



HebHomes Journey

How the process works — and what gives you confidence to move ahead

HebHomes

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Introduction

Start with this thought

Building a new home is likely to be the most money you will ever spend in your life. That is why most people don't need more inspiration – they need trust.

Trust is difficult to win and easy to lose. At HebHomes, trust begins with credibility (we've delivered over 400 homes across the UK), but real trust comes from talking to us, seeing our work, and understanding how the process protects you from expensive mistakes.

This guide explains that process clearly.

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Membership

Become a member
(Your project hub)

The first thing to do is become a HebHomes member and access the credible guidance on our website. The members area acts as a hub for your journey, where the key information for each stage is available.

But what will give you confidence to move ahead?

Two things:

1. A clear route through the process (so you're not guessing what happens next)
2. A human relationship (so you can trust the advice and ask real questions)

So don't be afraid to contact us and set up a meeting early. We can advise on finding land, and—when land is found—whether you should buy it or forget it. That one conversation can save people from years of stress and massive cost.

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Communication

The trust moment: talk to us, and if possible, visit a HebHome

Membership gives you information. Confidence comes from talking.

At an early meeting we will:

- Help you understand the realistic cost drivers (site, location, procurement)
- Talk through your land strategy
- Discuss design changes, if needed

Many clients worry that a standard design won't fit their exact brief. We understand that. That is why we offer flexibility. As architects we can adapt designs, while keeping the modular kit approach that gives speed, quality, and more certainty on cost.

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Our Work Begins

When HebHomes can be formally engaged: site secured (even conditionally)

Once your site is secured — and crucially, that can mean simply having a conditional offer accepted — HebHomes can be engaged.

At that point you:

- Pay a £950 deposit
- Sign the Release Letter
- Get assigned a dedicated Project Manager

Your PM will work with you to ensure the house is amended to meet your needs and the site. This can be done quickly, and five hours of architectural time is included within the deposit for these early amendments.

That deposit is deducted from the cost of the kit later.

This stage is designed to give you momentum without forcing big commitments too early.

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Choose your Route

Two ways to handle
Planning + Building
Warrant / Building
Regulations

This is a major source of confusion for clients, so here it is plainly.

Option A: You use your own agent (typically your architect)

If you have your own agent, HebHomes drawings are used as the basis of your full planning application. Your agent coordinates submissions, site-specific information, and consultant inputs.

Option B: You use HebHomes Planning & Building Warrant service (Scotland)

If, in Scotland, you choose our Planning and Warrant contract, your HebHomes agent organises and prepares your full planning application and coordinates the process through to Building Warrant, including required site-specific drawings.

Either route is valid. What matters is that the responsibilities are clear from the beginning.

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Planning Stage

What to do while you
wait

Once planning is submitted, it can feel like a waiting game. Use that time well. This is the stage where confidence is built. Use Spec3D to make decisions without stress

This is an ideal time to use our Spec3D feature to visualise your house and choose finishes — kitchens, bathrooms, flooring — without the pressure of builders waiting on site.

Start getting serious about cost.

This is also when you “dive down” into the costings. Your turnkey contractor can be introduced and can begin pricing based on the site information gathered during planning.

And if you want the most confidence possible at this point, engage a Quantity Surveyor to test the overall budget. A QS can often save you far more than they cost by preventing avoidable mistakes or unrealistic assumptions.

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Finance & Mortgages

Put it in place early

If you need a mortgage, it must be planned early. Self-build mortgages and staged draw downs are normal in construction, but the worst stress comes when finance is arranged too late and decisions get rushed.

The key reassurance is this:

- Lenders are used to staged projects
- Staged payments can be matched to mortgage draw downs
- Specialist brokers exist specifically to support self-build projects

The goal is simple: make sure funding is aligned to the reality of the programme and the payment milestones, so you're not scrambling later.

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Payment Schedule

What you need to understand (without drowning in detail)

Clients often worry: "When do I pay what, and what am I paying for?"

HebHomes payments are staged and linked to clear milestones. The principle is:

- Early payments relate to releasing drawings and progressing the project
- Later payments relate to manufacture, delivery, and erection milestones

You don't need to memorise the schedule at this stage – you just need to know that payments are structured, staged, and predictable, not random surprises.

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Contract Stage

Planning approved →
kit contract issued

It is only when full planning has been approved that HebHomes will issue the contract for the supply and erection of the kit. Once signed:

- Your PM will discuss specification
- Begin preparing the technical drawings

These drawings, along with engineering, form the basis of the building regulations package.

In addition, there will be site-specific drawings:

- Prepared by HebHomes under the Planning and Warrant package (where applicable), or
- Prepared by your agent elsewhere

Scotland

These are submitted for Building Warrant. Once approved, work can start on site.

England and Wales

A third-party consultant or building control route can check compliance to allow work to begin.

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Programme & Delivery

What happens behind
the scenes

While approvals and contractor arrangements progress, HebHomes coordinates delivery and erection planning.

Typically, it takes around a month for a site to be prepared, including foundations and slab, before it is ready for kit delivery.

Windows often take around eight weeks to be delivered from Scandinavia, so the process is planned to avoid delays. We order and coordinate long-lead items at the right time so the build does not stall.

Once the site is ready, HebHomes begins kit fabrication and liaises closely with the main contractor – whether an affiliated contractor, the client's own, or the client acting as main contractor – to ensure the kit arrives at exactly the right time.

Before delivery, we inspect the site to make sure everything is in place and correct.

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Erection & Completion

From kit to moving in

We erect the kit and install windows and external doors within a few days to a couple of weeks depending on size and time of year.

Once erection is complete:

- The kit is inspected
- Project handed over to the main contractor once signed off
- Home is completed under the main contractor's programme, with a Contract Administrator inspecting and certifying the build

Your beautiful HebHome is then ready, and you can move in.

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Extra Reassurance

Independent accreditation

People often need reassurance that this is a proven, recognised approach – not an experiment.

Accreditations such as **BOPAS** and **BBA** help provide that reassurance for clients and, in many cases, for lenders too. They are one part of the wider trust picture: proven delivery, clear process, good documentation, and a competent team. Your main contractor will provide a separate warranty such as NHBC or Premier Guarantee. Or this can be arranged by yourself.

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Remaining Confident

What should make you feel confident at each step

If you're wondering "should I proceed?", these are the confidence signals:

- You understand the process, and you know who is acting as your agent
- Your site risk is understood (or your offer is conditional while you check it)
- You have spoken to HebHomes and feel the advice is honest
- You understand how design changes will be handled (including the 5 hours included at the Release Letter stage)
- Your brief meets your budget (use our pricing tool)
- You understand the staged payment principle
- You understand the most suitable procurement route for your build and budget

That is what trust looks like in a construction project.

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Conclusion

Final thought

Building your own home can be one of the best things you will ever do. It should be exciting – not terrifying.

The nightmare stories usually come from unrealistic assumptions and rushed decisions early on. HebHomes exists to replace that with a clear process, honest advice, and a properly guided route to a brilliant home.

