

## **Bidding on brand new properties**



**While it can be a fantastic opportunity to move into a brand new property, there are some important things to think about before you place a bid on any newbuild home....**

### **You may have to wait.**

The property may be advertised several weeks or even months before it is expected to be ready. There can also be delays on site, especially in the winter months when bad weather can stop the build. If you need to leave your current home quickly, or if you have been accepted as homeless by your Council, you should ask their advice before bidding on a newbuild.

### **All completion dates are estimates.**

If you decide to go ahead and bid for a newbuild, please don't complain to the Council or the landlord if it isn't ready when you were expecting it! As above, delays are often unavoidable and until the scheme is completed and handed over, there is nothing we can do. We will try to keep you informed about any delays as far as we are able to.

### **Viewing the property.**

Although you should ensure that the property is in the right area for you, you won't be able to view the development during the build for health and safety reasons. Often, you will only get to view the property when it is ready and you may be asked to sign the tenancy agreement at the same time.

### **Large schemes.**

Sometimes a group of properties is ready on a development where other homes are still being built. Effectively this means your new home may be part of a building site for some time to come. You will need to take especial care of your safety, and that of your children and any pets, when going to and from your new home.

### **Taking care of your new home.**

Great! You were successful and you have signed for your new home! Now you want to make some changes in the property. STOP!

- ◆ Did you realise you may not be able to redecorate in the first year? New plaster needs to dry out completely. Also new properties sometimes develop hairline cracks which redecoration could hide from view, and which would need attention.
- ◆ You or a family member needs an alteration – a level access shower or a widened door. You won't be able to make any structural changes for up to two years as this would invalidate the builder's warranty. The same applies if you want to change your kitchen or bathroom fittings or layout – it is unlikely you would be given permission.
- ◆ You want to fit a satellite dish. Many newbuilds have covenant restrictions forbidding the fitting of dishes to a property. Other covenants may apply to planting shrubs or trees in gardens

Please ask us about any restrictions which could affect you as soon as possible, ideally before you place your bid. You should always ask permission from the landlord before making any alterations to your new home.