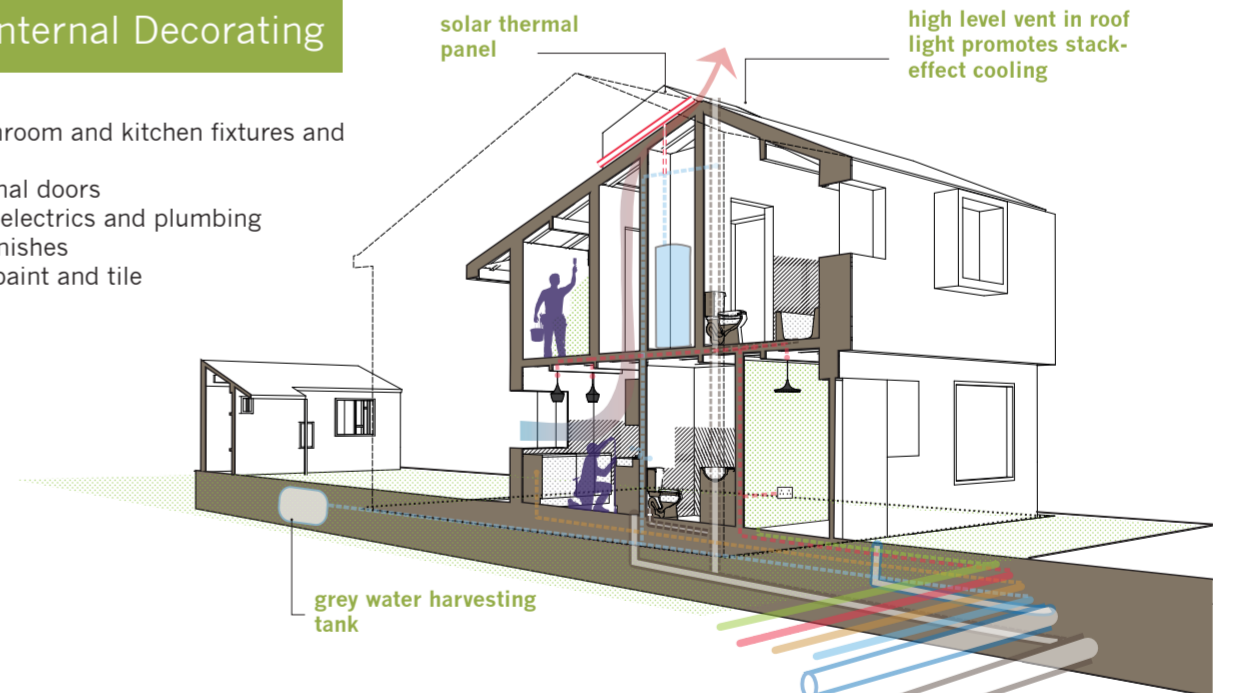
Stage 7: Initial Fit-Out

- Construct studwork for internal partitions
- Install door frames
- First-fix plumbing and electrics undertaken
- Insulate the walls between studwork
- Line-out the walls internally with plasterboard



Stage 8: Internal Decorating

- Install bathroom and kitchen fixtures and fittings
- Hang internal doors
- Second fix electrics and plumbing
- Lay floor finishes
- Decorate: paint and tile

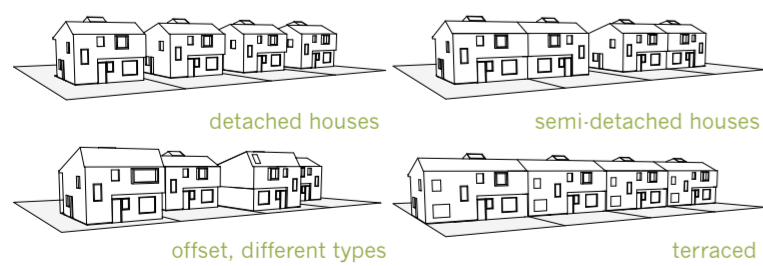


solar thermal panel

high level vent in roof light promotes stack-effect cooling

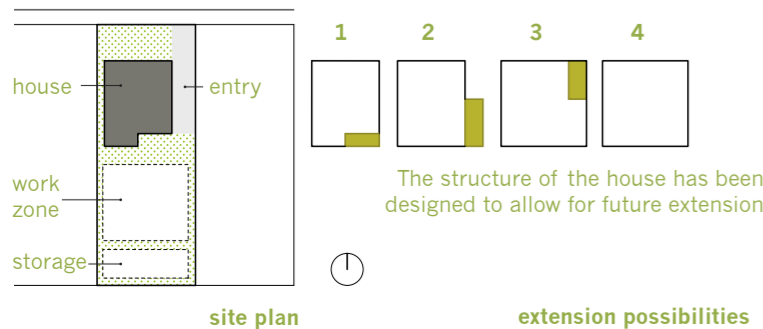
grey water harvesting tank

DESIGN & LAYOUT

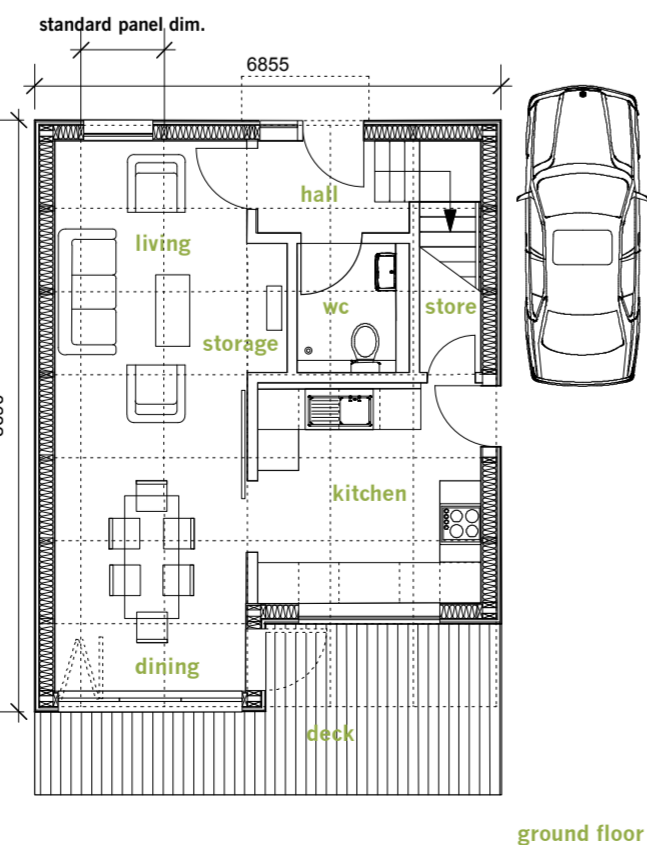


Multiple versions of the house can be arranged in different configurations to suit individual builds, groups or communities

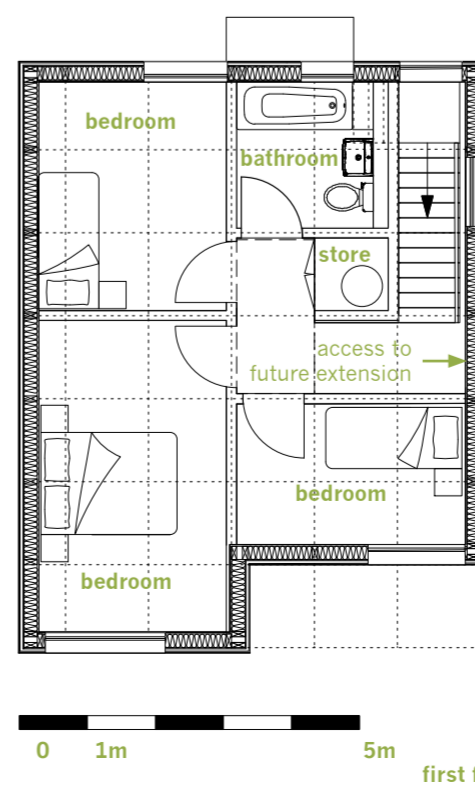
streetscape possibilities



The structure of the house has been designed to allow for future extension



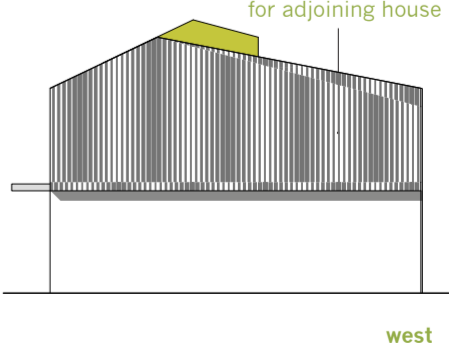
ground floor



first floor

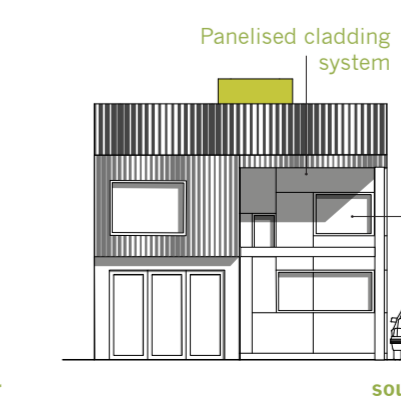


Solid timber entrance door north



blank facade allows for adjoining house

west



Panelised cladding system

Double glazed timber windows with opening lights

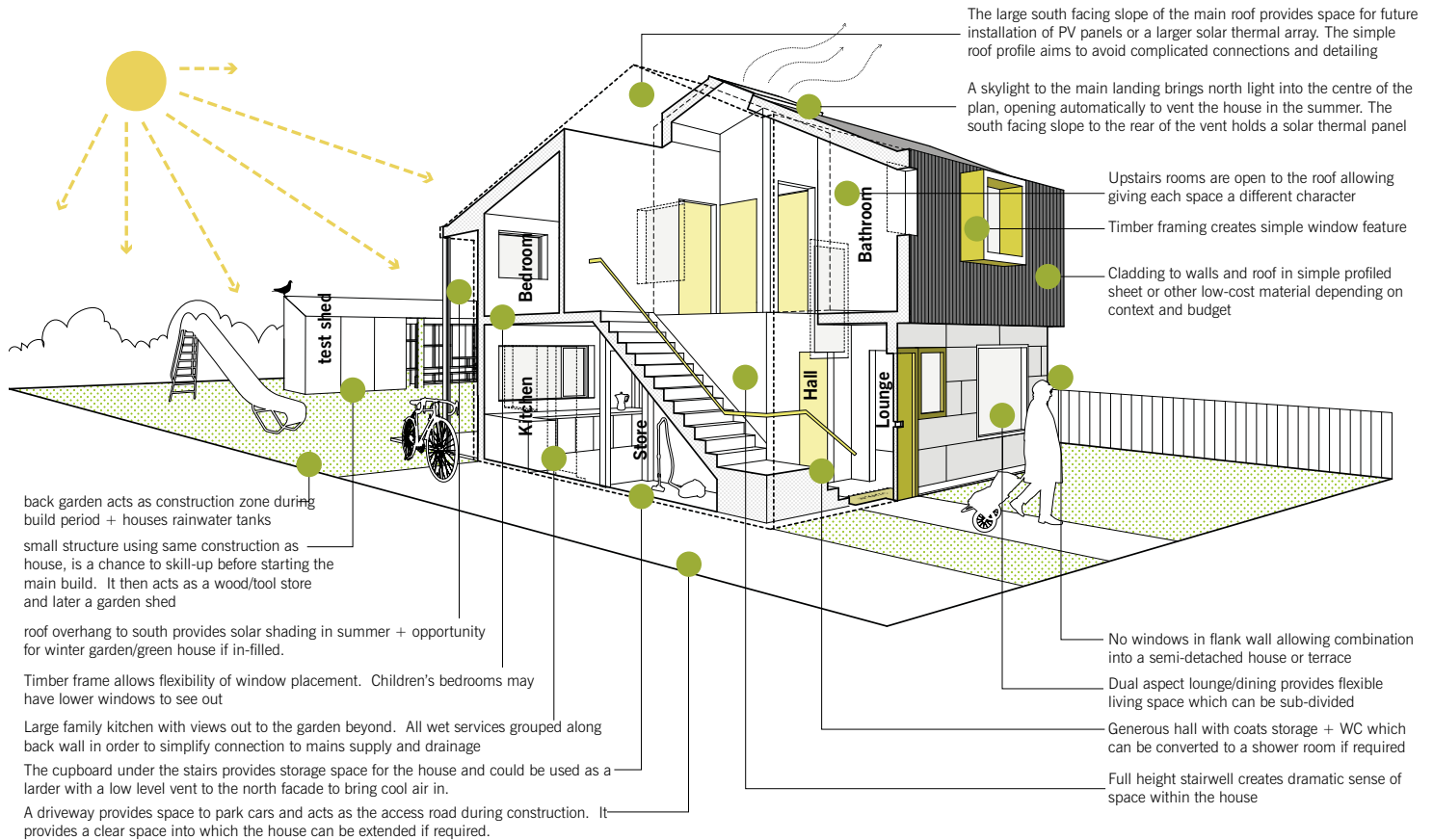
south



low-cost cladding

east

Self build on a shoestring : Cost report



Introduction

Our strategy has been to approach this project from the perspective of a self builder, thinking about where materials are most likely to come from, using readily available, standard sizes as well as making provision and tolerances for learning skills on the job. We have designed the house to minimise the amount of sub-contracted labour required and have highlighted stages where more help may be needed (eg. from friends and family) as well as those stages which rely on hired plant or equipment on a time charge basis and so should be as short as possible. Our specification is pared back to necessities and aims to reduce material usage, prioritising quality and variety of spaces over high end finishes but at the same time giving the house a distinct character which can be adapted in the future. Ecological features such as a solar thermal system to heat hot water, rainwater harvesting to flush wc's or water plants and natural ventilation using the stack effect via the opening sky light, all help to reduce long term running costs. The building uses passive solar design principles with larger opening to the south, facing the garden and smaller openings to the north, facing the street. Heat loss is reduced by high levels of thermal insulation to the external envelope.

Works Package	Construction Element	Materials	Labour	Total
Works Package 1	Set up, Clearance, Demolitions....	£ 3,275.00	£ -	£ 3,275.00
Works Package 2	Foundations (up to DPC)	£ 2,260.00	£ -	£ 2,260.00
Works Package 3	Ground Floor Slab or Suspended Floor	£ 1,630.38	£ -	£ 1,630.38
Works Package 4	Drainage & Service Trenchwork	£ 2,750.00	£ -	£ 2,750.00
Works Package 5	Specialist Building System (eg timber frame, SIPs, etc if applicable)	£ 2,079.07	£ -	£ 2,079.07
Works Package 6	External & Internal Walls	£ 5,153.13	£ -	£ 5,153.13
Works Package 7	Intermediate Floor Zone (if applicable)	£ 1,052.38	£ -	£ 1,052.38
Works Package 8	Fireplace & Chimney (if applicable)	£ -	£ -	£ -
Works Package 9	Roof Structure, Insulation & Covering	£ 3,339.67	£ -	£ 3,339.67
Works Package 10	Joinery (Windows, doors, stairs, skirtings...)	£ 9,024.53	£ -	£ 9,024.53
Works Package 11	Specialist Products (eg: Eco products...)	£ 4,465.00	£ -	£ 4,465.83
Works Package 12	Electrical Installation	£ 1,628.16	£ 500.00	£ 2,128.16
Works Package 13	Plumbing Installation	£ 2,280.00	£ 500.00	£ 2,780.60
Works Package 14	Heating Installation	£ 1,279.00	£ 500.00	£ 1,779.00
Works Package 15	Plastering (or dry-lining)	£ 1,187.38	£ 1,924.50	£ 3,111.88
Works Package 16	Kitchen and Utility Units (+ appliances)	£ 2,832.00	£ -	£ 2,832.00
Works Package 17	Decorations & Wall Ceramics	£ 536.61	£ -	£ 536.61
Works Package 18	Floor Finishes	£ 680.00	£ -	£ 680.00
	TOTAL	£ 45,452.31	£ 3,424.50	£ 48,878.24

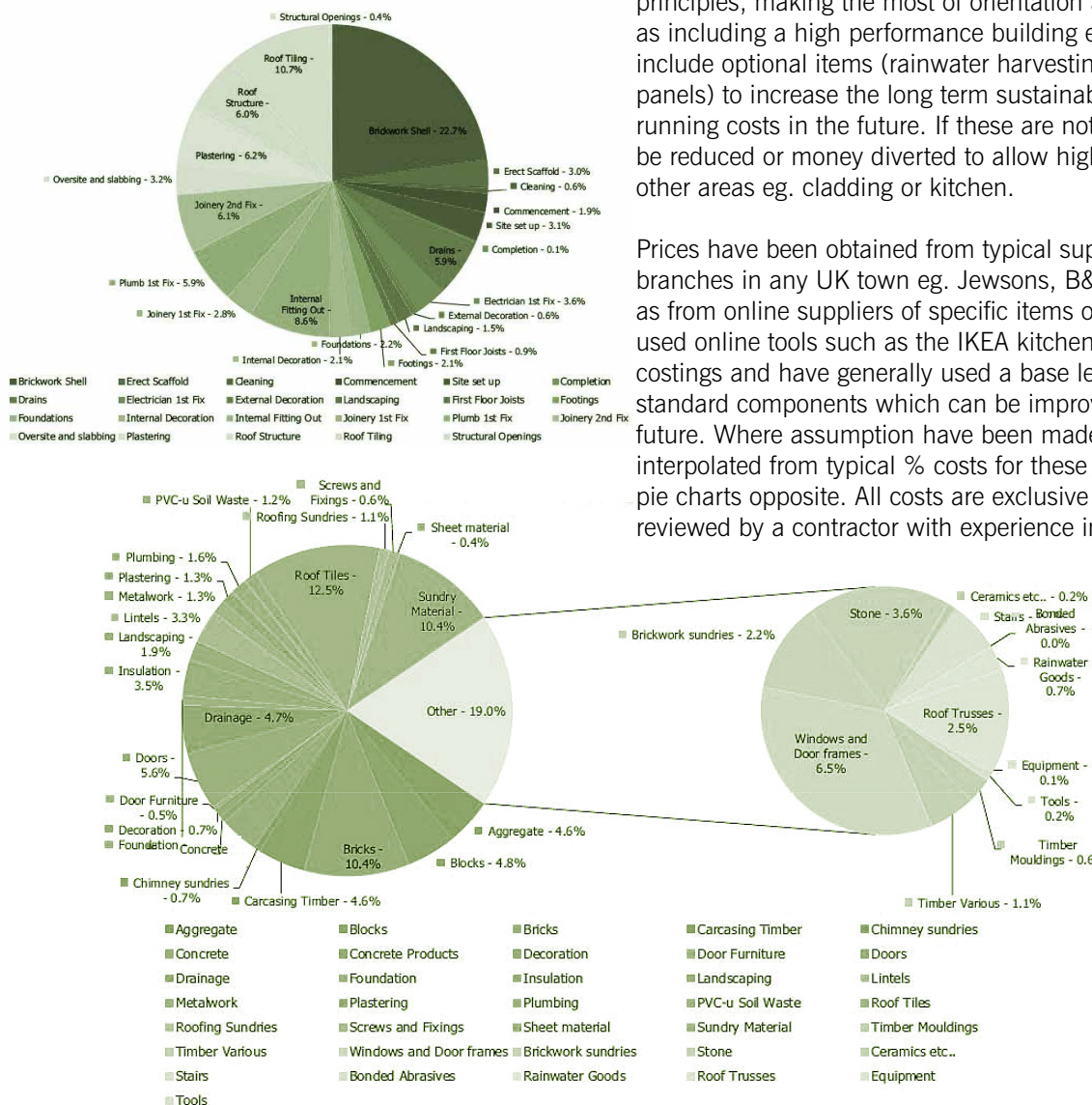
Approach to costing

Our first move was to assess the information and support currently available to the self builder in terms of costings and prices. Some national builders merchants offer a self-build costing service, although after several attempts to contact our local branch with outline plans, we have concluded this is not a well used system. For outline costs, *Home Building and Renovation* magazine publish a monthly build cost indicator, based on completed self build projects. More detailed advice is also available from www.mybuildingproject.co.uk for around £200. The figures below, based on the proposed area of our design (88m²) and build route A (mainly DIY with specialist work subcontracted), suggest a build cost between £70,840 and £92,840. The lower figure is still over £20,000 more than the £50,000 target. Working back from this target gives a cost/m² of £568. The design is uses areas from the *London Housing Design Guide* as a base standard, our approach has therefore been to alter the specification rather than reduce the areas.

TWO STOREY		BUILD ROUTE A (DIY + Subbies)			BUILD ROUTE B (Subbies)			BUILD ROUTE C (Builder/Subbies)			BUILD ROUTE D (Main Contractor)		
		Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent
90-130m ²	Greater London	1055	1221	1499	1117	1293	1588	1179	1364	1676	1241	1436	1764
	South-East	926	1070	1315	980	1133	1393	1034	1196	1470	1089	1259	1548
	NW, SW, East & Scotland	842	975	1198	891	1032	1268	941	1089	1339	990	1147	1409
	Mids, Yorks, NE & Wales	805	932	1144	852	987	1212	899	1042	1279	947	1097	1346
131-220m ²	Greater London	889	1076	1364	941	1139	1445	993	1202	1525	1045	1266	1605
	South-East	780	944	1197	826	1000	1267	871	1055	1338	917	1111	1408
	NW, SW, East & Scotland	709	859	1089	751	910	1153	792	960	1217	834	1011	1281
	Mids, Yorks, NE & Wales	678	821	1041	718	869	1102	758	918	1163	798	966	1225
221m ² +	Greater London	820	1050	1318	868	1111	1395	916	1173	1473	965	1235	1550
	South-East	720	920	1156	762	974	1224	804	1028	1293	847	1083	1361
	NW, SW, East & Scotland	654	837	1052	693	887	1114	731	936	1176	770	985	1238
	Mids, Yorks, NE & Wales	626	800	1006	663	847	1065	700	895	1125	737	942	1184

The guidance figures above are based on an assumed standard spec (concrete blockwork walls with a facing brick and concrete interlocking tiles on the roof). Typically, bricks, blocks and roof tiles represent around 30% of the total build cost, we have therefore targeted these areas for more cost effective solutions such as profiled sheet materials, render or larger format tile hanging. We have also worked on the basis that the self builder is likely to desire something other than a replica of the standard product available from large housing providers and is more likely to be able to make value judgements regarding quality of space and aesthetics if they are involved in the process of design. The building has been designed to passive solar principles, making the most of orientation and layout as well as including a high performance building envelope. The costs include optional items (rainwater harvesting system, solar thermal panels) to increase the long term sustainability and reduce running costs in the future. If these are not desired, the cost may be reduced or money diverted to allow higher specification in other areas eg. cladding or kitchen.

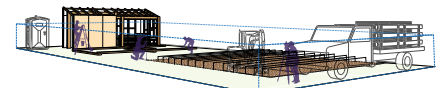
Prices have been obtained from typical suppliers who may have branches in any UK town eg. Jewsons, B&Q, Screwfix as well as from online suppliers of specific items or systems. We have used online tools such as the IKEA kitchen planner to inform our costings and have generally used a base level specification using standard components which can be improved or altered in the future. Where assumption have been made, these have been interpolated from typical % costs for these elements, based on the pie charts opposite. All costs are exclusive of VAT and have been reviewed by a contractor with experience in self build projects.



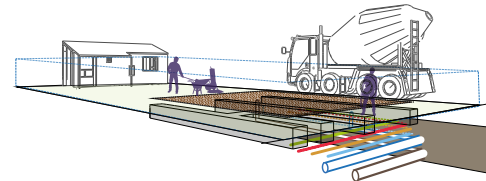
Above: Information from the build cost guide, *Home building & Renovation* magazine. Right: Top breakdown of typical cost by build phase, below breakdown of typical cost by material. From the *Ultimate build cost guide* *HB+R Magazine*

Detailed cost breakdown

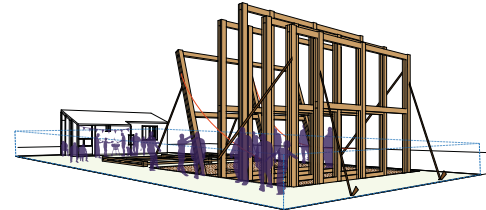
Work Packages	Description/Assumptions	amount	rate	material cost	labour rate	labour cost	total cost
Set up, Clearance, Demolitions....	Allowance for construction of wood store, temporary materials store and trial frames, Site hoardings and clearance Portable WC hire	4 months (17 weeks)	£25/week				2000
	Scaffold Hire for 4 weeks	4 weeks	£850/4 wks				425
Foundations (up to DPC)	600x600 deep Concrete strip foundations Dwarf walls in concrete block to DPC level Timber sole plate fixed to dwarf wall structure Allowance for foundations (including DPC) Bbb-cat / mini excavator hire	2 days/weekend	110				850
Ground Floor Slab or Suspended Floor	Timber suspended floor 45x95mm C16 floor joists on joist hangers, fixed to main frame at 400mm centres. Allowance for joist hangers and fixings	110 linear meter	£5.67/linear meter				2150
	100mm Ecotherm rigid foam insulation on top of joists	Approx 12 boards required	31.75/board		381		150
	18mm Spruce pine boards 1220x2440mm with tongue and groove joints	46m2 area, approx 16 boards	29.73/sheet				381
Drainage & Service Trenchwork	Trench for foul drain connections, electricity main, gas, water and comms Trench for storm drain connections	1 no trench 2 no gutter runs +2 no downpipes					110
	Allowance for service trenchwork						2750
Specialist Building System (eg timber frame, SIPs, etc if applicable)	Timber portal frame system						
	Frame type 1 approx 57.3 linear m of 200x50mm C24 timber joists	4no.	£4.17/linear meter	4 x £238.94			955.76
	Frame type 2 approx 56.1 linear m of 200x50mm C24 timber joists	4 no.	£4.17/linear meter	4 x £234			936
	General purpose M12 threaded coach bolts 200mm with nuts (72 for frame type1, 88 for frame type 2)	approx 160 (7 packs of 25)	£11.39/25		79.73 n/a	n/a	79.73
	M12 washers	approx 160 (2 packs 100)	£3.79/100		£7.58 n/a	n/a	£7.58
	Extra over for sundry fixings						100
External & Internal Walls	Timber studwork infill to main frame forms external walls, 150x50mm SW timber stud	Approx 660 linear meters of timber	£3.73 per linear meters of timber	2.4m lengths (275 lengths)			1025.75
	Screw fixings for external wall studwork, Turbogold 6x100mm self driving wood screws	approx 3.63 fixings/linear meter, 660 linear meters	£9.28/100 (24 boxes required)	24 x £9.28			222.72
	120mm Ecotherm rigid insulation between rafters	140m2 area, approx 33 sheets >20 sheets) required	£37.55 (for >20 sheets) required		1239.15		1239.15
	Lining externally with 18mm OSB3	Building envelope approx 140m2, 1 board = 2.97m2 so approx 50 boards required	Approx £25/board (1220x2440m)	50 x 25			1250
	Tyvek Housewrap breather membrane	1 roll = 1.4x100mm approx 130m2 coverage	98.96/roll				98.96
	19x 38mm SW timber battens at 600mm centres	approx 333 linear meters required	£0.35/linear meter		116.55		116.55
	Cladding material - approx £7.50/m2 target price. Material TBC	140m2	£7.50/m2		1050		1050
	allowance for sundry fixings etc						150
Intermediate Floor Zone (if applicable)	Timber joists, short spans between main frames, 45x95mm C16 floor joists, screw fixed into ends of joists with staggered layout	110 linear meter	£5.67/linear meter		110 x 5.67		623.7
	18mm Spruce pine boards 1220x2440mm with tongue and groove joints	Approx 42m2, 14 boards	29.73/sheet				416.22
	Screwfixings, 300 x SPAX 4.5x60mm flooring screws	Approx 12 fixings/board, 15 boards	300 x SPAX flooring screws		12.46		12.46
Fireplace & Chimney (if applicable)	N/A						
Roof Structure, Insulation & Covering	Roof structure formed of main frames (see building system) with overlaid rafters						
	Timber rafters 50x150mm planed square edge SW timber at 400mm centres	Roof area = approx 60m2, 152.5 linear meters rafters	5.67/linear meter		865		865
	120mm Ecotherm rigid insulation between rafters	60m2 area, approx 15 sheets >20 sheets) required	£37.55 (for >20 sheets) required		563.25		563.25
	Lining to roof structure in 18mm OSB3 sheets	approx 60m2, 20 boards	Approx £25/board (1220x2440m)	20 x 25			500
	Screwfixings to OSB lining (approx 12 fixings/board) 20 boards = 240 screws	240 300 x SPAX 4.5x60mm flooring screws			12.46		12.46
	Tyvek Housewrap breather membrane	1 roll = 1.4x100mm approx 130m2 coverage	98.96/roll				98.96
	Cladding to roof as per walls - material TBC, target rate = £7.50/m2	60m2		£7.50 x 60			450
	Allowance for sundry fixings and trims						500
	Allowance for framing out roof light opening and lining						350
Joinery (Windows, doors, stairs, skirtings...)	Staircase, Jeldowen timber staircase with timbers stringers and intermediate landing, 900mm wide. Including spindles and posts as required mop handle timber handrail on brackets	1 no.					479.16
	Back door 1 no external pine door (2XG door with vision panel)	1 no.	£124.70 each				100
	2 no weatherboard drips	2 no.	£18.93 each				124.7
	3 no satin aluminium threshold draught excluders	3 no.	£14.64 each				37.86
	1 no satin chrome letter plate	1 no.					43.92
	door viewer	1 no.					14.75
	cover escrutcheon	1 no.					1.68
	3 x mortice deadlock	3 no.	£39.08 each				3.07
	2 x yale lock	2 no.	£30.73 each				57.24
	Pair of satin chrome eurospec bolts a keysSecurity door)						61.46
	Glazed timber framed side door, shaker style oak frame door	1 no.	£225				14.94
	3 no external door frames	3 no.	£58.49 each				225
	Jeldowen sliding folding door (2.7m iwde, 3 panels) Oak frame	1 no.	£1725 for doors + fixings				175.47
	3 no external door frames	3 no.	£79.16 each				1725.3
	Premdor plywood F30 front door (exterior)	1 no.	£79.16 each				175.47
	8 no softwood door frames	8 no.	£21.60 each				79.16
	1 no bespoke timber sliding door, Allowance for materials (plywood + SW frame)	1 no.					172.8
	1 x geze Rolan track R40 24, 2350mm for sliding door	1 no track + fixings	£37.43				59.46
	locks and latches to bathroom doors						37.43
	Sercotzti Uno Door handle pack (includes hinges, mortice latch and handles)	7 no sets	£9.59 each				12.6
	7 no internal flush paint grade + doors	7 doors	£17.99 each				67.13
	50mm bullnose architrave (approx 5.1 linear m per door side)	85 linear meters	£1.14/linear meter				125.93
	100mm rounded bullnose SW skirting, 29.5m on GF, 47.9 m on FF	77.4 (80) linear meters	£2.35/linear meter				97
	Allowance for specialist joinery eg frame to front window and built in shelves/cupboards						188
	Automatic opening vent rooflight with integral kerb to landing area, triple layer polycarbonate	1 no.					400
	Timber frame double glazed casement windows	10no, approx 245m2	£13.37/m2				1020
	Allowance for other fixings, hinges, screws and brackets and handles (3 no external)						3275
Specialist Products (eg: Eco products...)	Solar thermal connector system package						250
	Rainwater harvesting system 4000L						2800
	Connections and groundwork related to above included in drainage and service trenchwork						0
Electrical Installation	1 no consumer unit, 10 way unit with RCD's	1 no.	£44.58 each				44.58



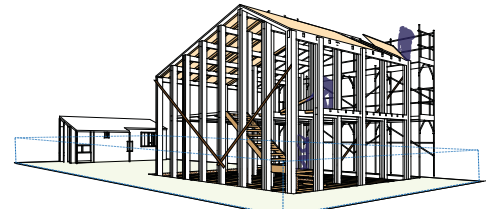
Site set-up costs include Portaloo hire, hoardings, construction of trial structure/materials + tool store



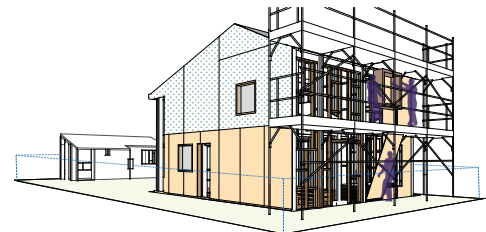
Simple strip foundations + drainage trench dug using mini excavator hired for a weekend



Repeating timber frames form main structure, bolted connections ease construction. More people required to help on site today



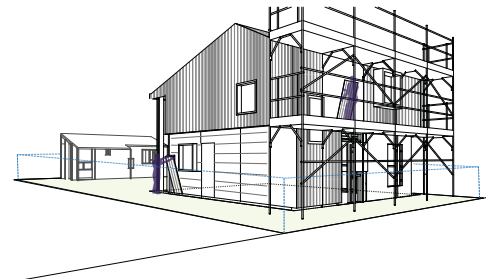
Floors and roof lined out to create safe working platforms, staircase installed for access



Scaffold hire for 4 weeks - It's worth getting this bit done quickly to reduce hire costs



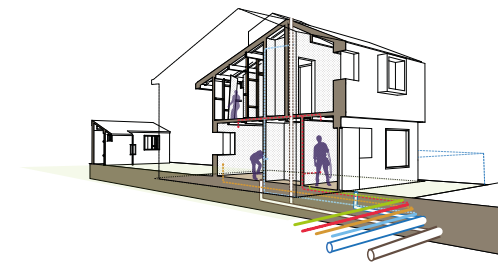
Cladding options based on profiled panel sheets fixed to timber battens. Target material cost < £10/m2 allows for Onduline, Hadley Ultra Steel, Marley big 6 profile or interlocking tiles.



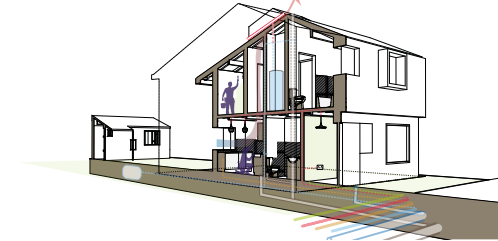
	Allowance for sockets and switches (assumes simple white face plates)	Assumes 14 no double sockets, 12 no switches, 4 no fused spurs, 1 no. cooker switch with 13A switched socket	Double switched sockets = £12, 4 x 4.25 = £17, 1 x 5.58 = £5.58	14 x 3.50 = £49, 12 x 1.00 = £12, 4 x 4.25 = £17, 1 x 5.58 = £5.58	83.58
	Pendant type fittings, with ceiling mounted fittings in kitchen and bathrooms	17 no. fittings, 2 no external lights			200
	electrician first fix (assume some subcontracted work. Eg connections to mains, checking and approving cable runs and socket connections)	rate calculated as 3.6% total build cost			1800
Plumbing Installation	plumbing first fix (some subcontracted work) Assume plastic pipework with clip fittings	rate calculated as 5.9% total build cost			2950
	Concealed cistern WC, Screwfix 'St Ives' Chrome plated toilet roll holder	2 no. £215 each			430
	Basin, Screwfix 'St Ives'	2 no. £126			252
	Basin mixer taps with pop up waste	2 no. £46			92
	Moretti Avant! thermo mixer shower	1 no. £149.17			149.17
	Kaldewei enamelled steel bath	1 no. £220.00			220
	Ideal Standard chrome brass bath taps	1 set £46.75			46.75
	Ideal standard bath waste and chain	1 no set £22.53			22.53
	32 mm waste 'P' type/ trap	2 no. £3.64 each			7.28
	Flat plane glass mirrors, 2.4mm thick mirror glass	2 no. £29.95 each			59.9
	Croydex Plain white shower curtain	1 no. £19.13			19.13
	Croydex shower curtain rod (2000mm)	1 no. £16.84			16.84
Heating Installation	4 no double panel convector radiators surface fixed, Acova Classic 2-Column Horizontal Designer Radiator White 600x812mm 2628BTU Worcester Bosch Greenstar 12 RI HE RSF Heating Boiler. Including connections and flue. The Greenstar 12RI is 90.1% efficient and is in the highest possible official efficiency category, SAP 2005 seasonal efficiency rating. Condensing boiler selected in order to allow solar HW system to be connected.	4 no. £125 each	calculated based on size of house with 12Kw output	£574.35 (boiler only), £ 689.22 including accessories	689
	2 no towel rads, chrome plated ladder type rail - surface fixed	2 no. £30 each			30
	6 no. Thermostatic radiator valves and lock shields	6no. £10			60
Plastering (or dry-lining)	Drylining in 2 layers 12.5mm layers GYPROC wall board, Gypsum plasterboard.	GF approx 118m2/80 boards, FF approx 140m2/100 boards. TOTAL approx 180 boards	£5.76/1200mm mx2440mm board (2.97m2)	1036	1036
	Plasterboard screws	Assume approx 20 fixings per board, 3 boxes of screws	£4.77/pack of 1000		14.31
	Drylining to underside of ceilings at ground and first floor, 2 layers 12.5mm GYPROC wall board	Approx 18m2 GF, 50m2 First floor, TOTAL 23 boards	£5.76/1200mm mx2440mm board (2.97m2)		132.48
	Plasterboard screws	Assume approx 20 fixings per board, 1 box of screws	£4.77/pack of 1000		4.77
	Plastering (subcontracted)	1 layer skim coat to walls and ceilings, Approx 326m2	Material cost approx £0.75/m2	244.5 labour rate approx £120/day	1924.5
Kitchen and Utility Units (+ appliances)	IKEA base units used as guide price (note price includes VAT, excluding this may mean higher spec possible on some items) corner base cabinet with shelf, Abstrakt white 120x60 cm base cabinet with shelves/2 doors, Abstrakt white 60 cm FA 166 FAKTUM, base cb f sink ut w drawers/1 door, Abstrakt white 60 cm, RATIONELL leakage tray, HOVSKÄR singlelever kitchen mixer tap stainless steel				109
	BOHOLMEN 1 bowl insert sink drain+str/wrtp stainless steel 70x50 cm				83
	ABSTRAKT door high-gloss white 60x70 cm				219
	RENLIG IWM60, integrated washing machine white 60x82 cm				60
	FA 100 FAKTUM base cabinet with shelves				33
	Abstrakt white 30 cm				400
	FA 122 FAKTUM base cabinet for oven Abstrakt white, 60 cm				46
	GÖRLIG oven stainless steel				50
	BÄRMHÄRTIG glass ceramic hob black 59 cm				180
	FA 100 FAKTUM base cabinet with shelves				180
	Abstrakt white 30 cm				46
	FA 157 FAKTUM corner base cab w pull-out fitting Abstrakt white, 120x60 cm				193
	FAKTUM sink cabinet white 60x70 cm				27
	RATIONELL leakage tray				5
	RATIONELL deep fully-extending drawer+damper silver-colour 60x45 cm				35
	Waste sorting bins and drawer fronts	Assorted			70
	ABSTRAKT door, high-gloss white, 60x70 cm	1 no. £33 each			33
	FROSTIG SC100/17 integrated fridge white 60x82 cm	1 no. £250			250
	FA 105 FAKTUM base cabinet with shelves/2 doors Abstrakt white 80 cm	1 no. £100 each			100
	FA 203 FAKTUM wall cabinet Abstrakt white 60x70 cm	4 no. £61 each			244
	LUFTIG extractor hood stainless steel 400 m/h				100
	Flexible Flue pipe for extractor				8
	PRÄGEL worktop white 620 mm				135
	Cover panels and plinths				105
	Assorted handles, hinges and feet				121
Decorations & Wall Ceramics	2 coats White matt emulsion to internal plastered walls. Leyland Contract Matt Emulsion Paint Brilliant White 10Ltr	14m2/litre, approx 260m2 of walls, 4 tubs required	£19.69 per 10 litre tub		78.76
	White matt emulsion to internal plastered ceilings. Leyland Contract Matt Emulsion Paint Brilliant White 10Ltr	14m2/litre, approx 70m2 of ceilings, 1 tub required	£19.69 per 10 litre tub		19.69
	Any areas of exposed timber lining (eg. underside of ceiling in living room) Varnished with clear matt varnish - see allowance in floor finishes	30m2	£30/2.5L covers approx 30m2, 1 tins	1 x 30	30
	Sundry decorating (items eg. maskingtape, brushes, rollers etc)				100
	Tiling to kitchen	approx 6m2	approx £5.20/m2		31.2
	Ceramic tiling to shower, kitchen and bathroom areas 150mm square tile with grey grout	downstairs WC approx 4m2, bathroom, 10,8 m2	approx £5.20/m2	14.8x 5.2	76.96
	Allowance for tile adhesive, grout and sundries				200
Floor Finishes	Linoleum floor covering to kitchen, wc and bathroom areas	26m2	approx £20/m2	26 x 20	520
	Allowance for stair runner/floor paint	1 no runner/tin			40
	Finished with 2 x coats clear floor varnish. Eg Liberon high resistance floor varnish	60m2	£30/2.5L covers approx 30m2, 4 tins	4 x 30	120

49,878
122
50,000

Celebratory food and drinks !



Electrical and plumbing installations carried out by self builder with checking and main connection (eg boiler and consumer unit) by professional



Simple finished with some exposed timber save money and can be adapted at a later stage. Below are some examples of this approach.



These costs are used in order to illustrate our approach. They do not include VAT, professional fees, land, planning or building control charges, service connections, insurances and warranties. They do illustrate that with a bit of imagination a spacious, flexible and sustainable 3 bedroom family house can be built for less than £50,000