

# Turn your vision into reality.

## Self Build Essentials Pack

RRP: £1000

Our Price: £550 ex VAT

Launch your build project with Jewson and Build Aviator



# 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.



# The Services includes

- ✓ **Personal Estimating Service**  
Our trade experts will study your plans and price your build in accordance with the value engineered SAP. You will be provided with a full material breakdown, Bill of Quantities and Work Schedule. Your detailed estimation helps with financing the project (e.g. if a bank or building society loan is required), ensures you are in control of your budget and ensures your project progresses smoothly, preventing any hold ups with material ordering (as you know what is needed and when)
- ✓ **Air Tightness Testing**  
We will carry out an air tightness test to help your home to get the required sign-off
- ✓ **SAP Assessments**  
A SAP (Standard Assessment Procedure) is required at the design stage to ensure your home is built to be compliant with Government energy regulations Part L1A
- ✓ **Registered Construction Details**  
Our SAP assessments include Registered Construction Details that provide details on how to minimise thermal bridging issues in your home (No-one else offers this)
- ✓ **2 Hours Estimator Consultant Time**  
Enables you to specify certain materials more accurately
- ✓ **Access to a Technical Sales Manager**  
Our TSM's will work with you and liaise with branch for you to be compliant through the build and help with procurement of materials

## Benefits of your Self-Build Pack

- ✓ Gives you support from quotation to completion
- ✓ Reassurance that your home has been designed to minimise compliance issues according to Part L1A Building Regulations
- ✓ Our SAP assessment provides a physical materials list, rather than just notional values
- ✓ Our SAP assessment is designed so you can build your house to a passing specification based on locally available materials
- ✓ We provide a list of common areas that fail Air Tightness Testing for what to look out for from a workmanship point of view
- ✓ Our estimating service is designed so you know what will be spent at each stage which helps with financing if required and budgeting
- ✓ Provides you with a checklist to ensure all trades sign off to confirm work has been carried out to the required standards
- ✓ We apply the correct RCD's based on your drawings. Report pack materials are pre-approved by LABC > HUGE tick in the box when it comes to sign off > means that the right trade will be accountable if something doesn't pass



## Personal Estimating Service

The pressures of estimating can be time consuming and difficult. Our 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 bespoke personalised reports, including product summaries, bill of quantities, schedule of works, pricing sheets and tool hire reports. The estimating service also adds in any profits and margins for the project to ensure accuracy and to support with financing and budgeting.

Usually takes only 5-7 days to complete this part. Our SAP assessment service can also work alongside your estimation reports, ensuring that the full build calculation contains the specification from the SAP assessment. 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 turn around**
- **Ability to Project Manage more efficiently, could help you save both time and money**
- **Helps with budgeting and mortgages**
- **Know your costs. Comprehensive Reports produced for the Builder and Client**
- **Created by builders for builders. Estimators are all ex-trade professionals**
- **Current up to date price files from Jewson within your local area**
- **Available in every Jewson's branch across the UK - Speak to a BA representative face-to-face**

# 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 CO2 emissions, as well as its typical annual energy costs for space and water heating, lighting and mechanical ventilation if required.

This applies to any new residential buildings which must comply with Part L1A of the building regulations, this stipulates that a SAP assessment must be undertaken and submitted to Building Control prior to the start of any works on site. SAP ideally takes place at the design stage.

## Who can complete my SAP assessment?

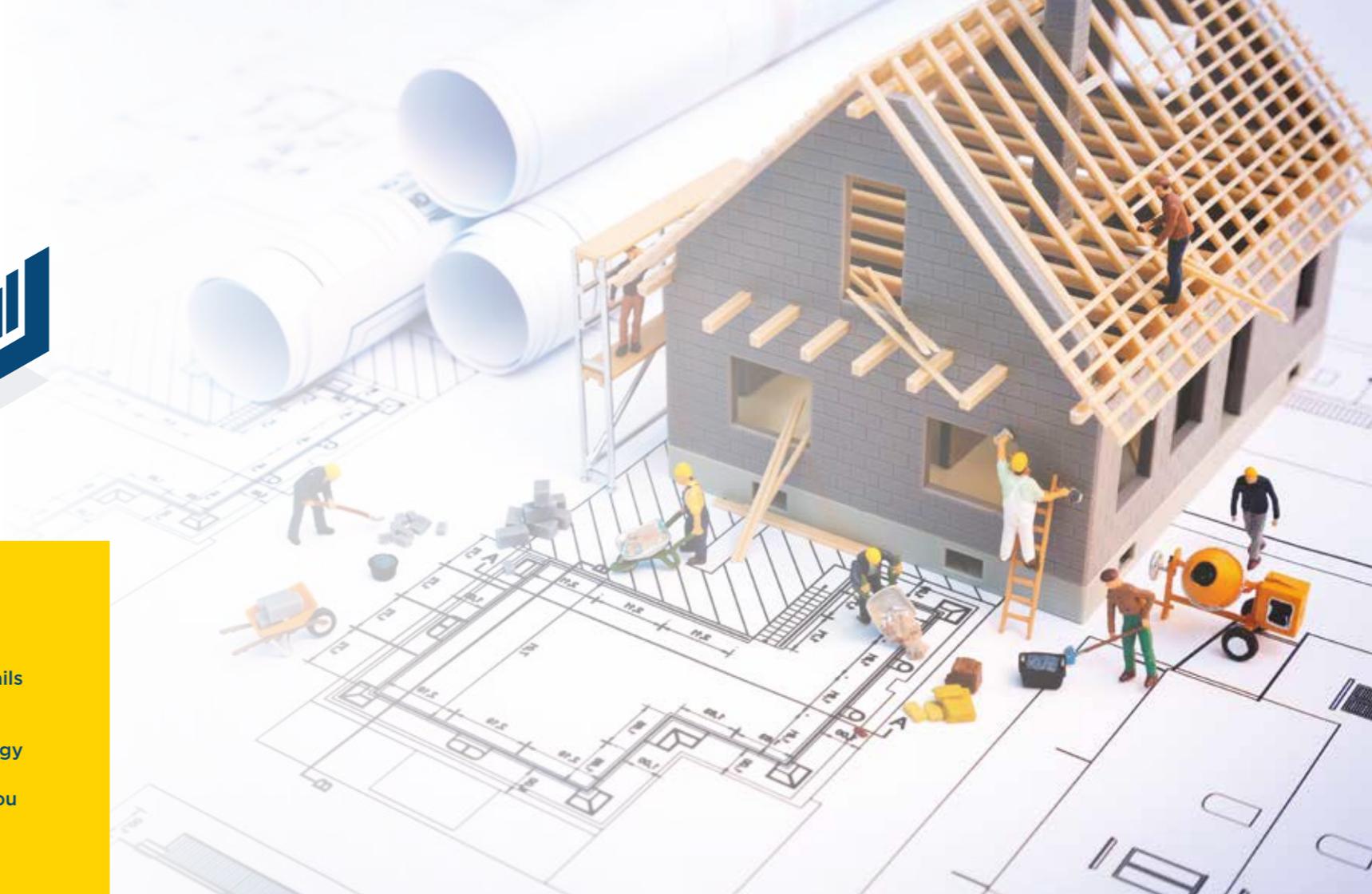
Only a registered SAP Assessor can complete a SAP assessment for your project. We have a team of SAP assessors to assist you in achieving compliance through advice and support from design through to completion.

## Is a SAP assessment the same as an EPC?

No, SAP takes place at the design stage, although a SAP assessment does determine the A-G rating on the EPC and you cannot obtain an EPC without passing a built SAP and Air Tightness Test.

## Benefits:

- Should be done at the earliest possible stage – It is a legal requirement
- We give pointers for what to look out for in terms of workmanship
- Saves time and reduces risk through the inclusion of locally available products
- Registered Construction Details (RCDs) are included within our Compliance Support Pack. These provide details on how to build specific junctions within the project and help to design out any thermal bridging issues
- 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 product
- We provide an actual product list of materials required, where as 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



## Registered Construction Details (RCDs)

Thermal bridging occurs in junctions where surfaces (such as around windows) have a much lower insulation value to the materials surrounding it, for example an external cavity wall. The best way of overcoming thermal bridging is to use RCD's to design these cold spots out. Every junction will have an RCDs in the spec.

Do not substitute with non-compliant materials for the risk of being non-compliant.

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

We have applied over 15,000 products inputted within all 368 construction details, therefore simplifying a compatible solution.

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 of your project leading to costly remedial works.** Build Aviator is continuously developing additional construction details for alternative building methods such as Timber Frame, acoustics and renovations.

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

## Air Tightness Testing

We provide you with a document that highlights all common areas that fail Air Tightness Testing\*. This document makes the trades responsible at the start of the build. It seems a simple process but is very effective, this process could save you expensive remedial works before final sign off.

\*First test free, any further tests required would be an additional cost



## Documents within this pack include:

- ✓ **FSAP summary report**  
Product listing from FSAP
- ✓ **U-Value Calculations**  
(Shows passing specification for fabric for building i.e. what have in roof, walls and floors)
- ✓ **Air tightness testing support notes and advice**  
Once the house has been built, before final sign off, you will now require an air tightness test, we can do that as well. We can give you a heads up on the common areas where buildings fail
- ✓ **Associated Registered Construction Designs and associated products (RCD's)**
- ✓ **On-Site Checklist**
- ✓ **Acoustic testing support notes and advice (where applicable)**  
Is for any property that has a habitable party wall (shared wall i.e. bedroom to bedroom) (Noise control)
- ✓ **Technical Data Sheets**
- ✓ **Value Added Products**
- ✓ **Sign Off inspection sheets**



## Estimator Consultant Time

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, Build Aviator Software, who have been developing algorithms for over 30 years to provide the most comprehensive and simple to use platform in the UK.

Our team of estimators give thorough attention to detail, ensuring each project is priced accurately so you can budget accordingly and you can project manage efficiently.



## Technical Sales Manager (TSM) and Project Coordinator

Your regional Technical Sales Manager along with a dedicated Project Coordinator will offer support to you throughout the project and will help with the procurement of materials from your chosen branch, along with providing the most competitive prices. They can help price materials such as Kitchens, Bathrooms, Trusses, Block and Beams etc. This service is of particular importance to SAP projects where technical support is required to ensure SAP compliance.

**We provide you with a working document that can be used on site. So when building control come onto site you are able to produce our document to show them which specifications you are building to.**

**Before the final sign off, if you send us the certificate as proof that you have passed the Air Tightness Test and 'As Built' SAP, we will then produce an EPC report as a final sign off.**

# 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.

## Contact Us

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