

SELF BUILD CHECKLIST

Do you want a kit house (a timber frame home that is prefabricated, using one of a number of set designs) or do you want a bespoke home designed for you? (If you buy a kit house, you will need to make sure it fits your requirements and is suitable for your plot.)			
Minimum number of bedrooms required. Is this likely to change in future?			
How many levels/floors do you want in the house?			
Minimum size of plot needed (see the Self Build Guide for Scotland or self build websites)			
How much storage space do you need? Whereabouts do you need this and what for?			
Indicate if your home needs to be within a maximum distance of work or children's schools. (You may wish to list the towns/ villages/area you want to consider.)			
Indicate if you have any preferences about the orientation of different rooms. For example, if you want sunlight in the main bedroom in the morning or in the living room in the evening. Or if you want to maximise energy efficiency by maximising the sunlight coming into key rooms (known as solar gain).			
Key options you may want to consider for your home	Yes, Essential	Desirable/ If possible	Not important/ do not want this
Is a dining room required?			
Do you need to work from home? Is a study required? If yes, indicate below if you would rather have it downstairs or upstairs?			
Do you need any other extra rooms (e.g. play room, music room, etc.)? If so, what for and does it need to be on a particular floor?			
Do you need space in the home for a bike(s) or pushchair(s)? If yes, how many?			
Do you need access to a broadband internet connection?			
Do you need a garage?			
Do you need outside parking space for a car(s)? If yes, how many?			

Do you need a large garden area?			
Key options you may want to consider for your home	Yes, Essential	Desirable/ If possible	Not important/ do not want this
If you want a back garden, does it need to be south facing?			
Do you want space, light and soil suitable for growing food or flowers in the garden?			
Do you want to use plants/hedges/fences to provide shelter or shade in the garden?			
Does the home need easy car access to a main road?			
Do you need flexibility to allow you to change the internal layout of your home later on?			
Does the house need to be connected to mains gas?			
Does the house need to be connected to the mains water and sewerage networks?			
Does the home's location need to maximise passive solar gain to reduce heating bills?			
Does the home need to have higher energy efficiency levels than the building regulation requirements?			
Does the home need to be able to use renewable energy technologies, such as solar panels, a wind turbine or biomass? If so, which ones?:			
Do sustainable materials need to be used in the building process as far as possible?			
Do you want to use local materials in the construction process?			

