

# GrannyAnn

## How to spot a Rouge Trader

Sadly there are a number of disreputable builders in the marketplace who could cost you dear.

It's not just the cost of the annexe - which alone could top £100,000. It's also a matter of safety, with some consumers left with flimsy, dangerous homes which are not fit for purpose - or worse, a death trap.

Happily, there are a number of giveaways that let you spot the cowboys and give them a wide berth. So look out for these tell-tale signs - and make sure you avoid the rogue builders.

### **8 Tell-tale signs of rogue builders - Run for the hills if your builder says:**

- "You can't see or visit an annexe I've built."
- "Sorry - you can't speak to my previous customers."
- "Trust me, there are lots of ways to get around planning and building control."
- "I build them myself so I don't need a big team."
- "We don't set prices up front and there are always ways around VAT."
- "I need a big deposit up front - and believe me, you don't need a set payment plan."
- "You won't find me on the register at Companies House."
- "I can start straight away - we can crack on without planning approval."

**So there you go, just a few pointers to help you spot the cowboys out there. But remember - if you choose a quality annexe builder who signs up to the NAPC, you can look forward to enjoying an exceptional new annexe home close to your family. And relax in the knowledge that your investment is safe as houses.**

