

# “Make Your Builder Aware of Issues as They Arise”

Builders share their words of wisdom for a successful building project

## One of the most common problems

we encounter is with houses that have had lots of work carried out over the years and are not always to current standards, or they've been 'done up' on a DIY basis, which often results in unforeseen or remedial works being necessary to complete the project — which of course adds to the overall cost.

## Most work involves major upheaval

and many customers don't always appreciate this. While we cover everything anyway, it would certainly make things easier, and safer, if homeowners got the place ready by removing all personal belongings and furniture, where practical, and leaving a clearer workspace.

Be aware that your home is effectively a building site and as such is covered under health and safety rules, so take care. Also make the builder aware of any concerns or issues as they occur — not at the end of the job when it may be too late.

Be clear too that you know exactly what you are getting. Get everything in writing, read your quote carefully and ask for it to be explained if it's not clear — and part with as little money up front as possible.

## More attention has been devoted to

health and safety and there is more regulation to abide by. This is all for the better, but this comes at a cost.

**One essential tip to ensure a project runs smoothly** is to maintain good communication with your builder. This is critical — from the initial design and specification through to completion and the final invoice for works. Any variations and unforeseen works should be agreed as the project progresses. Just keep talking to them. **H**

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● The Federation of Master Builders (FMB) operates the Find a Builder service to help you source quality contractors near you at [fmb.org.uk](http://fmb.org.uk)

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