

The Green Register: Good evening

- Please mute all mics
- Video on/off up to you - it's nice for the speaker to see an audience!
- If any connection wobbles, turn off your camera
- Please ensure your Zoom name is your real name
- Any tech issues, please raise here
- Any questions, please feel free to write in chat or wait to ask in the Q&A session

Following the event, you will be emailed a feedback form for your comments on today's event. You will also receive the presentation and chat transcript. Have a great session!

If you are enjoying today's session please consider [becoming a member](#) for a discount on all future events plus many other benefits! Come and join our growing community of members as we continue our journey in learning about the sustainable construction practices, systems and products for lower-impact buildings.

If you're interested in more training from The Green Register please see [our website](#).

Ies Drain: So how many members has "master builders investigated for poor workmanship in 2024? What checks are made on the competency of members ?

Marianne Heaslip: What do you see as the relationship between the FMB 'license to build' and the requirements of the Building Safety Act to demonstrate competence in the delivery of safety critical elements and compliance with the Building Regulations?

Mr Arteest: Is there a good checklist / guide for creating a solid brief if we are not experienced with build projects etc? You mentioned a few items, like waste removal etc, but we may not know all of these items to mention in the brief?

The Green Register: Great questions coming in - thanks all!

Chris, Mag Mell: I agree in principle with a 'License to build', but I worry that a subscription to this would price me out of some business. I am a sole-trader doing fit-out building (renovation not construction). I already pay for CPS for plumbing work and additional overheads that many others don't have.

David Cole: Are the JCT Minor Works contracts in widespread use with your members ?

Steve: handy clean and green: How would people get a license without joining FMB? Would the requirements be the same?

Brandon Radley: What criteria will be used before issuing a licence to build, and how long would the licence last please?

Andrew Wood: Is there any coordination between FMB and the RIBA?

R Chapman: Retired Chartered Surveyor / Strategic Advisor

Chris, Mag Mell: That's a lot less than I feared, thanks!

David Steel: For those in Scotland, it's worth knowing that the Building Safety Act does apply in England and Wales, but has some implications for Scotland (try a web-search and see what AI says to you). Scottish Govt is introducing similar legislation - not, perhaps, a specific act to the same degree, but a raft of measures that might amount to the same thing. Not sure of the picture in NI.

Evelyn: Will the presentation deck be made available for reference after the session? Would be good to get access to the QR codes / stats, etc.



The Green Register: Yes we'll share the presentation after the session

Steve: handy clean and green: If FMB proposes to act as a licensing hub would they introduce a membership fee around £170.00 as you currently charge a good deal more from memory

Matt Austin: Commenting from a fairly neutral position (Architect); the JCT contracts are geared a little more favourably to the Client whereas the FMB more towards the Contractor, in the nuances of their finer detail. RIBA Building Contracts are also user-friendly, and have versions which Clients can administer themselves. But, any of them are good - and defo agree don't build without one!

Mr Arteest: How do you deal with prices increasing through a project? Does this regularly happen with FMB members or would they be making sure this was priced in from the start? Just with global instability, supply chains etc as they are, prices can increase quickly, on a longer project how do FMB members deal with this?

Matt Austin: I wonder if Ian might comment on payment for materials and goods off site/ in advance - e.g. windows packages often requiring 60% payment at deposit. Builders often want (/need) some prior payment. Does the FMB contract have a mechanism for this, and what are the risks around pre-payment?

Amanda Jones: Do you have an interface where members of the public can look at your contracts and support processes, which may encourage more members of the public to choose an FMB builder rather than from other sources ?

John Carter: Iain: your thoughts on training standards within the industry. How we improve standards and competencies.

Marianne Heaslip: I second this one!

Peter Atkins: I can help with the cost control question - I am a member of FMB and also how payments can be structured, what pitfalls some fall into

Steve: handy clean and green: How would contractors win more work by having a license if they are mandatory for everyone anyway. What is the estimated proportion of rogues in the industry who are unlikely to get licensed?

LEAP: Does the FMB require members to undertake CPD? If so, how many hours, and which subject areas. ...Are CPD requirements also a part of the License to Building?

Jane Roberts: What is the strategy for Price changes of materials mid contract eg on fuel due to war with a fixed price contract? Yesterday oil prices went up by 1/5 while the news was on.

Iain Kirtley: Thank you to everyone for their time. Please do feel free to get in touch if there's anything I can help with. iainkirtley@fmb.org.uk. [Licence to Build](#) | FMB, Federation of Master Builders. [Ultimate Guides to Home Renovation](#) | FMB, Federation of Master Builders