

## Tŷ Afal Project Management Services

With an extensive background in completing our own developments and acting as the Main Contractor for a variety of clients and customers, we at Tŷ Afal also offer our Project Management expertise for your Self Build project.



The most daunting part of the construction for most Self Builders is in the first few months. Finalising the design, making Planning and Building Regulations applications, organising a main contractor and negotiating a contract: these are all essential precursor events, and getting them right is essential. Furthermore, site preparations, foundations, and erecting the structure are all activities which are out of the 'comfort zone' for many. Having administered this work countless times, we can guide you through the process or take complete control, which ever you would prefer.

We find that most customers are more familiar with subsequent construction work. Installing windows and doors, wiring and plumbing, plastering and decorating; these activities are more recognisable to the majority of Self Builders, and we find that most customers become increasingly involved in the process at this stage. It's also the phase where you will be seeing and living with the results on a daily basis, so greater customer input is necessary anyway.



### Project Management Training

If you are new to construction, or have never managed a major project before (or both), you may wish to take advantage of our Project Management Training programme. This is an entirely custom-built package; no customer's needs are ever the same, so we can discuss what you want to cover and design a programme to suit you and your project.

For most people, the Construction Design and Management Regulations (CDM 1997) are a completely unknown entity. These regulations are generated by the Health and Safety Executive and are consequently laid down in Law. There are numerous duties to be fulfilled by the Client, Designer, Main Contractor, and others. We can include a thorough training session so that you do not fall foul of the many requirements of CDM 1997 and will be able to discuss the duties with your architect and contractors.

## Project Management Options

Whilst every project is different, it may be useful to consider the sort of Project Management Packages which we can offer. Please use the following as a guide; we will tailor everything to suit you:

- Design, Planning Permission, Building Control
- Scheduling, Set-up and Contractual advice
- Groundworks and weather proof structure
- Cladding systems and drainage/ services/ utilities
- First and Second Fix
- Material supplies for all stages of works
- Site visits weekly/ monthly/ on-call
- CDM advice
- Training to prepare you for any of the above options
- Supply of Specialist Environmentally Friendly Options

Design, Planning Permission, Building Control. With our in-house design team, we can assist you with your design, from your initial concept through Planning Permission and Building Regulations Applications to full Construction Drawings. Alternatively, if you have your own design already, we can offer guidance through the minefield of making your own independent applications.

Scheduling, Set-up and Contractual Advice. Another area where many customers need guidance and assistance is in setting up the programme to achieve a workable schedule. Our Project Managers can take any level of responsibility you wish, from a simple review of your own schedule to setting up the programme from scratch. Subsequently, we can monitor and review the schedule as you require. We can also offer support by using our extensive experience of writing and negotiating contracts so that you start on the right foot with your contractors.

Groundworks and Weather Proof Structure. Our history as developers has given us ample experience in this crucial period of construction. We find this area to be the one with which many Self Builders have least confidence, and consequently can offer to take full responsibility for conducting the groundworks and erecting the structural form to a weather-proof state.

Cladding systems/ Drainage/ Services/ Utilities/ First and Second Fix. If you wish, we can continue to Manage your project beyond the structure, to include work to any stage to completion. Most customers prefer to take a degree of control at this stage because they know local tradesmen who they can trust to do the work, and because most of this work leads to 'finished face-work', and they like to be in charge of the work which will be seen after completion.

Material supplies. By making use of our buying power, you will be able to make considerable savings for all of your materials. Our suppliers can deliver nation-wide in the best time-scales possible, so you need never be short of the right materials at the right time.

Site visits. Part of our Project Management Service includes visits to site. The periodicity will depend on which service options you choose, but weekly inspections and an on-call service are available if required.

CDM advice. Possibly the biggest pitfall for Self-Builders is the mine of Health and Safety regulations which apply, even for a single plot. Whilst it is generally not prudent for us to act as the CDM Co-ordinator, we can offer a wide range of advice, including recommendations about what to ask your designer, contractors, etc.

Training. Managing the construction of your own home can be frustrating if you are unfamiliar with the building trade and are not accustomed to project management. We offer a short course in Project Management which will be tailored specifically to your project, and which will lead to you gaining a sound understanding of all of the construction stages.

Supply of Specialist Environmentally Friendly Options. Over a period of many years, we have conducted our own market research into the myriad green products which are available. Having developed good relationships with reputable suppliers, we can offer very competitive rates for the supply of the most beneficial eco-friendly products:

- Underfloor heating
- High performance Doors and Windows
- Solar water heating
- Insulation
- Timber Cladding
- Mechanical Heat Recovery Ventilation