

Beware of Rouge Traders!

Rogue Traders choose this time of year to cold call home owners as they know it's the time when people are considering home improvements for the coming year. The FMB says NEVER employ anyone who cold calls at your door.

"Do not engage in conversation with a cold caller. If they can start immediately, there is usually a reason. If they only deal in cash, they are unlikely to be a legitimate company," warns the FMB. "If you do employ a cowboy, it could cost you far more to get the job rectified when it all goes wrong."

The FMB's 5 simple steps to employing a professional local builder:

1. Be specific and set out a detailed, clear brief when requesting quotes.
2. Ask friends and family for a recommendation and check the FMB's 'Find A Builder service at www.fmb.org.uk.
3. Seek at least three references, speak to previous clients and visit previous jobs.
4. Don't just go with the cheapest, consider your ability to communicate with them and the quality of their work.
5. Use a written contract as it offers you protection if anything does go wrong. You can download free contracts from the FMB website www.fmb.org.uk.

Modern, spacious, environmental and very affordable *in Severn Beach*



FOR SALE
ONLY 2 LEFT



envirowise

For more information or to arrange a viewing please call:
RA Bennetts - 01454 415541 / Alder King - 01454 412565 / Milburys 01454 417336

2 bed apartments built with environment in mind

- All external walls have an extra 10mm cavity space. This increases the insulative properties by 30%.
- Insulation is further improved by the highly retentive and reflective double glazing used throughout the building.
- Free hot water is provided to the property via the VELUX Solar Panel system installed on the south facing roof.
- Heating to the building is provided via the energy efficient SAP approved MyHeat underfloor heating system.
- Heating efficiency is further improved by the use of a heat retentive multi-particle concrete screed.
- Only recycled aggregates and FSC (sustainable forest) approved timber have been used.
- All waste from the building process was segregated and recycled whenever possible.
- Materials were delivered to site from local companies on a 'full-load' system, lessening environmental impact.
- The block drive is a loose-lay permeable system with zero impact on existing drainage systems.

Benefits of using a MasterBond builder

The Federation of Master Builders is the building industry's largest trade association, representing over 13,000 UK firms. In line with its logo, 'The sign of building quality', the FMB only accepts as members builders who can prove their skills and business acumen. Complaints against members are taken very seriously. The FMB investigates all disputes fully and in the vast majority of cases, they are resolved through their intervention. However, where that is not possible, the FMB will help arrange independent dispute resolution.

The dispute resolution procedure has teeth, as members can and are removed from the register and the FMB works closely with local Trading Standards officers to ensure that

expelled firms are not continuing to represent themselves as members.

The joining criteria for the FMB are:

- At least 12 months trading.
- 6 references, including one from a 'professional' or Local Authority Building Control.
- Local FMB Branch approval.
- Public and employer liability insurance.
- No un-disclosed bankruptcies or relevant outstanding County Court Judgments.
- VAT registration where appropriate.
- Confirmation of business address/details.
- Credit checks, public record and director checks.



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on 08080 333 333**

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