

6 The Grand Finale!

And now to build that space. Do you do it yourself or get a team of builders in who care as much about your space as you? Your architect can help you find people to help on site and you can either get stuck in yourself or stand back and watch your ideas and designs slowly appear. You may only do this once so it has to be right and a fitting end to all your hard work.

PROJECT MANAGEMENT

How are you going to manage the build - DIY/project managed/main contractor?

If you decide to project manage yourself you will save money on potential management fees but it will take up A LOT of your time. If you hand your project over to a main contractor you will need to pay their management costs but they are also taking on some of the risk. Everyone is different so understand your own strengths and weaknesses as well as how much time you can really give to the project.

TIPS AND LINKS:

If you are unfamiliar with construction you will be learning all the time. This is where an architect or project manager may benefit you- acting as translator between yourself and the builders.

BUILD COSTS:

Build costs can vary depending on the project procurement route and complexities of the site and build.

A DIY self build may be around £900-£1000 per square meter for build materials only providing your labour and management time is "free". With a main contractor taking on the build, rates may be between £1500 and £3000 per square meter depending on specification and complexity. These are build costs only to which VAT should be added if applicable.

Professional fees and fees payable to statutory undertakers (planning, building regulations, etc) should also be considered.

