**How to find a reputable builder**

You’ve drawn up the plans, set a realistic budget, and are all but ready to proceed. But before that all-important work can begin, you need to find someone who can turn your grand ideas into a well-executed reality.

Whether you’re converting your loft, building an extra storey, or overhauling your current kitchen, your builder can, quite literally, make or break your project dream. The importance of finding one who’s solid, reputable and reliable cannot be overestimated.

But how do you know who to choose (or where to find one) if you’re not in the trade?

**Where to start your search**

* *Take recommendations from friends and family:* Taking recommendations from people you trust is one of the best ways to source a competent and dependable builder. Tradesmen rely on word of mouth, but it’s still important to vet them thoroughly – even if they do come with a cast iron guarantee from your great aunt Marge. If the type or scale of your project differs greatly from that of the person doing the recommending, you need more information about comparable work executed by the builder you’re considering. Good builders will be only too happy to refer you on to happy customers who can verify the quality of their work.
* *Source through local projects:* On your daily dog walk, school run, or commute to the office, keep a keen eye on the local area for residential building works. When working a job, most tradesmen will have a builder’s board standing proud to advertise their services and indicate that they’re open to new projects. Even if their current project isn’t your cup of tea, keep in mind that they’re working to a brief – it’s more about the quality of their work than the style, which is in your control.
* *Trust in trading associations:* You could do without the headache of contracting a cowboy builder – life is stressful enough. But how do you sift the good from the bad? One of the most reliable guarantees is to source from a recognised trading association. [The Federation of Master Builders](https://www.fmb.org.uk/), the [National Federation of Builders](https://www.builders.org.uk/home/), or the [Guild of Builders and Contractors](http://www.buildersguild.co.uk/) are three of the most widely recognised (and respected) associations to draw on – and while it’s not essential for a builder to join one of these bodies, it does afford you a level of consumer protection. You can also opt to join the [Home Improvements Guarantee scheme](http://www.homeimprovementsguarantee.co.uk/), which offers both work and financial guarantees to the homeowner at no extra cost.
* *Look to other tradesmen and associated professionals:* If you’re consulting any variation of tradesmen or associated professionals for your current project – such as plumbers, architects to draw up your plans, or surveyors to carry out essential investigations or Party Wall Agreements, you already have a reliable resource for recommendations at your disposal. Networks are built through a history of shared and overlapping jobs, and by tapping into this, you’ll be able to find the names of builders others want to work with, and those who come with a flashing red warning sign!

**Before you sign on the dotted line…**

Our final advice would be to check with past customers *beyond* the quality of your chosen builder’s work (*Are they easy to work with? What are their labourers like? Do they turn up on time? Was the project delivered to budget? Did any hidden costs crop up along the way?*). You should also draw up a detailed project brief that leaves no room for error, and always get three separate quotes to make sure your builder is within the realm of possibility.

And if all that sounds a bit much, why not trust the management of your project to a professional? Your home is your castle, and if you’re investing your hard earned money, you’re going to want to get it right.

As experts in Project Management, we can help you to control costs, ensure the build progresses to both time and budget, and doesn’t deviate from the all-important brief.

Have a chat with us about your project, benefit from some free, no obligation advice, and find out more about our costs and services.