

Self Project Management Guide

You've had the idea and long discussions and now you would definitely like to have the change to your home, as long as you can afford the cost.

Where do you start? In this guide I've tried to cover all the issues that need to be considered in the process of working up to employing a builder and overseeing the work to completion. The order is roughly as you might approach them in the actual process:

1. Budget
 - 1.1 Contingency
2. Planning
 - 2.1 Drawings
 - 2.2 Architect
 - 2.3 Structural Engineer
 - 2.4 Material Samples
3. Building Regulations and Inspection
4. Appointing an Architect, Surveyor or Technician
 - 4.1 Drawing Approval
5. Room Data Sheets
6. Selecting a Builder
 - 6.1 Dirty Fingernails or Manicured Hands?
 - 6.2 Comparing Prices
 - 6.3 Builders Payments
 - 6.4 Contract
 - 6.5 Insurance
 - 6.6 Insurance Backed Guarantee
 - 6.7 Surety Bonds
7. Quality and Workmanship
 - 7.1 Photo diary
 - 7.2 Qualifications
 - 7.3 Trade Associations
8. Health and Safety
 - 8.1 Construction (Design and Management) Regs
 - 8.2 First Aid
9. Programme of Works
 - 9.1 As-built programme
 - 9.2 Variations
10. Your Part in Assisting the Building Works
11. Completion
 - 11.1 Snagging
12. Other Issues to Consider
 - 12.1 Material Wastage
 - 12.2 Skips
 - 12.3 Demolition
 - 12.4 Asbestos
 - 12.5 Incoming Services
 - 12.6 Drains and Sewers
 - 12.7 Trees
 - 12.8 Injection Damp Proofing and Timber Treatments
 - 12.9 Neighbours
 - 12.10 Party Walls
 - 12.11 Listed Buildings
 - 12.12 Grants
 - 12.13 Green Building
 - 12.14 Self Build
13. Disclaimer