

APPLICANT'S DETAILS

Applicant's name

Property/plot address

This form is an important part of your mortgage approval process, as it enables BuildStore to prepare a **cashflow forecast** for you which best suits your financial circumstances.

The **cashflow forecast** will illustrate the amount to be released at the start of each build stage. It also allows us to calculate your 'Additional Cashflow Benefit' fee. This gives the lender the protection required to enable them to release money to you earlier in the project than they would normally do. Money will be released to you at the start of each stage of the build in accordance with the schedule of costs produced before the project starts. The table below lists the information we require at the end of each build stage. The percentage of build costs that you can drawdown at each stage will depend on your lender. Please contact BuildStore for further information.

The fee is paid by you and is based on the loan to cost ratio of the project (i.e. the ratio of the amount being borrowed to the total cost of the project including the purchase price of the land or building being renovated). The amount paid is based on the maximum additional cashflow required during the project. An accurate quotation of the fee will be given to you after this form has been completed and returned.

BuildStore will verify your costings to ensure that the property you wish to build is within your budget and your mortgage offer meets your requirements so it is therefore important that you return this form to us as soon as possible.

Important information

It is important to submit your schedule of costs as early in your project planning as possible as your mortgage offer is subject to the schedule of costs being approved. If you require any help in completing this form please contact your BuildStore adviser.

The table below details the requirements for drawing down funds at each build stage. Your funds will normally be released to you within five working days of BuildStore receiving the correct documentation.

STAGE 1 – to complete foundations. Copy of detailed planning permission and building regulations/warrant.

STAGE 2 – to erect kit. Certification from either NHBC solo inspector (or other suitable structural warranty inspector), qualified architect, structural engineer or NHBC registered builder confirming that the foundations (Stage 1) have been completed to a satisfactory level.

STAGE 3 – to achieve wind and watertight. Certification from either NHBC solo inspector (or other suitable structural warranty inspector), qualified architect, structural engineer or NHBC registered builder confirming that the kit has been erected (Stage 2) to a satisfactory level.

STAGE 4 – to achieve first fix and external rendering. Certification from either NHBC solo inspector (or other suitable structural warranty inspector), qualified architect, structural engineer or NHBC registered builder confirming that the property is wind and watertight (Stage 3). Note: This does not have to include windows.

STAGE 5 – to complete the property. Certification from either NHBC solo inspector (or other suitable structural warranty inspector), qualified architect, structural engineer or NHBC registered builder confirming that the first fix (Stage 4) has been completed.

NB. It is important to plan a contingency amount into your project. This should also be split into each of the five stages.

If your lender requires an interim inspection in addition to the above information prior to release of funds you will be advised of this by BuildStore.

TIMBER FRAME CONSTRUCTION

PROJECT COSTINGS FORM

FOR OFFICE USE ONLY

Applicant ID	<input type="text"/>
Client ID	<input type="text"/>
Average cost per ft ²	<input type="text" value="£"/>
Average cost per m ²	<input type="text" value="£"/>
Approved by	<input type="text"/>

PART 1

1.1 Your plot

Purchase price of the plot	<input type="text" value="£"/>
Current valuation (if you already own the land)	<input type="text" value="£"/>

1.2 Your property to be constructed

Type of dwelling	Bungalow <input type="checkbox"/>	Dormer <input type="checkbox"/>	House <input type="checkbox"/>
	Other (please specify) <input type="text"/>		
Estimated floor area of property	<input type="text" value="ft<sup>2</sup>"/>	<input type="text" value="m<sup>2</sup>"/>	
Please give timber frame supplier's name	<input type="text"/>		
Roofing materials to be used	Concrete tiles <input type="checkbox"/>	Natural slate <input type="checkbox"/>	
External wall material to be used	Block/render <input type="checkbox"/>	Face brick <input type="checkbox"/>	Natural stone <input type="checkbox"/>
Please give your kitchen budget	<input type="text" value="£"/>		
Please give your bathroom(s) budget	<input type="text" value="£"/>		
Type of garage	Double garage <input type="checkbox"/>	Single garage <input type="checkbox"/>	No garage <input type="checkbox"/>
Type of management	Self managed <input type="checkbox"/>	Project managed <input type="checkbox"/>	Main contractor <input type="checkbox"/>

PART 2

2.1 Preliminary costs Professional and other fees

Legal fees

Conveyancing fees	<input type="text" value="£"/>
Contract fees	<input type="text" value="£"/>
Other legal fees	<input type="text" value="£"/>

Professional fees

Ground/site survey fee	<input type="text" value="£"/>
Architect/designer's fee	<input type="text" value="£"/>

Planning and building control fees

Planning permission fee	<input type="text" value="£"/>
Building control approval fee	<input type="text" value="£"/>
Building control inspection fee	<input type="text" value="£"/>
Building regulation fee	<input type="text" value="£"/>

PART 2 continued

Finance costs

Lender's valuation/survey fee	£
Loan arrangement fee	£
Mortgage indemnity fee	£
Contingency	£

Insurances

General site insurances	£
Legal expenses insurance	£
Structural warranty insurance	£
Contingency	£
TOTAL PRELIMINARY COST	£

2.2 Building costs

STAGE 1 – to DPC level in readiness for erection of timber frame kit

Timber frame deposit (50% of cost of package)	£
Balance of timber frame structure (50% of cost of package)	£
Strip site/scrape topsoil	£
Setting out by engineer	£
Excavate foundations	£
Pour concrete foundations	£
Backfill and cavity filling	£
Internal underground drainage	£
Ground floor/oversite	£
Contingency	£
STAGE 1 TOTAL COST	£

STAGE 2 – to completion of load bearing framework and structure

Erect scaffold	£
Forklift hire	£
Timber frame kit erection	£
Contingency	£
STAGE 2 TOTAL COST	£

STAGE 3 – to completion of roof tiling and outer skin

Wind and watertight achieved	£
Roof, leadwork, flashings etc.	£
Rainwater guttering/down pipes	£
Roof – tilework	£
Timber frame materials delivery (if not included in Stage 1 delivery)	£
Crane hire - if appropriate	£
Contingency	£
STAGE 3 TOTAL COST	£

TIMBER FRAME CONSTRUCTION

PROJECT COSTINGS FORM

PART 2 continued

STAGE 4 – to completion of services first fix and dry lining

Brick superstructure/outer skin	£
Render/roughcasting/dry dash	£
Mastic sealants	£
External paintwork	£
Dismantle scaffolding	£
Service connections	£
Electrical first fix	£
Plumbing first fix	£
Heating first fix	£
Joiner first fix	£
Plasterboarding taping and jointing	£
Timber frame finishings and delivery (if not included in Stage 1 delivery)	£
Contingency	£
STAGE 4 TOTAL COST	£

STAGE 5 – to issue of certificate of completion

Joiner second fix	£
Glazing (unless windows are supplied pre-glazed with the timber frame)	£
Heating second fix	£
Wall tiling	£
Painter work	£
Kitchen fitting	£
Sanitary ware	£
Service connections	£
Snagging	£
Final clean	£
Hand over	£
Contingency	£
STAGE 5 TOTAL COST	£

TOTAL BUILD COST (add totals for each stage)

£

The National Self Build & Renovation Centre
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Wiltshire SN5 8UB
Tel: 0870 870 9991 Fax: 0870 870 9992
Email: enquiries@buildstore.co.uk
www.MyKindofHome.co.uk

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