

Gwynedd Rural Housing Enabler

.....an opportunity for low cost, community-self-build?
(2 bed super low-energy passivhaus for under £100,000)



Lime House



■ Choose site



Running total



■ Prepare site	£1,289	(Material supplied)
-Excavation	£500	
-Subbase	£633	
-Sand blinding	£156	



Running total	£1,289
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■ Lay insulation	£4,775	(Material supplied)
-480mm Styrofoam	£4,368	
-Edge insulation	£407	



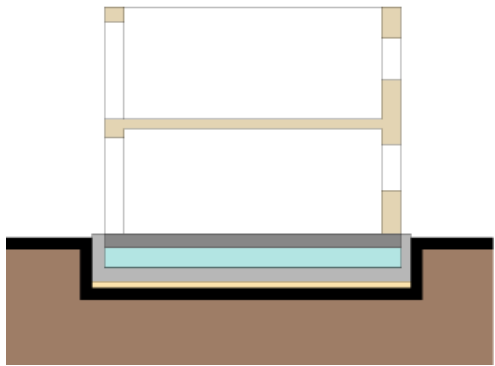
Running total	£6,064
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■ Pour concrete slab	£2,646	(Material supplied)
-DPM and tanking	£276	
-Mesh reinforcement	£496	
-U bars & splice	£205	
-Shuttering to slab	£168	
-225mm thick concrete slab	£935	
-Thermalite blockwork	£167	
-Service ducts	£400	



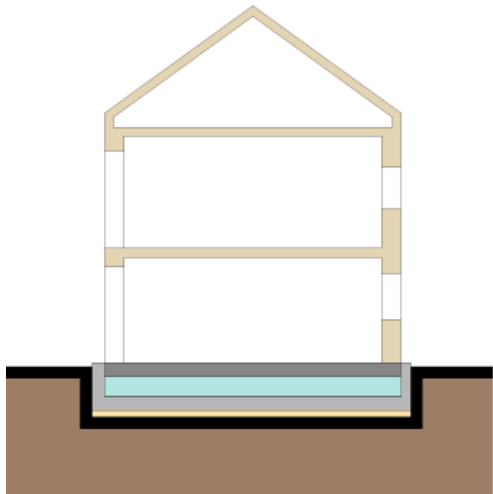
Running total	£8,711
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■ Timber frame constructed £17,662 (Fully installed)



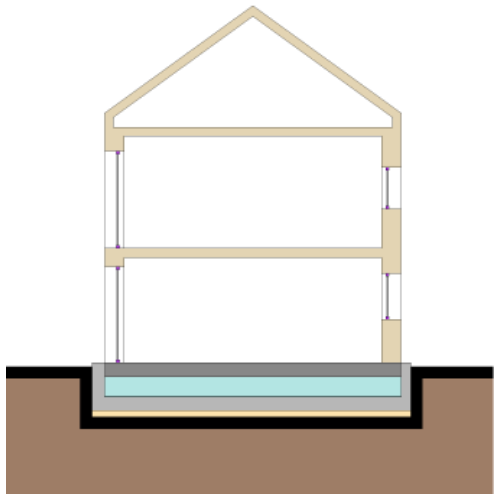
Running total £26,373



■ Complete superstructure	£17,797	(Material supplied)
-Roof covering	£4,806	
-Stairs	£448	
-External insulation	£5,963	
-Internal insulation	£2,033	
-Internal walls	£2,209	
-External render*	£2,338	
(larch cladding additional)		



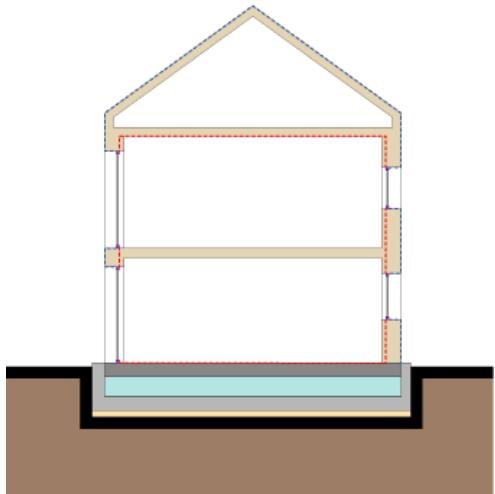
Running total	£44,170
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■ Windows & ext. doors fitted £8,828 (Fully installed)



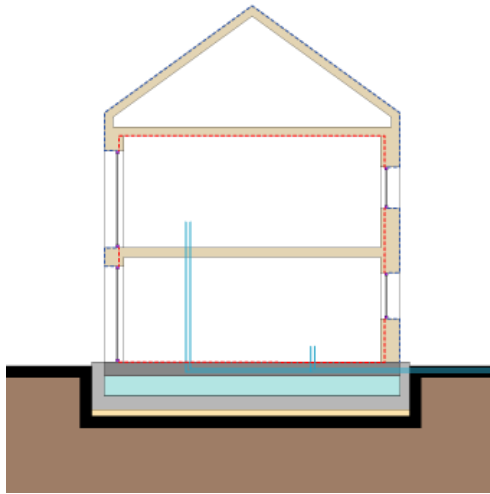
Running total £52,997



■ Apply finishes	£8,493	(Material supplied)
-Wall finishes	£4,061	
-Floor finishes	£2,672	
-Ceiling finishes	£949	
-Internal doors	£812	



Running total	£61,490
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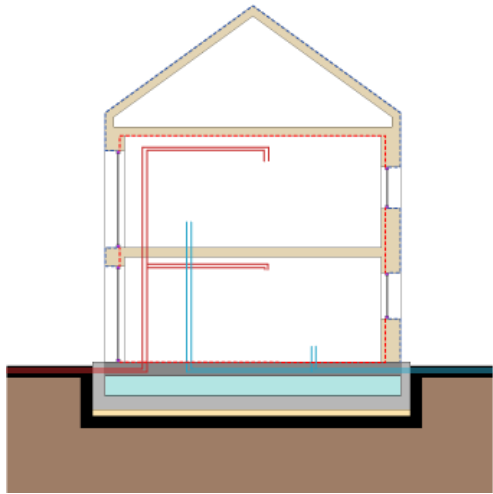


■ Plumbing fitted £7,450 (Fully installed)

-Subcontractor's fee including plumbing, sanitaryware and solar hot water heating



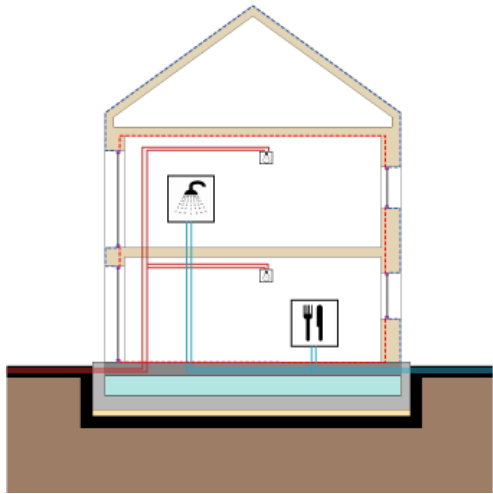
Running total £68,940



■ M&E fitted	£15,627	(Fully installed)
-Ventilation	£8,372	
-Electrical installation	£6,485	
-Grid connection	£770	



Running total	£84,567
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■ Fit kitchens and bathrooms £1,172 (Materials supplied)

- Kitchen units and eco bin £1,000
- Bathroom cabinet, mirror and other fittings £172

(sanitaryware already included in plumbing package)



Running total £85,739

Overall breakdown

■ Site prepared	£1,289	(Materials supplied)
■ Insulation laid	£4,775	(Materials supplied)
■ Concrete slab poured	£2,646	(Materials supplied)
■ Timber frame constructed	£17,662	(Fully installed)
■ Superstructure completed	£17,797	(Materials supplied)
■ Windows fitted	£8,827	(Fully installed)
■ Finishes applied	£8,493	(Materials supplied)
■ Plumbing installed	£7,450	(Fully installed)
■ M&E fitted	£15,627	(Fully installed)
■ Kitchens & bathrooms	£1,172	(Materials supplied)

*Excludes prelims and design fees. Labour to be provided by self builder.

Total price	£85,739*
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