

I found Burns Builders using the Federation of Master Builders accreditation. I engage 5 companies to give me a quote and his was chosen because he gave me a quote based on my written requirements using a quantity surveyor to calculate individual costs for each type of material needed for the entire build. He also included other allowances for supply and fitting various items such the kitchen, bathrooms etc.

Using the detailed calculations and drawings from the structure engineer and architect, planning permissions and building regulation requirements he had calculated the amounts needed to complete the build of the entire house to these specifications so I had no extras or hidden surprises. I live in the Broads conservation area so exterior materials bricks, tiles etc had to be approved by the respective planning authorities/groups.

The Contract was signed between us and we agreed on how we would work together as each step of the building progressed. I had decided to have other contractors to do specific works such as plumbing, electrics, heating, solar integration. As well as windows and external doors. These contractors/suppliers were all recommended by Burns builders because they had worked with them previously on other projects, so knew of their capabilities, quality of workmanship as well as how reliable they were.

The whole process of building a brand new 3 bedrooomed detached house was extremely well done by Burns Builders. The process and execution of the build was excellent and Burns Builders were clearly well known to the building/planning inspectors who obviously had confidence in their abilities and compliance when they came each time to inspect and approve the milestone.

All workmanship was of good quality, everything was completed with care a precision so that the build was consistent without any issues whatsoever. Before the build started and as the build progressed, we had daily discussions about what would be done next etc. They managed the site with regards to deliveries of materials because there was only so much room to store and use these items. Communication was always very good as to what was happening and when so very important when so much is at stake.

Burns provided invoices on a regular basis as the build progressed, after each reasonable section (or part thereof) of work had been completed. They also advised on what paperwork I needed to complete to the planning and regularity groups who were monitoring the build so that everything could be accomplished in the correct timescales.

I could not be more pleased with my new house; I have never done anything like this before except have an extension built onto an existing house. Knocking down an old bungalow, living on site in the garden in a summer house and caravan whilst the build was being done was a very big undertaking not without risk and it turned out to be a very rewarding experience particularly at my time of life as I was a single lady of 67 at the time.

Many very skilled people were engaged by Burns to work on the house as it progressed, carpenter, brick layer, plasterers, roofers etc. All were excellent trades people and all gave a very good standard of workmanship. He also knew all the suppliers required to provide the right quality of materials and had accounts with these so that deliveries were made 'just in time'.

Progress was always excellent - every day and if there were 'options' that Burns thought I might wish to consider he would advise me so that I could have the benefit of his experience and knowledge to decide. He was extremely helpful throughout the entire process and I cannot recommend them highly enough. Several people where I live asked if I would recommend them - 2 homes of friends subsequently engaged them. One home needed significant life changing adaptations to it, including a new bathroom/wet-room (requiring changes to existing room uses) and installation of an internal lift. The other had a very large cart house, garage, tool store and mini gym built.