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# Find a Builder

Look inside for top tips on how to find the right builder, information on how to spot a rogue trader and the National Federation of Builders' Find a Builder search tool



[www.builders.org.uk](http://www.builders.org.uk)

Choosing a builder is one of the most important decisions you will ever make for your home....

## Think you could spot a cowboy builder?

As the number of cowboy builders in the UK remain a large problem, one must be increasingly vigilant in order to protect themselves from falling victim to shoddy workmanship.

According to the Office of Fair Trading, cowboy builders cost UK households a staggering £1.6bn in poor workmanship that has to be rectified. Regrettably, you don't need any formal qualifications to label yourself a builder and as a result the industry is plagued with unskilled individuals who, given the chance, will charge you more than a professional.

These fraudulent tradesmen can be very appealing as they are often enthusiastic about the work and eager to start immediately. They may visit your property on several occasions and provide you with a cheaper quote than those obtained from a competitor. But be warned, not all cowboy builders will offer cheaper rates and their work may need rectifying after completion.

As one of the UK's longest standing and trusted trade bodies, the National Federation of Builders is continuing to spearhead the fight against rogue traders.

Our Find a Builder search allows you to contact our reputable builder and contractor members, all of whom have been strictly vetted and have undergone a range of reference checks.

Visit [www.builders.org.uk](http://www.builders.org.uk) and start your search today.

Find a Builder

# so let us assist you in finding the right one!

## Top ten tips for finding a builder who's right for you

You require a builder who will conduct themselves appropriately and produce an exceptional standard of work. We want you to receive good value for your money and are here to help you protect your home, and pocket. To help you in your search for the perfect builder, we have prepared a simple checklist for you to follow:

- 1 **Start your search for a good builder** - by getting a referral from family or friends who have recently had some work done. Ask the builder how long they have been trading and what experience they have in the work you need completing.
- 2 **Do not be fooled by the badge** - there have been a substantial number of cases of bogus builders fraudulently claiming membership of official trade associations, so call and make sure they are a bona fide member.
- 3 **Get references** - then check and even visit them. Contact the people who provided the references and find out how happy they were with the quality of the workmanship and the builder's conduct.
- 4 **Once you have a shortlist of builders, obtain quotations** - get full details in writing of what is covered and what is not. This should include site maintenance, clearance, material supplies etc. Ask for confirmation as to whether planning permission is required and if they will need to apply for Building Regulations approval.
- 5 **Avoid a 'VAT-free' deal** - you will not have a valid contract if there is no proof of payment.
- 6 **Put details of the job down in writing** - the more thorough, the better. Your contract should outline what work is to be done, start/completion dates, security, safety, the cost of the work and materials, payment plans, catering and lavatory arrangements, hours of work, cleaning up and the disposal of waste materials.
- 7 **Be straight about money** - with your builder and agree payment terms clearly in writing.
- 8 **Avoid paying upfront or a cash deposit** - it should not be needed unless you request specialist building materials or the job is likely to take a long time to complete.
- 9 **Guarantees** - are they offering a guarantee on a large scale job? If it is a new build you will need a guarantee on the property.
- 10 **Ask if the builder is insured** - they should have cover to protect themselves against property damage and personal and public liability to protect you and the general public in the event of accident or injury.

## Choose a reputable builder today.

"As proud members of the NFB we are happy to comply with these standards and provide references ahead of commencing work"



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