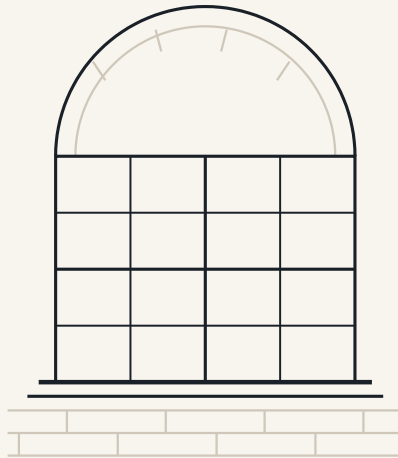


CONCEPT SAMPLE · PREPARED FOR @RENOVATINGTHECONSTABULARY

The Old Property Renovation Planner

A working planner for anyone taking on a building that was never built to modern rules — and won't behave like one.



AUDIENCECRAFT

CONCEPT SAMPLE — NOT A PUBLISHED PRODUCT

SEPTEMBER 2026

Sample — 10 pages

Work outside in, and write the number down

Most renovation advice assumes a modern house. Take on something older and the order of work changes: nothing you do inside survives water still getting in. These pages are ordered on that basis, and they are meant to be written in.

01

Outside in

Roof, gutters, walls, then services, then finishes.

02

Must before want

Both compete for the same money. Keep them apart on the page.

03

Quoted vs actual

The gap between them is the most useful number you'll own.

04

Log decisions

So the same argument isn't had twice in six months.

PROJECT AT A GLANCE

PROPERTY	
APPROXIMATE AGE / PERIOD	CONSTRUCTION (SOLID WALL / CAVITY / MIXED)
LISTED? GRADE	CONSERVATION AREA?
START DATE	TARGET FINISH
TOTAL BUDGET	CONTINGENCY HELD
THE ONE THING THAT MUST BE RIGHT	

ABOUT THIS DOCUMENT

A concept sample, made to show the standard and direction of work — not a finished product, and not work done for another client.

What has to happen first

Rank each item by urgency, not by how much it bothers you. In an old building the things that matter most are usually the ones you can't see from the sofa.

ELEMENT	URGENCY	ROUGH COST	WHO DOES IT
Roof covering, ridge and flashings Everything else waits on this being sound			
Gutters, downpipes, gullies The cheapest repair in the building and the most commonly skipped			
Structural movement — cracks, bulges, lintels Note whether it is old and settled or currently moving			
Damp and ventilation Identify the source before treating the symptom			
Timber decay — joists, lintels, window frames Usually follows the water rather than causing it			
Electrics Age of the consumer unit tells you most of what you need to know			
Heating, plumbing, drainage Find and mark the runs before anyone lifts a floor			
Windows and external doors Repair is often possible where replacement is assumed			
Internal plaster and finishes Last, always — it is the first thing damaged by everything above			

ONE RULE WORTH KEEPING

Old solid walls generally need to breathe. Materials that trap moisture — cement renders, some modern paints and sealants — can push water somewhere less convenient rather than stopping it. Where the building is old and solid-walled, ask any trade you engage what they intend to use, and why.

The things people wish they'd checked

None of this is exciting. All of it is cheaper before the work starts than after.

KNOW WHAT YOU'VE BOUGHT

- ☐ Survey by someone who works on buildings of this age
A standard valuation survey is not the same thing and will not tell you what you need
- ☐ Checked whether the building is listed, and at what grade
If it is, consent may be needed for work affecting its character — inside as well as out
- ☐ Checked whether it sits in a conservation area
This can affect windows, doors, roof materials and even paint colours
- ☐ Asked the local authority what needs consent before committing to a design
Cheaper than finding out afterwards

KNOW WHAT'S IN THE FABRIC

- ☐ Asbestos check where the building or its alterations pre-date 2000
Common in older textured coatings, insulation board, cement sheet and floor tiles
- ☐ Assumed older paint layers may contain lead until tested
Matters most where you plan to sand or heat-strip
- ☐ Services traced and marked — electric, gas, water, drainage
Including the runs nobody documented

KNOW WHERE YOU STAND

- ☐ Insurance confirmed for a property under renovation
Standard cover often changes or lapses once a building is unoccupied or being worked on
- ☐ Neighbours and shared structures considered before work near a boundary
- ☐ Everything photographed before anything is touched
For records, for consents, and for the before-and-after you'll want later
- ☐ Decided where you'll live, cook and wash during the worst of it

Quoted against actual

Fill the first column when you get the quote and the second when you pay the invoice. The third column is the one that teaches you something.

ELEMENT	QUOTED	ACTUAL	DIFFERENCE
Survey and professional fees			
Consents and applications			
Scaffolding and access			
Roof and rainwater goods			
Structural works			
Damp and ventilation			
Windows and doors			
Electrics			
Plumbing and heating			
Plaster and finishes			
Waste, skips and clearance			
Total			

15-20%

CONTINGENCY

A contingency of roughly this range is commonly advised for older buildings, and it is not padding. It is the allowance for what you find once the coverings come off — which, in a building of any age, is always something. Set it aside at the start and treat it as spent.

COSTS THAT ARRIVE UNINVITED

- ☐ Temporary heating and drying
- ☐ Making good after trades
- ☐ Tool and plant hire
- ☐ Storage for furniture
- ☐ Redecoration once settled
- ☐ The second skip

What happens when

Write the work in the left column and tick the months it runs. Sequence matters more than dates: anything that follows wet trades needs drying time you can't shorten.

WORK	M1	M2	M3	M4	M5	M6	M7	M8
	☐	☐	☐	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐	☐	☐	☐
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	☐	☐	☐	☐	☐	☐	☐	☐

THE TWO DEPENDENCIES PEOPLE MISS

Scaffolding usually governs the roof, high-level repairs and external decoration — group them so it goes up once. And new plaster needs time to dry before decoration, however tight the programme looks.

One page per room, repeated

Two blocks shown here. The finished planner carries these through the whole building, plus the outside.

ROOM

ORDER IN PROGRAMME

CONDITION NOW — WHAT YOU CAN ACTUALLY SEE

MUST BE DONE

WOULD LIKE

ORIGINAL FEATURES TO KEEP

DECISION NEEDED BY

TRADES INVOLVED

BUDGET

ROOM

ORDER IN PROGRAMME

CONDITION NOW — WHAT YOU CAN ACTUALLY SEE

MUST BE DONE

WOULD LIKE

ORIGINAL FEATURES TO KEEP

DECISION NEEDED BY

TRADES INVOLVED

BUDGET

WHY "ORIGINAL FEATURES TO KEEP" HAS ITS OWN LINE

Things get lost in the middle of a job — a fireplace opened up and then boarded over, a cornice knocked through for a pipe run. Writing it down before the trades arrive is the only reliable way to protect it.

What to ask before anyone starts

The questions below sort the trades who work on old buildings from the trades who work on any building.

☐ Have you worked on a building of this age and construction?

Ask for one you can go and look at, not a photograph

☐ What materials would you use here, and why that rather than the modern equivalent?

A trade who can answer this clearly is worth more than one who is cheaper

☐ Who will actually be on site, and will they be here every day?

☐ Is this a fixed quote or an estimate, and what would change it?

Written, itemised, with what is excluded stated

☐ What is the programme, and what happens to it if you find something unexpected?

☐ What are the payment stages, and what is complete at each one?

Avoid paying significantly ahead of work done

☐ What insurance do you carry, and can I see it?

☐ What guarantee comes with the work, and who honours it?

☐ Who is responsible for waste, and for leaving the site safe each night?

TRADES TRACKER

TRADE	COMPANY	QUOTE	START	NOTES

Why you decided what you decided

Renovations are long. Reasoning that felt obvious in March is gone by September, and the same argument gets had twice. Write the reason down once.

DATE	DECISION	WHY	REVISIT?

NOTES

What the finished planner would include

The pages you've just seen are a demonstration of standard and direction. A finished product would be built from what your audience actually asks you — and would likely look different from this.

01	Introduction and how to use the planner
02	Renovation priorities worksheet — shown
03	Before-you-start checklist — shown
04	Consents, surveys and who to ask first
05	Budget planner with quoted-against-actual tracking — shown
06	Room-by-room pages for the whole building — two shown
07	External and grounds pages
08	Contractor questions and trades tracker — shown
09	Programme and sequencing planner
10	Decision log and notes — shown
11	Salvage and original features register
12	Photo record pages

BEING STRAIGHT ABOUT WHERE WE ARE

AudienceCraft is new. We have not launched a digital product with a creator yet, and this sample is not work done for a previous client — it was made specifically to show what we could build around your audience. We would rather show you real work made for you than a portfolio of someone else's.

AudienceCraft

Digital products built around what an audience already asks for.

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SEPTEMBER 2026