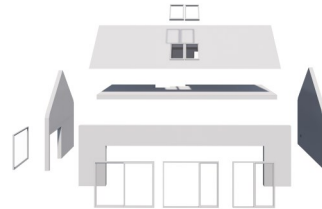
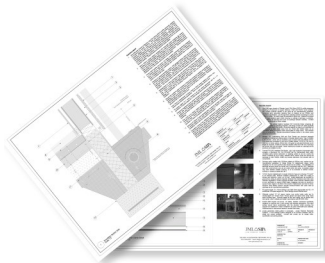
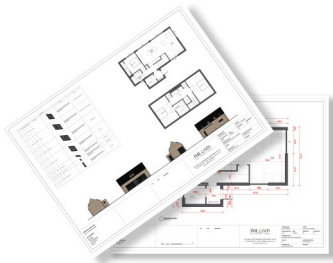


STANDARD HOUSE TYPE PRICE LIST

EFFECTIVE MAY 2023



House Type	GIA	Planning	Building Warrant	Kit Supply	Kit Erection
JÖRO 2	88m ²	£3,500	£3,800	£55,000	£10,900
JÖRO 3	116m ²	£3,500	£3,800	£76,000	£14,500
HJEM 1	120m ²	£3,500	£3,800	£69,000	£14,000
NORD 1	129m ²	£3,500	£3,800	£65,000	£12,500
NORD 2	158m ²	£3,500	£3,800	£99,000	£18,000
NORD 2.1	191m ²	£3,500	£3,800	£107,000	£19,000
NORD 2.2	191m ²	£3,500	£3,800	£108,000	£19,500
		THIS INCLUDES: Drawing/design package suitable for planning application Handling of the planning application Use of design at specific site THIS EXCLUDES: Alterations/ amendments to planning application once submitted Local Authority planning application fees Planning consultant fees if required Planning appeal fees if required Site visit travel expenses	THIS INCLUDES: Drawing package suitable for building warrant application Handling of the warrant application SAP calculation THIS EXCLUDES: Structural Engineers fees Local Authority building warrant application fees Topographic survey Site visit travel expenses Air tightness test on completion	THIS INCLUDES: Full structural SIPs kit (walls, roof, first floor structure, first floor deck, fixings, external windows & doors. See detailed specification for more info) THIS EXCLUDES: External finishes Internal finishes Site specific structural requirements Site visit travel expenses	THIS INCLUDES: Structural kit erection to 'wind & watertight' stage including fitting of breather membrane externally Fitting of windows and external doors into openings THIS EXCLUDES: Accommodation / subsistence for workforce where required Scaffold, Site welfare, telehandler, craneage etc



All costs are estimated, based on our standard specification and are indicative until further site details are determined. Site conditions may have a bearing on the kit cost, we would be happy to prepare a personalised quotation based on your project specific requirements and give an accurate cost assessment subject to design and engineering. Kit components will form the structure of the building and consist of the shell formed in SIPs, external membranes and external doors and windows. The industry term for this stage is wind and watertight. For full details of our standard specification, please contact us to discuss your project in more detail. We have experienced construction professionals on hand to advise you at every stage of the build.

STANDARD RANGE KIT SPECIFICATION

Drawings	Description
Planning Permission Drawings	On receipt of a signed contract and deposit, architectural drawings of the building design for planning submission purposes will be provided
Building Warrant Drawings	Technical drawings for the design will be prepared and issued once we are instructed to proceed. NB. Neither drawing package will include site specific drawings, information or submission of the application unless we are appointed to complete the Planning and Building Warrant services overleaf
Ground Floor	Description
DPC	Damp proof course
Soleplate	Perimeter timber to take base plate
Internal Load Bearing Walls	Description
Hemsec SIPs	As detailed by structural engineer
Timber studwork	Sized by engineer
Internal Non-Load Bearing Walls	Description
Timber studwork	As detailed by structural engineer
External Wall Panels	Description
Hemsec SIPs	SIPs as detailed by structural engineer
Breather Membrane	Corotop or specification appropriate for external finish
Structure	Structural timber columns, beams, and other structural elements as required
First Floor	Description
Floor Joists	Posi-joist system with open-web allowing for the installation of services such as pipework, cabling, mechanical heat recovery systems and other services
Flooring	22mm Egger P5 moisture resistant T & G chipboard
Roof	Description
Hemsec SIPs	SIPs as detailed by structural engineer
Roofing Membrane	Corotop or equal
Structure	Structural timber columns, beams, and other structural elements as required
Vapour Control Layer	Description
External Walls and Ceiling	Installed at external junctions to allow follow on contractor to complete after kit erection to seal the external envelope
Windows and External Doors	Description
NorDan aluminium clad triple glazed	Further options available depending on required specification. Anthracite finish
Rooflights	Description
Velux triple glazed with insulated frames and airtight flashings	Further options available depending on required specification. Anthracite finish externally, white internally
Kit Payment Terms	Description
10% non-refundable deposit with order	Covers structural engineering work, General Arrangement drawings & scheduling into manufacturing timetable.
40% prior to manufacture	Covers part of the cost of materials and the production of construction drawings for cutting the kit
50% prior to dispatch from the factory	Covers the remaining cost of materials and the manufacturing process, including internal stud walls, delivery etc.
Windows	Subject to individual manufacturers' payment terms
Kit Erection	On completion
VAT excluded on Price List	New builds designed as dwellings are zero rated, contact HMRC for further details. In summary, VAT is zero rated on construction services but not supplies. Packages with construction services included (Supply and erect) are zero rated. Supply only packages will be standard-rated (20%) but VAT paid on building materials can be reclaimed upon completion. Alternatively building materials (Supply only) are zero-rated when purchased via the contractor installing them.

For full terms and conditions please contact our team who will be more than happy to assist you.

5 STRATHEARN HOUSE, MAIDENPLAIN PLACE,
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