

## STANDARD HOUSE TYPE PRICE GUIDE

EFFECTIVE MAY 2026

House Type	GIA	Kit Supply	Kit Erection	Planning	Building Warrant
Aldr 1	123m <sup>2</sup>	£68,200	£14,500	£3,500	£3,800
Aldr 2	168m <sup>2</sup>	£88,000	£15,900	£3,500	£3,800
Arns 1	177m <sup>2</sup>	£97,900	£18,300	£3,500	£3,800
Arns 2	188m <sup>2</sup>	£102,000	£19,000	£3,500	£3,800
Dubh 1*	88m <sup>2</sup>	£56,800	£11,500	£3,500	£3,800
Dubh 2*	114m <sup>2</sup>	£68,800	£13,900	£3,500	£3,800
Jöro 2	89m <sup>2</sup>	£62,300	£10,900	£3,500	£3,800
Jöro 2.1	105m <sup>2</sup>	£75,400	£14,500	£3,500	£3,800
Jöro 3	117m <sup>2</sup>	£87,500	£14,000	£3,500	£3,800
Nord 1	129m <sup>2</sup>	£75,300	£13,500	£3,500	£3,800
Nord 1.1	141m <sup>2</sup>	£80,700	£14,200	£3,500	£3,800
Nord 2	158m <sup>2</sup>	£109,900	£19,000	£3,500	£3,800
Nord 2.1	192m <sup>2</sup>	£114,500	£20,000	£3,500	£3,800
Nord 2.2	192m <sup>2</sup>	£115,300	£20,250	£3,500	£3,800
Nord 3	188m <sup>2</sup>	£104,800	£20,680	£3,500	£3,800
Nord 3.1	214m <sup>2</sup>	£116,300	£22,470	£3,500	£3,800

\* Dubh range consists of hybrid design comprising part roof truss system over bedroom wing in-lieu of SIP and excludes insulation to this area

### This Includes:

Full structural SIPs kit (walls, roof, first floor structure, first floor deck, fixings, external windows & doors. See detailed specification for more info)

Structural kit erection to 'wind & watertight' stage including fitting of breather membrane externally

Drawing/design package suitable for planning application

Drawing package suitable for building warrant application

Fitting of windows and external doors into openings

Handling of the planning application

Handling of the warrant application

Use of design at specific site

SAP calculation

### This Excludes:

External finishes

Accommodation / subsistence for workforce where required

Alterations/ amendments to planning application once submitted

Structural Engineers fees

Internal finishes

Scaffold, Site welfare, telehandler, craneage etc

Local Authority planning application fees

Local Authority building warrant application fees

Site specific structural requirements

Installation of non-load bearing partitions

Planning consultant fees if required

Topographic survey

Site visit travel expenses

Planning appeal fees if required

Site visit travel expenses

Site visit travel expenses

Air tightness test on completion

### Understanding Your Costs

All prices provided are estimates based on our standard specification and are indicative only until full site details are confirmed. Site-specific conditions may impact the final kit cost. We would be pleased to provide a tailored quotation based on your project's specific requirements, including a detailed cost assessment subject to final design and engineering review.

GIA = Gross Internal Area (m<sup>2</sup>)

### What is a Kit?

Our kits comprise of the structural shell of the building, formed using Structural Insulated Panels (SIPs), along with external membranes, doors, and windows. This stage is commonly referred to in the industry as "wind and watertight."

For a comprehensive overview of our standard specification or to discuss your project in more detail, please contact us. Our team of experienced construction professionals is available to support you at every stage of the build.

5 STRATHEARN HOUSE, MAIDENPLAIN PLACE,  
ABERUTHVEN, PERTSHIRE, PH3 1GX

Tel: 01764 663271 Email: info@jmlsips.co.uk www.jmlsips.co.uk



## KIT PAYMENT TERMS

<b>10% non-refundable deposit with order</b>	Covers structural engineering work, General Arrangement drawings & scheduling into manufacturing timetable.
<b>40% prior to manufacture</b>	Covers part of the cost of materials and the production of construction drawings for cutting the kit
<b>50% prior to dispatch from the factory</b>	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
<b>VAT excluded on Price List</b>	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.

## STANDARD RANGE KIT SPECIFICATION

### Drawings

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

DPC	Damp proof course
Soleplate	Perimeter timber to take base plate

### Internal Load Bearing Walls

Structural Insulated Panel (SIPs)	As detailed by structural engineer where required
Timber studwork	Sized by engineer

### Internal Non-Load Bearing Walls

Timber studwork	As detailed by structural engineer
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### External Wall Panels

BBA Certified Structural Insulated Panels (SIPs)	SIPs as detailed by structural engineer
Breather Membrane	Glidvale TF200 Thermo or specification appropriate for external finish
Structure	Structural timber columns, beams, and other structural elements as required

### First Floor

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	Kronobuild Fast Protect flooring or equal

### Roof

BBA Certified Structural Insulated Panels (SIPs)	SIPs as detailed by structural engineer
Roofing Membrane	Glidvale VP400 waterproof or equal
Structure	Structural timber columns, beams, and other structural elements as required

### Vapour Control Layer

External Walls and Ceiling	Installed at external junctions to allow follow on contractor to complete after kit erection to seal the external envelope
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### Windows and External Doors

NorDan aluminium clad triple glazed	Further options available depending on required specification. Anthracite finish
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### Rooflights

Velux triple glazed with insulated frames and airtight flashings	Further options available depending on required specification. Anthracite finish externally, white internally
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For full terms and conditions please contact our team who will be more than happy to assist you.

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