

COOPER CONSTRUCTION

SAFETY & CONTROL: DRAWDOWNS, CONTRACTS & QUALITY CONTROL

We use structured systems to protect your investment, safeguard quality, and keep your project on schedule



STEP 1 - VALUATION SHEET PREPARED

Before any invoice is raised, we prepare a valuation sheet that breaks the total build cost into individual elements such as plumbing, electrics, furniture, and heating. Each element is given a budget allocation.

Example: On a £180,000 build, furniture is £12,000 and plumbing is £13,000.

STEP 2 – PROGRESS MEASURED

We track the stage of completion for each element, recorded as a percentage between 0 and 100. The valuation sheet converts this into a monetary figure so the value of completed work is always transparent.

Example: Plumbing at £13,000 and 50% complete equals £6,500 worth of verified work.

STEP 3 – INVOICE BASED ON VERIFIED WORK

Invoices can only be raised from the valuation sheet, meaning builders cannot charge for work that hasn't been completed.

Every invoice reflects checked progress, ensuring payments are accurate and clients are protected from overpaying.

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STEP 4 – RETENTION HELD BACK

Each valuation and invoice includes a 5–10% retention, agreed in advance. This amount is only released on completion and key handover, leaving a meaningful sum unpaid until every detail is complete.

Retention is not a penalty but a safeguard to ensure finishing touches and quality standards are met before final payment.

STEP 5 – QUALITY & SAFEGUARDING

Every drawdown must include photographic evidence, which we check against the agreed timeline and standards.

If a builder left mid-project, they would only ever be paid for actual proven progress, never more. This ensures your investment is fully protected at every stage.

This approach holds builders accountable, prevents overpayment, safeguards quality, and protects your investment from start to finish.

READY TO TAKE THE FIRST STEP WITH CONFIDENCE?

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Book a FREE Discovery Call Today

Kickstart your HMO project with a no-obligation consultation from a member of the Cooper Construction team.

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