

# Self-Build: Who Can Manage my Project?



When it comes to the project management of your self-build, there are three main routes you can take:

1. Be your own project manager
2. Project management services from package home companies
3. Working with a qualified project manager

This guide is designed to give you information on each of those routes so you can decide which is best for you. If you have any questions or would like to book a free 60-minute consultation at our office, email [info@logicpm.co.uk](mailto:info@logicpm.co.uk) or call 0203 397 7444.

## OPTION 1: Be your own project manager

Some self-builders choose to take on their own project management - but is it the right choice for you?

There are two main reasons why someone would choose to be the project manager (PM) of their own self-build:

1. They have extensive construction knowledge and experience with previous self-build projects and are therefore a good candidate for the role of project manager.
2. The other reason comes from a belief that doing as much of the work as possible yourself will save money on your project.

If you're thinking of being your own project manager in order to save money, we can almost guarantee that this will be a false economy. If you have little to no experience in construction and have never managed a self-build project, you would be better off with a project manager at the earliest stage possible. Many people don't realise that engaging the services of an experienced project manager can actually save you time and money.

By being involved in the project early-on, your project manager can advise you of ways to simplify the project, reduce costs, have multiple trades working on-site at the same time to reduce time, etc. A qualified PM can also identify issues before they arise to reduce stress and ensure that your project is completed on time, on spec and on budget.

Whether you have extensive construction knowledge or not, the other thing to consider is time. How much time do you have available to manage the project? How will this impact upon your day job? Do you want the additional stress of managing a construction project yourself or would you rather delegate this to someone with the skills and experience to see it to a successful completion?



## CASE EXAMPLE:

In a recent self-build project, our client had been seeking and evaluating quotes from contractors but came to us confused by the huge difference in the two quotes they had received. By engaging us at this point in the project, we were able to supply the contractors with a clear, comprehensive design brief against which quotes were re-invited. This ensures that costs can be compared on a 'like for like' basis and avoids hidden costs emerging at a later date.

Prior to our appointment, the client received the following quotes:

Company A: £510,000

Company B: £780,000

The hugely differing costs were attributable to different interpretations of the client's original brief, varying levels of specification and considerable extras likely to be considered essential by the client to achieve the desired finish but not included in the cost plan from company A.

Logic PM rationalised the client's specification, redesigned the scheme and challenged specific costs as part of a 'fast track' re-tendering exercise on the client's behalf. The new quotes both came in at around £590,000 and were less than £10,000 apart. This represented a much more accurate estimate and gave the client significantly better value for money and a much closer match to their expectations.

This exercise is just one example of how working with a project manager from the outset can save you both time and money as well as reducing stress. Logic PM then continued to work on this project and a dedicated project manager monitored and managed the works closely. We communicated regularly with the contractor and client at every stage and ensured that the client's quality expectations were met throughout.

*"While it is true that doing as much of the work yourself as possible can save you money, this example is just one of many that demonstrate why this is an area where you need someone with extensive knowledge and experience to guide the project to a successful completion."* Nick Baster, Director, Logic PM

Tel: 0203 397 7444

Website: [www.logicpm.co.uk](http://www.logicpm.co.uk)

Email: [info@logicpm.co.uk](mailto:info@logicpm.co.uk)



## OPTION 2: Project management services from package home companies

If you're purchasing a kit home from a package company, you may find that they can take the shell to watertight if you wish. The majority will leave you responsible for any groundworks, including the foundations as well as the first and second fix plus any other jobs required.

A qualified project manager can be involved in package home builds as well as bespoke build projects. They can co-ordinate groundworks as well as the first

and second fix, advise on the project and help you to achieve the desired finish within the timeframe and budget available.

Again, you can manage the project yourself but see option 1 to consider whether that is the best route for you, keep in mind that a package home build is not that dissimilar to any other self-build project. All the same trades need to be involved and the same tasks completed once the shell is assembled.



## OPTION 3: Working with a qualified project manager

If you have decided that you don't have the time, knowledge or desire to manage your project alone, you will want to appoint a project manager as soon as possible in order to get the most benefit from their input.

At the outset of the project, a PM can:

- Provide a detailed brief to contractors to minimise the risk of hidden costs arising at a later stage
- Review designs, plans and specifications to identify issues before they arise
- Take time to understand how you plan to use the house and make suggestions to improve the plans for your lifestyle
- Suggest alternative materials which will improve the look or energy efficiency of the property
- Identify ways to reduce costs and / or reduce build time
- Negotiate with contractors and suppliers to get the best prices for your project

During the project, your PM will:

- Manage every element of the construction project including the site, tradesmen and quality control
- Monitor and report on the budget

- Make regular site visits and hold site meetings so all trades know what is to be done and when
- Communicate regularly with main contractor and client
- Ensure that everyone is working to the same plans and is aware of any updates / changes
- Motivating the team
- Ensure that your project is completed on team, on budget and to your satisfaction

How much does a project manager cost?

- As a rough guide, a project manager will cost around 10-15% of the build cost but this is often a self-funding exercise since your PM can save you a similar amount by identifying efficiencies that others may have missed. The other important saving is that you don't have to take an extended period of time off from your day job.
- If you would like to find out more or wish to book a free 60-minute consultation at our office in Maidstone, we would be pleased to give you a more accurate quote based on your particular project.

Email [info@logicpm.co.uk](mailto:info@logicpm.co.uk) or call 0203 397 7444 to find out more.



Logic   
Project Management

To find out more about  
working with Logic PM on  
your office refurbishment  
project, email  
[info@logicpm.co.uk](mailto:info@logicpm.co.uk) or call  
Maidstone 01622 535505  
London 0203 397 7444.

We look forward to hearing  
from you and would be happy  
to answer any questions  
you may have about your  
upcoming project.

Tel: 0203 397 7444  
Website: [www.logicpm.co.uk](http://www.logicpm.co.uk)  
Email: [info@logicpm.co.uk](mailto:info@logicpm.co.uk)