



# Turn your vision into reality.

## Self Build Essentials Pack

Launch your build project  
with Jewson and Build Aviator



**BuildAviator**  
LAND YOUR PROJECT

**JEWSON**

# About Build Aviator

From design and planning through to procurement and completion, Build Aviator has the expertise and services to help make the build process smoother.

Demand for new-build houses is constantly increasing and legislation is also frequently evolving, putting strain on the industry. Combine this with the sheer volume of paperwork required at each stage of a project, and it's clear to see that help is needed to lighten the load.

Build Aviator has been created to take some of the stress away. Through partnerships with industry leaders such as Local Authority Building Control (LABC), Build Aviator has developed unique tools that simplify each stage of construction and decrease desktop hours; so you can spend more time on-site and less time worrying about meeting building regulations.

## Our services include:



# What is SAP?

The Standard Assessment Procedure (SAP) is the Government's method for measuring the energy rating of residential buildings. It calculates a dwelling's CO<sub>2</sub> emissions, as well as its typical annual energy costs for space and water heating and lighting.



New residential buildings must comply with Part L1A of the Building Regulations, which stipulates that a SAP assessment must be undertaken, and submitted to Building Control prior to the start of any works on site. All SAP assessments must be undertaken by accredited Energy Assessors. Upon completion of the build, the SAP assessment is upgraded to an As-Built SAP calculation, incorporating any changes from the initial design.

**Is a SAP assessment the same as an EPC?**  
No, but a SAP assessment does determine the A-G rating on the EPC and you cannot obtain an EPC without passing a SAP assessment.

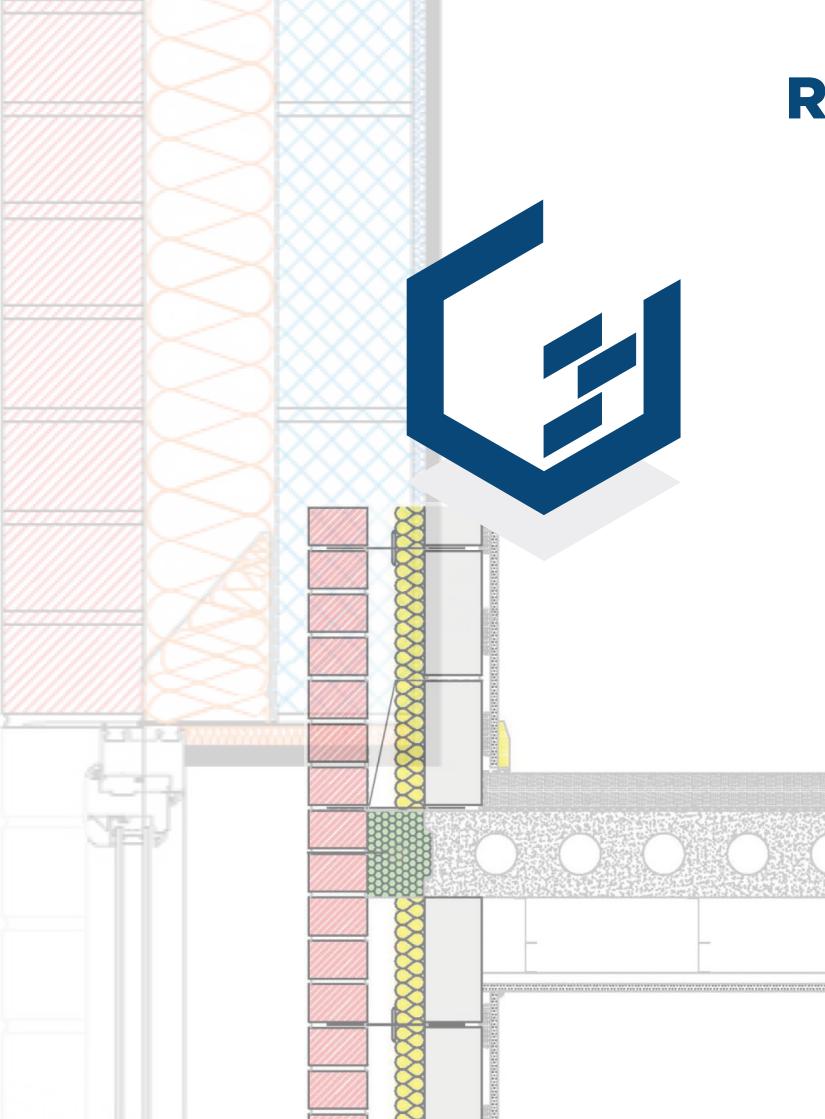
**Who can complete my SAP assessment?**  
Only a registered SAP Assessor can complete a SAP assessment for your project. Build Aviator has a dedicated team of SAP Assessors to assist you in achieving compliance through advice and support from design through to completion.

# SAP Assessment Service

## Benefits

-  The SAP assessment service should be done at the earliest possible point at design stage. We take your plans and help steer your product specification to aid compliance with the latest Building Regulations.
-  When combined with our estimating service we provide an actual product list of materials required, whereas many other SAP services will only provide you notional values of products. Notional values can lead to confusion when translating what is required on-site.
-  Saves time and reduces risk through the inclusion of locally available products.
-  Build Aviator Registered Construction Details (RCDs) are included within the assessments. These provide details on how to build specific junctions within the project and help to design out any thermal bridging issues. These have been pre-approved by Local Authority Building Control, again reducing the risk of non-compliance.
-  Our SAP assessment service can also work alongside your estimation reports, to ensure that the full build calculation contains the specification from the SAP assessment in relation to the products that affect the energy efficiency of the finished property.





# Registered Construction Details (RCDs)

Thermal bridging can account for 30% of heat loss within a home\*, and as properties are being built with better insulation and energy efficiency targets are getting tougher, the importance of thermal bridging has increased.

Thermal bridging occurs where a junction between two or more construction elements, such as a window is created. The best way of overcoming this is to use construction details to limit the effects of thermal bridging.

To make the Building Control process easier, Build Aviator has partnered with the Local Authority Building Control (LABC), to integrate a library of products pre-approved by LABC, into all 368 Registered Construction Details.

\* <https://www.bre.co.uk/certifiedthermalproducts/page.jsp?id=3073>

# Registered Construction Details (RCDs)

With over 15,000 products inputted within the 368 construction details, the process for choosing compatible solutions to minimise the heat loss within the building envelope, and complying with current building regulation has been simplified.

As standard, we provide all the relevant RCDs required for your build as part of our SAP assessment service. Failing to address thermal bridging could be the difference between compliance or failure for your project. Build Aviator is continuously developing additional construction details for alternative building methods such as timber frame, acoustics and renovations.





# Estimating Service

The pressures of estimating a project can be time consuming and difficult. The Build Aviator quantity take-off service is the most effective and comprehensive estimating service available. It provides an accurate and efficient estimate of materials, labour and plant tool hire required, using products that are locally available from Jewson.

The service provides a suite of bespoke personalised reports, which include product summaries, bill of quantities, schedule of works, pricing sheets and tool hire reports. The service also adds in any profits and margins for the project, to ensure accuracy and to support with budgeting.

This service is extremely beneficial for new-build projects, extensions and existing conversions. When a SAP assessment has been conducted, our service can provide additional benefit by using the product specification from this SAP report. This will assist you with a compliant estimate being produced, provide cost certainty and also reduce the risk of product substitution or specification change.

## Benefits:

- Fast and efficient turnaround
- Saves time and increases efficiency of pricing
- Helps with budgeting and mortgages
- Comprehensive reports which include all materials, labour and tool hire required for project completion
- Detailed reports generated

# Estimating Software

Our estimating service is at the core of everything we do and is led by ex-tradespeople, who quote for our client's projects as if it were their own. This service is powered by our estimating software, Easy Price Pro, who have been developing algorithms for over 30 years to provide the most comprehensive and simple to use platform in the UK. The combination of our estimators and software mean a house can be estimated easily and accurately.

As part of the Self Build Essentials Pack you are given full cloud access to our award winning estimating software, meaning you can quickly and easily amend your estimate, whether its a material change, quantity

change or adding a new aspect to your project, this can be managed easily, keeping you in control. You can then review and compare the new estimate to help you make an informed decision.



# Expert Support

## Estimator Consultation Time

Two hours of expert estimator consultation time allows you to fully understand the cost of the build.

## Technical Sales Manager

Your regional Technical Sales Manager will help you to be compliant through the build and help with procurement of materials.

## Estimating Software Support

You have full access to our estimating support team via phone, email and remote connection who will assist with any questions you have on the estimating software.

## Contact Us

**Ross House,  
Kempson Way,  
Bury St Edmunds,  
Suffolk,  
IP32 7AR**

**t: 03333 321 518  
e: info@buildaviator.services  
www.buildaviator.co.uk**