



We like to be very transparent with the costs for our home build projects. Below is a breakdown by materials and labour for each phase of our proposed 2023 build.

### 1 Foundations & Slab

Foundation trenches are dug and levelled with broken rocks, generally those dug out in the process. The foundations tend to be around three courses of brickwork below ground and three above. The walled enclosure created is then backfilled with rubble in preparation for pouring the concrete slab onto, which will form the floor space inside the building.

Labour - £65.00

Materials - £220.00

### 2 Slab to Wall Plate

The walls are built up on the foundations, accounting for door and window openings, to a height of around 8ft. At this point wooden shoring is set around the top of the wall and a re-inforced concrete lintel (plate) is poured to take the upper wall section and roof.

Labour - £400.00

Materials - £1,320.00

### 3 Roofing & Guttering

Around six more courses of brickwork are built on the wall plate and usually incorporate air bricks above windows and doorways. This takes the final wall height to around 12ft. The timber roof structure is then added to form a hip roof, which is preferential to a gable roof in our village location due to the potential of strong winds across the valley. Treated corrugated iron sheets form the roof surface and drain to guttering for rainwater harvesting.

Labour - £340.00

Materials - £1,105.00

\* Both the sanitary block and kitchen are traditionally separate external facilities to the main home and form part of the home build budget as they are integral to the property. Both are finished to the same high standard as the accommodation and the kitchen is equipped with a smokeless oven, the cost for which is covered under our facilities budget.

### 4 Rendering, Ceilings, & Floor

The exterior and interior walls are roughly rendered, primarily for durability, but there is also a secondary aesthetic benefit. All rooms have a plaster ceiling fixed in place, to later painted. A final concrete screed is added to the floor slab on the building interior and finished to a polished shine which is very easy to clean.

Labour - £445.00

Materials - £1,065.00

### 5 Doors, Windows, & Paint

The internal doors are timber battened and ledged doors while the external doors are steel casement for security. The windows are metal casement (crittle style) with internal security bars and glazing, they are lockable internally. All internal and external walls are undercoated and painted to a high standard of finish.

Labour - £195.00

Materials - £1,125.00

### 6 Sanitary Block\*

A separate external toilet and bathing facility.

Labour - £190.00

Materials - £660.00

### 7 Kitchen Room\*

A separate small external kitchen building.

Labour - £100.00

Materials - £350.00

### 8 Sundries

This covers Food, Water, & transport costs. It is usual practice to provide food and water for the build team. The transport costs relate to delivery of materials to the site.

Sundries - £285.00