



# Timber; the solid choice for your self-build

Building your own home can be extremely rewarding in many ways - and using a structural timber system as the main component is a great way to start. With impressive environmental credentials, combined with cost and time efficiencies, it's no surprise that structural timber is the building material of choice for self-builders. It delivers a host of advantages, in both the long and short term:

## **Faster construction**

Factory prefabrication enables a rapid build, which is not adversely influenced by inclement weather.

## **Cost benefits**

Offsite construction for onsite installation makes costing more predictable and allows for accurate budgeting.

## **Energy efficiency**

High performance, airtight structures vastly reduce energy consumption across the lifetime of the building.

## **Quality assurances**

Manufacture is enhanced by stringent factory quality controls, delivering a high-performance building envelope.

## **Design flexibility**

With a wide range of innovative products and cladding solutions, timber systems meet and exceed the design aspirations of self-builders and their architects.

## **Sustainability**

We encourage the use of timber from only PEFC or FSC certified sources, thus protecting the world's forests.

# Leading on innovation

STA members have the skills and expertise to create amazing homes for their clients, by offering self-builders a range of innovative structural timber systems.

## **Timber Frame**

Modern timber frame structures are precision engineered, strong and durable. The build method relies on timber frame as the basic means of structural support, utilising factory manufactured wall, floor and roof panels.

## **SIPS**

Structural Insulated Panels (SIPS) are an advanced method of construction, offering superior insulation, structural strength and airtightness. SIP technology has been developed around composite panels and is used in floors, walls and roofs.

## **CLT**

Cross-laminated timber (CLT) is a solid panel product, formed from softwood plank layers laid on top of each other at right angles, glued together under pressure. CLT is now being used more frequently on residential projects.

## Our top tips

- Leave plenty of time when looking for a plot. Think about its location, boundaries, access during the build and any planning issues.
- Make sure you get all the legal and technical surveys you need. A valuation will tell you what a plot is worth, but will not tell you if it is suitable for building on.
- Get your funding in place early and take into account that most funding packages are paid in arrears, so you may need some capital to start. Also, be aware of hidden costs, such as temporary accommodation, furniture storage and professional fees.
- When choosing the style of house you want, take time to check what the local planners will find acceptable, so saving on abortive design fees.
- Be sure your house is not just designed for today but for tomorrow too - and remember it's possible to allow for later extensions and change of use. Also consider the re-sale implications of individual designs.
- This is going to be the most important and exciting investment of your life. Be sure to have considered all the options and that for whatever method of procurement you choose - architect, builder or package company - you select one which is fully accredited.



## Build with confidence

As the UK's leading organisation representing the offsite timber construction sector, the Structural Timber Association's mission is to enhance quality and drive product innovation through technical guidance and research, underpinned by a robust members' quality standard assessment - STA Assure. This scheme offers reassurances to self-builders that STA Members meet or even exceed current legislation and regulatory requirements, and that management systems are in place to assure delivery performance and technical compliance.

STA Assure has received formal recognition from five of the industry's leading structural warranty and building control bodies - LABC Warranty, Premier Guarantee, Protek Warranty, CRL and Build-Zone Warranty (including Self-build Zone Warranty and Build-Zone Survey Services).

## Choose an STA member for your project

The Structural Timber Association (STA) is the largest UK trade association within the structural timber sector and it represents the majority of suppliers, manufacturers, erectors and designers. So why should you choose an STA member when building your own home?

- The STA and STA Assure logos are tangible reassurance that our members are delivering the highest standards of technical excellence, utilising the latest in timber technology and engineering.
- Your home will be manufactured in a factory environment to strict auditable quality standards; your home arrives on site 'right first time' and can be erected in a matter of days.
- STA members have access to the latest in education, skills training and technical support, ensuring your home is built to the latest construction best practice.
- STA members adopt good environmental supply chain management principles and their products are sourced from well managed sustainable sources.



There is a wealth of information on the STA's website, from advice on timber systems to market reports and top building tips, together with an online enquiry system [www.structuraltimber.co.uk/self-build](http://www.structuraltimber.co.uk/self-build)

If you or any of the companies/individuals you are working with on your project would like further information of a more technical nature, the STA online shop offers a range of documents providing knowledge, expertise and details of current construction best practice [www.structuraltimber.co.uk/shop](http://www.structuraltimber.co.uk/shop)