

ASCOT

BUILD AND DESIGN LIMITED

10 Tips when planning an extension

1. Consult with a reputable local builder and ask for a no commitment quotation:
A local builder will have excellent knowledge of local planning rules and regulations and will be able to provide valuable advice before you spend any money.
2. Ask the local builder to recommend an architect:
The local builder will know who will be the best architect for the type of extension you are planning.
3. If planning is required, submit your planning application early, as this process sometimes takes longer than you'd expect.
4. Consider the timing of the proposed building works. Plan for the work to be carried out at a time that suits you.
5. Think about how you will be financing the extension. Some financing routes take longer than others. Make sure your finance is ready in time, or the project may be delayed.
6. Always choose a builder who can introduce you to two or three references who have had similar extensions to the one you require. Always contact the references directly. Also, make sure that the estimate from the builder is in accordance with your specification for the project.
7. Make sure the builder is complying with Health and Safety regulations.
The Health and Safety Executive (HSE) has now brought small domestic works into the same category as commercial and large building projects. As of April 2015, building contractors and the client are required to comply with these rules and regulations. Failure to comply with these regulations could result in the HSE serving a prohibition notice on the project with penalties being awarded to both the building contractor and the client.
8. Try to work out your specification for the works as accurately as possible. This will help your builder price the work more accurately and will help avoid any extra costs to the project.
9. Arrange with your preferred architect, to set up a JCT contract (or similar) with your chosen builder. A contract helps protect your rights and ensures your projects' specification will be met.
10. Use your instinct. Go with a builder you feel comfortable with, one who has given you sound advice and has the reputation & service that suits you.

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Mistakes to be avoided

1. Never pay a deposit without checking the builder's credibility. For example, do they have a contactable office? Have you spoken with satisfied references?
2. Always check a firm to see if they are VAT registered. Genuine companies will also have a registered office, for which the address should be readily available.
3. Never start a project without, planning consent or approved building notice.
4. Reputable builders are always happy to work with a 'JCT' contract, set up by a client's architect. Be wary of building firms who try to avoid contracted agreements.

Our services

1. Home Extension and Renovations
2. New Builds
3. Loft Conversions
4. Commercial Projects

For more information please see our website or contact us directly.

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