



Choosing Your Builder

If you are considering any work to your property and you require a builder you should consider this choice 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.



Below are listed some of the things that you should consider doing:-

For large projects consider employing a professional to advise you

Addresses and contact numbers of professional organisations are attached to this sheet.

Discuss the extent of your arrangements with your professional

- Does it involve the preparation of plans only or is site supervision part of the package?
- If you consider your job too small and you don't require a professional, get advice from someone in the industry whom you know and trust.
- Always obtain quotations (at least three) and have them checked.
- Don't automatically go for the cheapest quote.



Ask the builder questions, a few examples are set out below:-

- Where have they worked before?
- Are they happy for you to see some of their previous work?

- What is their expertise in the particular project you intend to carry out?
- How do they want to be paid, on completion or in stages?
- Can they supply references from satisfied customers?
- Are they happy to accept a retention clause?
- Will they give you a final completion date?
- Will they accept a penalty clause on failure to complete the work on time?
- Will they agree to independent arbitration should you have any dispute?

Finally, reassure yourself by checking out the builder's work, references and other aspects like work habits with previous clients.

It is best to ask the question now, don't wait until it's too late



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Ffoniwch 01978 292050 am eich copi.*

*A large print version of this
leaflet is available.
Please call 01978 292050
for your copy*

Choosing Your Builder Useful Addresses and Contact Numbers

Citizens Advice Bureau

Gaynor Roberts
Manager
35 Grosvenor Road,
Wrexham. LL11 1BT
Tel: 01978 364639
Fax: 01978 363332

Federation of Master Builders

72 King Street
Southport
Merseyside
Tel: 01704530201/ 01704537078
Fax: 01704532945

National Consumer Council

5th Floor
Longcross Court
47 Newport Road
Cardiff, CF24 0WL
Tel: 02920255454
Fax: 02920255464

Royal Institute of Chartered Surveyors (RICS)

12 Parliament Square
London SW1 3AD
Tel: 0207 222 7000
Fax: 0207 222 9430

Consumer Advice

Trading Standards
Crown Buildings
Chester Street
Wrexham. LL13 8ZE
Tel: 01978 292045
Fax: 01978 297098



For further information contact:

**Chief Planning Officer,
Lampit Street, PO Box 1290,
Wrexham, LL11 1WL.**

Telephone: (01978) 292050.

Fax: (01978) 292502.

www.wrexham.gov.uk/planning

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