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Renovation Checklist

Avoid Common Mistakes and Set Your Project Up for Success

This brief checklist is designed to help you avoid costly and stressful mistakes when planning your home renovation. Remember each project is slightly different and there may be some additional steps that you need to undertake, to be sure you have got things covered, feel free to reach out to one of our team.

Tick off each point before you start to ensure a smooth, enjoyable journey to getting to your dream home!

Planning and Preparation

- Define your goals – more space, better layout, added value?
- Set a realistic budget – include a 10-20% contingency.
- Research planning permissions – do you need approval?
- Understand building regulations – don't risk non-compliance.
- Hire the right professionals – architect, structural engineer, builder.

Design & Layout

- Prioritise natural light – skylights, glazing, and open-plan flow.
- Plan storage solutions – built-in options maximise space.
- Think long-term – future-proofing for family needs.
- Ensure practical room flow – avoid awkward layouts.
- Factor in sustainability – energy-efficient materials & insulation.

Budget & Costs

- Get clear quotes – avoid hidden costs and vague estimates.
- Don't just choose the cheapest builder – quality matters.
- Consider phasing the project – if budget is tight, stagger works.
- Allow for unexpected expenses – delays, material price rises.
- Plan for VAT costs – check if your project qualifies for reduced VAT.

Construction & Execution

- Choose the right contractor – vetted, insured, and experienced.
- Get a contract in writing – scope, timeline, and payment terms.
- Regular site inspections – don't assume everything is going to plan.
- Have a snagging list – identify and fix issues before final payment.
- Think about living arrangements – will you stay or move out during works?

