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# Your options as a self- builder

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# Managing your Self Build



# Standard PM Options

**Depends on procurement route.....**

Design & Build Turnkey Contractor

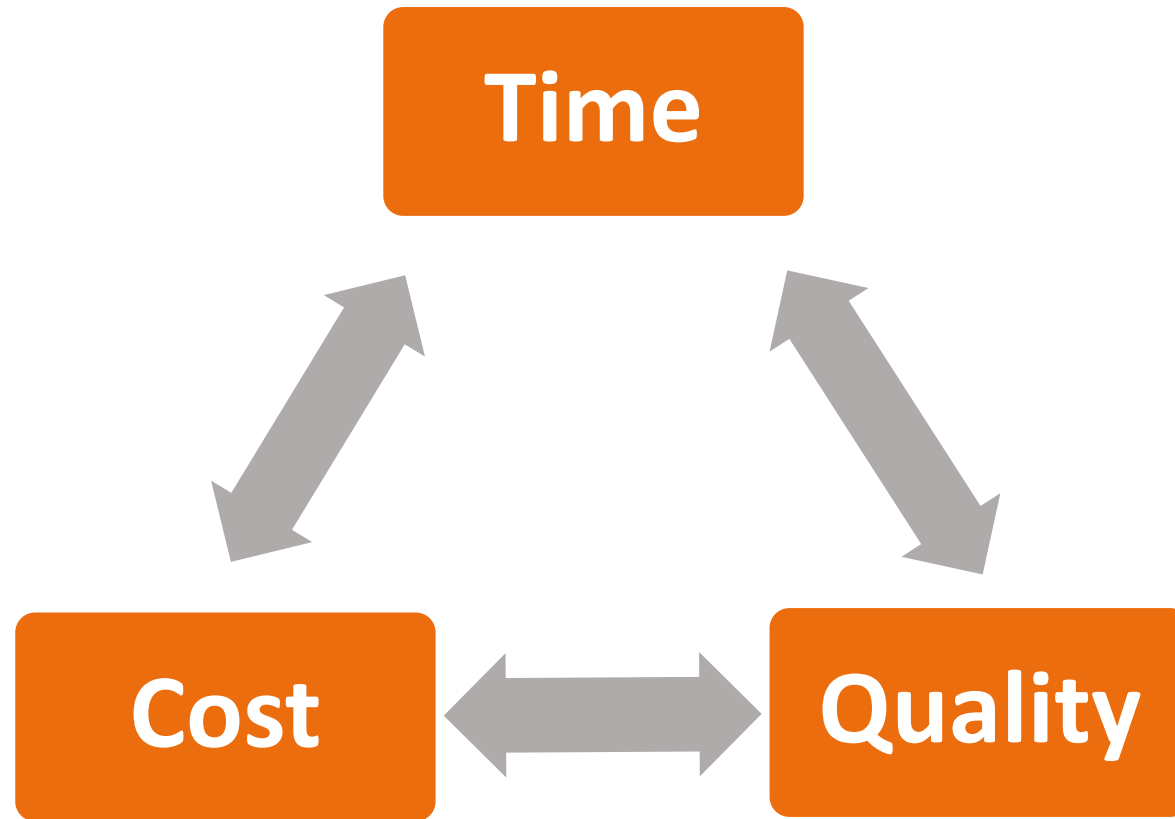
Main contractor / builder manages

An independent project manager

Client manages individual trades



Every project needs a project manager.  
Someone has to do it !





# Where Time is Critical

- Prepare realistic programme & monitor it
- Uphold supplier & contractual deadlines
- Information flow & timely client approvals
- Ensure clear payment terms & cash flow



# Where Quality is Critical

Review design documentation. Ensure detailed specification that makes sense

Suggest several potential contractors

Check against drawings and specifications

Regular inspections – How often?





# Where Cost is Critical

Comprehensive design for contractors to price

Comprehensive budget agreed before work starts  
(don't forget to include VAT)

Manage tender process (if designer not doing this)

Valuation of work & changes as project progresses





# What Contract?

JCT Standard Building Contract

JCT Intermediate Building Contract

SBC Minor Works Building Contract

SBC Standard Building Contract

SBC Minor Works Building Contract

Who is going to administer the contract – an Architect,  
QS, PM



# Budgets & Cost Plans



Will depend on level of design information available

May start out as a £ / M2 rate based on some initial parameters

May evolve to be a detailed measured set of values from a completed design

Key is to ensure everything is allowed for (eg: landscaping & new utility connections)

## Should I be the PM?

### Options available to you as a client

1. How much time and skill to complete the tasks
2. Get the best team around you, work with self build specialists
3. Become the best self builder/client you can – RESEARCH
4. Fix your budget, design and construction method as early as you can
5. Confirm everything in writing and use an established contract