

CREATE YOUR DREAM HOME ON ANY BUDGET

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25
clever ideas
for small
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+ AFTERS**

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amazing home
transformations

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BATHROOMS**
**KID-FRIENDLY
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DESIGN TIPS

**Natural
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Tactile ways
to warm up
your scheme

**BEST
BUYS**

Alfresco
cooking

Patio
heaters

Smart
speakers

EXTEND IN STYLE

Bright & light homes to inspire your own project





Mood board your interiors to get materials you know you'll want ordered and delivered in time

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Make a schedule

It pays to be detail oriented when renovating. Make a schedule of works, listing all of the jobs and the order in which they need to be done – so you can coordinate the tradespeople and ensure any materials you're supplying are delivered when you need them. The schedule can be worked out with the builder or contractor to act as a contract between you. You can also decide how much of the prep or decorating work you want to do yourself to save money, and set a deadline of when it needs to be done before the builder or tradesperson can start their work.



Find out what needs planning permission and what's permitted without. You might be surprised

Studio Range double socket in aged pewter, from £53.29, Heritage Brass

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Know your stages

The first part of any renovation is usually strip out and removal. This is followed by all the structural work that has to be done to the roof, floors, ceilings and walls. The first fix deals with everything that will be hidden – the pipes for the plumbing, heating and wiring. Then comes the plastering of walls, and possibly ceilings, and any preparation work to the floors. The second fix deals with completing work started in first fix – such as attaching sinks and baths to plumbed in pipes, or lights, sockets and switches to the electrical cables. After this comes the fitting of kitchens and bathrooms, and the final stage is decoration.

Burnished brass screwless double socket with USB, £115.93, Wandsworth Electrical



OUTSIDE THE BOX

Sockets get fitted at second fix – be daring and go for colourful metallic instead of plain white.



Double socket with USB in copper & black, £43.99, Dowsing & Reynolds

TOP TIP

Any structural alterations will need building regs approval to confirm they're safe. Go to gov.uk/building-regulations-approval to see what needs to be signed off

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A HAPPY ENDING

Before you can enjoy your completed renovation, you need to go through snagging. This is capturing and correcting any of the issues that might have arisen due to the work carried out. It could be cracks in your freshly plastered walls, small leaks in new pipes, the central heating not working, or damage done to decorated walls and floors. The builder should come back to deal with these issues if they become noticeable after they've left.

