



Top 10 Hints for Self Build

- Finding the plot** – There are some amazing resources available now for self builders looking to secure a plot, www.plotbrowser.com or www.plotfinder.net are good examples of some of these resources. The key element to securing a plot is flexibility, the narrower your search options in terms of location, size and landscape, the longer you will be searching and often the more you will pay. This is where good imagination and being able to see the potential of a plot can help.
- Funding your project** – For the majority of self builders, a mortgage will be required to fund some if not all of the project. There is now much more choice in terms of self build lenders in the UK, Buildstore.co.uk are highly popular and Beattie Passive clients have also worked with www.maryrileysolutions.co.uk. Payments from self build mortgages will often be made in stages and released upon reaching key milestones in the project, it is very important when arranging your build programme that it works with your mortgage and you don't find yourself running short of funds in the middle of the project.
- Getting the design right** – Seek consultation as early as possible, even small changes to the design can have a big impact on future costs. Suppliers will speak to you at the earliest possible stage and by making some very minor amendments this can often lead to big savings! Remember, once planning is submitted there is often very little room for these changes.
- Fabric First** – As a self builder, you need to stick to a budget, this will mean that for the majority of projects you may not be able to incorporate everything that you would like. It is important to remember that you can continue to work towards your dream home for years to come, however there are some areas like your building fabric which will be difficult to upgrade later. Get this right first, and the rest can follow.
- Don't take the sales persons word for it** – When in contact with our sales team, they encourage you to challenge your suppliers and trades people to show you sites that they are working on and speak to previous clients about their experiences.
- The team** – There may be lots of trades people working on site at various times, ensure that processes are in place for trades to hand over to one another. Regular site meetings to discuss the build programme and trade cross overs can prove invaluable.
- Future proofing** – Assume the worst, assume that at some point there will be a disaster in the home, perhaps flooding, a lightning strike or a car crashing in to it. How will your building and the products within it react under these circumstances.
- What's included?** – Lots of suppliers will offer varying levels of services within their price. The cheapest may mean that items have been excluded and the real price could be much higher when looking at a whole project price. Make sure that you fully understand what you are getting for your money, and more importantly what you are not getting!
- Good kit doesn't mean a good product** – Remember that for most products within the project, there will be a product and often a designer and an installer. If one of these areas falls down then the impact can be catastrophic. Make sure that your supplier doesn't just have good kit, but also has good designers and installers.
- Testing and guarantees** – What testing has the service or product that you are purchasing been through, what guarantees and assurances are there that you are getting what you paid for? The performance gap within the construction industry can be huge, don't be a victim to it.





Simplifying Passivhaus

We provide an award winning, **innovative offsite manufactured timber frame build system** that guarantees the performance of Passivhaus, the gold standard of energy efficiency and ensures you have unique, low energy, high performance home. Our patented and **certified build system**, is designed and manufactured in the UK, delivering homes of the future, today.

Beattie Passive is the only company in the UK with **Passivhaus Certification for a complete build system** from the Passivhaus Institute in Germany. We are experts in Passivhaus and we work closely with you every step of the way, providing you with the peace of mind that you will own a high-quality home that is designed for you, by you with **very low energy bills** and a **healthier living environment**.



Passivhaus living - changing the way you live now for the future

Zero Carbon

Near zero energy bills giving you energy security for the future.

Flexible

Fully adaptable design your bespoke dream home as standard.

Healthy

Healthier, cleaner, fresher environment for you and your family.

Quality

Guaranteed high performance. Superior build quality that is fully tested.

Local

Built for locals by local people. Designed and manufactured in the UK.

Expertise

Passivhaus experts bringing your new home to you, wherever you are.

Beattie Passive delivers quality, choice and flexibility. We work with you to reflect your individual character and the needs of you and your family, now and in the future. Bringing your dream home to a Passivhaus reality.

Experts in all things Passivhaus

For more information contact: 08456 449003 | www.beattiepassive.com