



CHOOSING A BUILDER

If you are considering any building work you should choose a builder very carefully. As this is one of the biggest investments you are likely to make you should thoroughly check any builder out before employing their services. Here are some things you should consider doing:

- Consider employing a professional to advise you. Surveyors and architects can help appoint builders and will monitor their work on your behalf.
- Always obtain at least three written quotations and check them to ensure that all the work is quoted for.
- Don't automatically go for the cheapest quote especially if it is a lot cheaper than the others. Ask yourself why it is cheaper?
- Try to visit three or four builder's recently completed jobs. If possible speak to the owners about the builder's work and ask about reliability, additional costs, quality and time taken.
- Be wary of a builder who wants money before starting the work, although stage payments, as work progresses are normal.
- Builders often advertise that they are members of a trade association. You should check the validity of any claim and association quoted.
- If the builder is not local and is prepared to travel a long distance to undertake the work, ask yourself why he can't get work in his own area.
- Good builders will be happy to answer your questions and queries, as they have nothing to hide.
- **Do not make final payment until Building Control has issued a final certificate.**
- The Council cannot recommend builders to you but you may find the following web pages useful:

The Federation of Master Builders at: <http://www.fmb.org.uk>

National Federation of Builders at: <http://www.builders.org.uk>

National Federation of Roofing Contractors at: <http://www.nfrc.co.uk>