

one small seed in conjunction with Olmeca Edición Black Tequila present a new edition to one small seed magazine: The Electronic Dialogues; offering our readers an intimate showcase of the diversity in our local and international electronic music scene. In [Issue 24 – our latest issue in stores now!](#) – we brings you Blush n Bass and Felix Laband, and to follow is the full interview with the Blush n Bass duo: Taryn Pickett and Candice Heynes.



Candice Heyns and Taryn Pickett sit outside the Waiting Room on Cape Town's Long Street, armed with glasses of wine and trading stories of the night before. They make up the duo Blush n Bass, well known for its hard-hitting and somewhat rare mix of indie and electro that features some of the latest sounds from the UK electro scene.

The duo first teamed up after Candice skipped off on a romantic weekend away instead of planning a set for her gig at Sapphire – so she nervously asked Taryn to play a few tracks with her. 'The rest is history,' she explains. 'People just seemed to like it and from that day we started getting booked.'

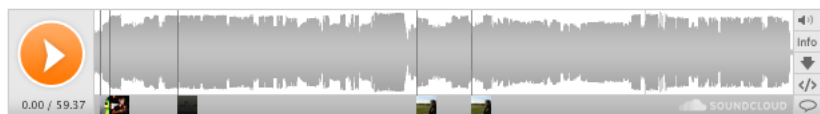
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Two girls playing hard electro music stand out in a music scene where most female DJs favour more progressive house and techno. Opening for the Capetonian electronic Producer/DJ HAEZER in 2010 saw their sound evolve and move away from pretty vocals and softer electro tracks to a harder in-your-face style. Their addiction to downloaded music and Taryn's yearly sojourns in London lets them 'stay ahead of the scene – setting the pace instead of following it.' And the best part of playing in a pair? 'Drinking tequilas together instead of standing there by ourselves.' Candice laughs.



Not what you'd expect from two women that look like they've just walked off a photo shoot. They are quick to dispel any perception that sexuality adds to their appeal. Candice explains: 'We definitely try and downplay the whole sexy thing. We see ourselves as the same as any guy DJ. If they see a difference, we just don't really respond or react to it. For example, we dressed up as nuns for Halloween instead of people who were probably dressed up as nurses.'

'And not sexy nuns,' Taryn adds.



[Rocking the Daisies set 2011 by Blush N Bass](#)

The two feed off each other's and the crowd's energy, preferring spontaneous sets over planned ones. 'It's so much more fun,' Taryn explains. Their repertoire also includes individual tracks mixed under their separate names, Candice Heyns and Miss Pickett, with Taryn favouring tech house, deep house and industrial sound and Candice, who grew up on electro, mixing with a constant four-by-four beat and beautiful vocals.

FROM THE HORSE'S MOUTH: DEAD ALPHABET TALKS TOURS, VIDEOS AND BEER.

I am not of course referring to the actual English alphabet, but rather the garage rock band based in Jo'burg. The four-piece band consists of Adam Edwards on vocals, Justin Gent on drums, Hugh Hunt on bass and Phil Klawansky on guitar and vocals.

High on Fire by DeadAlphabet

Having started out in 2009, Dead Alphabet has evolved a dirty rock sound with a hint of garage and punk, and throbbing riffs and prodigious lyrics; they have climbed steadily in popularity and swelled their fan base. The band credits electronic music for re-shaping the way they see rock music and pushing the walls out with regards to what instruments they use to create their sound. Most recently they were nominated in the 2012 MK Awards under Best Rock Video category for the 'Eat You Alive' music video.



The Kill by DeadAlphabet

When asked how they felt about the nomination, Adam Edwards the vocalist and visual creator of the video explained, 'It actually feels really great, we were selected as a defining video and song in a calendar year full of bands and artists trying their mightiest to be rock 'n roll. We would also like to have the opportunity to win something other than a beer drinking competition or the genetic lottery.'



Your Electricity Is Set To Double

But do you know why?



Eskom applied to Nersa for a 16 percent increase in electricity prices each year for the next five years. This would take the price of electricity from 61 cents a kilowatt hour in 2012/13 to 128 cents a kWh in 2017/18.

Leading economist Mike Schüssler, CEO of economists.co.za explains: “Eskom has applied for an annual 16% rise over the next five years, which would mean a cumulative increase of 110% – that’s more than double,” says Schussler. Compiling data on 15 different professions, including teachers, factory workers and bank clerks, he compared the affordability of electricity in 33 countries.

The research found that workers in 18 of the 33 countries find electricity more affordable. These countries include the USA, Switzerland, Japan, France and the UK. In only 14 of these countries workers found electricity less affordable than in South Africa. From this high base it would be difficult for South Africa to compete in the cost structure of the economy.

“One could rightfully understand Eskom’s tariff request if prices were still at their previous low levels, but, due to the massive increases in recent years, we are already facing high tariffs, particularly for households,” says Ben Venter of Sasbo, which co-sponsored the research along with the Energy Intensive User Group.

Mike Rossouw from the Energy Intensive User Group noted that from 2002 the South African industrial energy prices have shot up by more than 250% in real terms, which, according to this research, “is the highest increase found anywhere in the world.”

The research shows that over the last seven years South Africa has had the highest increase in electricity prices in the world – double that of the second highest country. The proposed 110% increase over the next five years would have also been the highest over the last five years. “Local governments are effectively using electricity to balance their books,” says Venter. So why is this being allowed? With the rising costs of living, should the local government be allowing Eskom to further raise prices, straining household budgets to breaking point? While the parastatal energy supplier assures the public the increases are necessary, it is the consumer and businesses who will be hard hit. With an increase of this magnitude, the knock on effect will ultimately land at the consumers’ feet or be absorbed by the businesses bottom line. The City Press revealed last year in July that Eskom had spent R36 million on parties for its staff and their families. This followed the announcement of Eskom’s financial results, which showed a tidy R13.2 billion profit for the 2011/2012 financial year despite a modest 0.2% increase in electricity sales. So why the need for a 16 percent increase this year?

One factor which does not get much media attention is the issue of electricity theft and non-payment and whether this is in fact contributing to the drastic electricity hikes. An article in the Daily News details how one resident in Copesville, Pietermaritzburg, struggles daily with electricity theft, which often results in no power and large electricity bills, “Our monthly bills also exceed that which we would normally pay, putting a huge dent in our pockets,” explained the resident. A spokesperson for the municipality said

hundreds of the illegal lines had been removed but residents persisted in putting more up. Which begs the question, who is paying for the electricity that is being used illegally? Should the burden be borne by law abiding citizens who pay their electrical bills?

One alternative to handing over more money to Eskom is solar power. South Africa is set to become a huge market for solar energy. Not in the future – but right now. Not as a result of government programmes – but because energy prices are rising rapidly. Another factor is the tremendous solar energy resources, the growing economy and consequently electricity demand.

At the same time, the prices for solar modules and turnkey systems have dropped rapidly. Investment in solar PV systems is profitable today. Solar energy has become a competitive energy solution – without government support. Indeed, the South African market is about to boom – not only for large-scale utility projects under the government REIPP programme, but beyond that also, for roof applications in the business segment.

The rising cost of electricity is a concern for all homeowners and their tenants. The use of solar modules will not just decrease the amount of electricity you use and save you money, but you can also sell your excess electricity back to Eskom. And with more electricity increases set for this year, solar power is set to become a necessity to avoid high electrical bills. 🏠

RESOURCES

Daily News

Home Improvements

that add real value to your property



Your home is the biggest asset you will probably own, and by investing time, effort and money in your home, you will reap the rewards, either through an increase in value or a home that is sought after by tenants. So when it comes to improving your home, where do you start?

With the current economical climate, money is tight and rising prices have seen the cost of living escalate, but even in tough financial times, there are ways to increase the value of your property that won't break the bank.

So what is home improvement?

Home improvement that adds value is not simply about adding the best fitting to your home or attaching an extension and adding square metres to your property. It's about choosing the right kitchen, bathroom or extension for your property. For an addition to be considered an improvement or home improvement to be considered an 'improvement' and 'investment' it must be in keeping with character of your property and its location or setting. Certain types of home improvement can increase the value of your home. In the current climate it is welcome news that there are ways to enhance your living space and make more money later when you decide to sell.

Scope for improvement

If you plan on selling your property at some point in the future you need to be clear on the type of person who would want to buy your house, and think about what type of additions or modifications would dissuade a person from purchasing your property. While this doesn't mean your home should become a show house in waiting, you should spend some time researching developments in your area and checking what the average house prices are,

this will give you an idea of the potential buyers in the future. For example if a school is being built near you, then families will be attracted to your area, if a new public transport system is being planned near your home, then young professionals will be attracted to your area.

Extend up

If for whatever reason you can't build out, extend your property upwards. A loft conversion is one way to add value to your house. However, not all properties are suitable. You ideally need to have a roof height of at least 2.4m and have adequate support trusses and joint in place to accommodate the weight. Depending on the floor space available, this new area can be transformed into a master bedroom with en suite bathroom, a home office or entertainment area. If you want to open it up and create the illusion of more space, you could install a balcony with glass doors or a big

skylight. Your first step would be to get a survey done and then appoint a registered builder/professional. If the job is not done correctly, it could end up detracting from the value of your property and costing you more money to fix it.

Extend out

Why do most people move properties? To gain more space. But what if you don't want to move, then you need to add more space. Adding an extension onto your property will not only give you extra square footage but also will add value to your property and increase its value. When you decide to extend, the size and style must be in keeping with the original property and others in your street. By seeing what your neighbours have done, you will get a good idea of what you are allowed to do. The actual value added to your property will depend on the square footage added and how it's packaged. Is it one storey or two, a new living area, or kitchen?





Adding a new kitchen

According to residential property agents, Pam Golding, people today want modern kitchens. So if your kitchen is dated, one quick way to add value to your property would be to update your kitchen. Modern units and worktops in a kitchen can rejuvenate your kitchen, and instantly make it look better. Spending lots of money on a fancy designer kitchen is not always going to add value to your home; the bespoke Italian kitchen might be suited to a modern city apartment but look out of place in a three-bedroomed terrace. You need to make the kitchen work with the rest of your home. If it is a family home, maybe an open plan kitchen with lots of warm wood and solid wooden units would suit your home. If it is more of an entertaining house, think marble and granite for countertops, with steel fittings. In the next edition of home improvements in REImag we will give you a step-by-step guide to updating your kitchen. A great way to start is to decide what you want out of your kitchen and then decide on a look and feel.

Converting your garage

So you have a garage, but it's filled with Timmy's artwork from grade one to grade

seven, Dad's tools and Mom's wardrobe, which she will fit into again one day. The garage is increasingly becoming a valuable space that can be converted and linked to the main house via a constructed hallway. The garage can become a new room, a guest bedroom or even a granny flat. So what are you waiting for, there is no better time than now to clear out your garage and start planning your garage conversion.

Remodeling

It is a very disruptive process for a homeowner but in areas where there is a shortage of houses, if your house dates back to the Victorian area, you may find your rooms are a bit smaller with only one bathroom or even a separate toilet and bathroom. By remodeling the internal layout you will be able to update the entire look of the house and create a living space that reflects how you live today. For example, if you take all the south facing bedrooms and relocate them to another area of the house, you could create an open planned kitchen/ living area that is south facing and possibly accessible to the garden. Renovations are about bringing your home up to date, so a great idea is to go and look at homes built recently and seeing what aspects you could incorporate into your own home.

SPECIFICATIONS TO IMPRESS

What are some of the smaller less invasive things that could increase the value of your property?

- 1 Painting you house inside and outside
- 2 Replacing all the light bulbs and light fixtures
- 3 Clean the carpets or replace with wooden flooring
- 4 Replace curtains with blinds
- 5 Add more windows to the property
- 6 Add a pool to your garden
- 7 Check the plumbing and wiring
- 8 Put in a trellis
- 9 Re-roof
- 10 Insulate
- 11 Install double-glazed windows
- 12 Replace the front door or repaint
- 13 Change all the doorknobs
- 14 Put in a skylight
- 15 Motion detectors
- 16 Build a carport or garage

Add Value To Your Building



Refurbish the right way



Many of us spend most of our days in commercial buildings such as offices and schools. We are expected to productively work, socialise, and generally enjoy the time we spend in these places. It makes sense, then, that these kinds of buildings should be 'spruced up' every now and again. Commercial builders call this a 'refurbishment'. A 'refurb' refers to any updates made to the look, feel, and functionality of a building. Refurbs can be done on a variety of scales, either an entire refurbishment from the inside out, or a smaller refurbishment.

Office refurbishment gives developers and occupiers the opportunity to optimise the value of a building without the investment risk and cost that is associated with full-scale redevelopment.

Sub-markets that favour refurbishment buildings include media and design companies, which do not have large workforces, but do value space with character, and place a premium

on location rather than the absolute quality of the building. Overall, although refurbishment might not secure the highest possible land value, it does present a relatively quick and cost-effective method of improving property values, while retaining the high development density of an existing building that planners might not permit in a full redevelopment.

The main advantages of a refurbishment project are:

Speed to market – fast construction, minimised planning and party wall issues, together with opportunities to phase construction works if necessary to manage cash flow or work around existing tenants.

Retention of the advantages of the existing building – character, development density and massing, retention of car parking.

Cost – relatively low cost, with a proportionally high recovery of capital allowances. Developers can focus expenditure on value-adding features once the building fabric is sound.

Flexibility – opportunities to tailor the extent or the timing of the refurbishment to market conditions, reducing funding costs and maximising occupancy.

Sustainability – refurbishments use fewer resources and create less waste than new building projects, and contribute to

sustainability by improving the performance of the existing building stock.

Defining the scope of refurbishment

The nature and the condition of a building, its location and potential position in the office market, economic conditions and the investment timescale of the developer will determine the extent of its possible refurbishment. Buildings with inherent long-term value related to location, character, and future planning constraints or listed building status might justify significant investment in refurbishment. Buildings with a short life and a limited potential to generate increased rental streams might, on the other hand, only justify a limited investment to attract short-term tenants ahead of disposal or comprehensive redevelopment.

Minor refurbishments

The main purpose of a minor refurbishment is to extend economic life by up to five years. Opportunities for payback are limited with the scope of work being confined to redecoration and repair works, together with minimal alterations to building services. The focus of the investment will be on common areas. Minor refurbishment is often carried out in an occupied building, with phased working and a decant plan being necessary.

When people get bored with the decor of their house, they do things like paint the walls and replace the furniture. There's no





reason why you can't do the same for your workplace, educational institution, or aged care facility. The first step is deciding on the style you would like your building to reflect. Do you like the minimalist, ultra modern, heritage, or Victorian look? The key to a refurb is consistency, so you should aim to update the whole building in the style you've chosen. Start with the facade. Could it do with new, automatic, or bigger doors? Could it use a paint job? While the outside of a building gives the all-important first impression, the 'look' needs to carry on inside. You can also update the look of a building by changing the type and quality of flooring, and fitting out new furniture such as workstations.

Medium refurbishments

These projects aim to renew the existing fabric and services of a building to present day standards of performance. The investment timeframe is typically 15 years and, as a consequence, fittings, finishes and elements of building services will be replaced or upgraded, taking advantage of technological advances. Limited structural alterations, including the formation of new service risers and the creation of feature reception areas may also

be involved, together with any works required to comply with statutory requirements for accessibility. These works can also be carried out in occupied buildings requiring additional temporary works, services diversions and out-of-hours operations.

Major/total refurbishments

Schemes which aim to secure, for the long term, the benefits of existing planning consents, or to exploit opportunities to increase useable floor areas are aimed at an investment horizon of at least 15 years. The refurbished building will need to meet modern expectations for specification and performance standards. All fittings, finishes and services will be replaced and it is highly likely that the roof and/or facade will be replaced or upgraded, together with extensive work to improve accessibility. Structural alterations may include the re-organisation of vertical circulation, the infilling of redundant light wells, creation of atriums, or the extension of perimeter floor slabs. Works will be carried out in a vacant building, and as a result, major refurbishments should deliver projects faster than new-build. 🏠



WHAT YOU WILL NEED:

- 1 Details of existing buildings and any building code violations that will need to be addressed in the new project.
- 2 Details of regional demographics of the business community and general population.
- 3 Details of any known planning applications for competition property changes or new properties near to you that could disrupt your property performance.
- 4 The zoning rules and regulations in the local area that can impact on your property.
- 5 Plans of the existing property to be refurbished. This is both site drawings and structural as built drawings.
- 6 A line sketch and conceptual drawings of the new property changes.
- 7 If necessary seek soil reports to identify soil stability and safety for the project.
- 8 An inspection of the existing property by an engineer to identify any concerns and structural issues.
- 9 Photographic record of the existing property and any key areas of structural or design concern.
- 10 Have informal meetings with the local council planning officers to identify their concerns regards the proposed development or renovation.
- 11 Be aware that the larger the renovation, the greater the possibility that the local planning office will require you to do a full building code upgrade at the same time as the renovation itself. This can be a significant cost burden that the property owner does not want.
- 12 A list of 'must have items or targets' that the project cannot do without.
- 13 A timeline of leases and tenant occupancy matters that need to be handled during the project.
- 14 A timeline of stages of the project that should be met given the seasonal business and climatic changes.
- 15 Target rentals and new lettable areas that will be created in the new renovation. Understand the minimum cash flow that you must produce from the project.

RESOURCES

Patterson Building

Buying In Brazil

Ahead of the property boom

The Soccer World Cup will be hosted in Brazil in 2014, providing the perfect opportunity for investors to buy property before the boom and take advantage of the country's burgeoning economy. Investment in property in Brazil has been on the increase as the market grows and offers more opportunity as a result of worldwide attention and consumer spending. Brazil is Latin America's largest country. It covers almost half (47.3%) of South America's territory, totaling an area equivalent to 8,547,403 square kilometers. It is the world's fifth largest country, following the Russian Federation, Canada, China, and the United States. Except for a minor number of islands, the Brazilian territory extension is uninterrupted and continuous. The Equator line crosses the northern country, next to Macapá, while the Capricorn Tropic crosses the southern country, next to São Paulo.

The 2014 World Cup is expected to generate over US\$ 30 billion in direct taxes,

US\$ 10 billion in additional indirect taxes, and an increase in consumption of Brazilian goods and services by over US\$ 3 billion for the period leading up to and during the 2014 World Cup. Approximately 600 000 international visitors are expected to travel to Brazil, which alone could generate over US\$ 2.5 billion for the Brazilian economy. In addition, approximately 3 million Brazilian tourists are expected to travel throughout the country, potentially generating an additional US\$ 3.5 billion or more. With more tourists come a need for accommodation during both the World Cup and the Olympic Games. Now is the perfect time to invest in property in Brazil.

Boosted by the upcoming 2014 FIFA World Cup and the 2016 Olympic Games, major infrastructure works are sprouting like mushrooms in Brazil's metropolitan areas. In the past few years, major investments have been made throughout every sector of the country's

construction industry: transport links, such as roads, railways, airports and seaports will be improved and expanded, new power plants are planned to cater to the increasing demand for electricity and programmes have been implemented to overcome the constantly growing shortage of housing.

In 2011, construction increased nationwide by 4.8% and, according to the Brazilian Construction Industry Board (CBIC), it is expected to jump further to 5.2% in 2012. Moreover, millions of new jobs have been created - about 250,000 were added in the period between January and October 2011 - drawing more than \$60bn in foreign investment in 2011.

Brazil's cities are changing, featuring more and more remarkable architectural designs and structures. One expected contender for the official symbol of the country's boom is the nearly completed Pátio Victor Malzoni office building, located on Faria Lima Avenue in São Paulo, the city's response to New York's Fifth Avenue.

The table-shaped 786,000 square feet building is fully covered with black mirrors and consists of two 19-storey towers which connect on the 11th floor, supported only by concrete and metal. Owned by shopping-mall developer and real estate firm Malzoni Group and designed by Botti Rubin Architects, it features a black-and-white marbled indoor reception area and an outdoor pool, and is designed to allow rooftop helicopter parking.

Google will be one of the main tenants of the building, which is scheduled for completion within the next few weeks. For that, it will be fitted with special dog-hair-resistant air-





conditioning filters, a climbing wall and trees – and will be one of the world's priciest pieces of real estate.

Another spectacular example of the booming industry is the £22m cable-stayed bridge at the entrance to the 2016 Olympic city Rio de Janeiro. Designed by Alexandre Chan, the creator behind Brasilia's famous Juscelino Kubitschek Bridge, and built by construction company Queiroz Galvão, it is not far from Rio's airport, Galeão - Antonio Carlos Jobim, which is also undergoing an expansion in the run-up to 2014 and 2016. The structure, called Bridge of Knowledge, is 780m long and links the Federal University to one of Rio's most important motorways, the Red Line. It features a 96m-high concrete pillar which ties up 15 frontal and three rear stays, arranged in a fan-harp design.

Elsewhere, preparations for the sporting events are in full swing. While Brazil will take on some of the temporary venues of the London 2012 Olympic Games, many of the already existing arenas will have to undergo extensive renovation to comply with fire and safety requirements.

One such venue is the legendary Maracanã football stadium in Rio de Janeiro, which will host the World Cup Final in 2014 and also be the venue for the opening and closing ceremonies of the Olympic Games. This makes Rio de Janeiro a key city to invest in.

With all the new infrastructure and improvement being made in Brazil, the property industry will see a major boost and the best time to buy is ahead of that property boom.

Important buying information

Legal assistance

We advise you to use a trusted client lawyer when purchasing who will ensure your interests are protected. We recommend that you use a Brazilian Lawyer who is registered with the

OAB (Ordem Dos Advogados Do Brasil) which is the equivalent to the Bar in the UK.

LEGAL CHECKLIST

- 1** Do the current owners have the correct entitlement to the land and debts?
- 2** What are the obligations for both parties according to the contract?
- 3** What is the payment process and what general legal issues that might arise?
- 4** Is the land registered in your name correctly at the end of the process?

Foreigners owning land / property

The Brazilian authorities encourage foreign investment, as such there are no major restrictions on foreigners to buy and sell residential or commercial property in Brazil. There are however some limitations and/or fees applicable for specific areas such as marine land, islands, agricultural land and areas near Brazil's international borders.

Land registry

Property is registered in Brazil via private notary publics, under justice control. The real estate registry in Brazil is such that each property can only be registered at one registry which stores the entire transaction history and physical identification of each property. The access to all information of a property is public. Thus many Brazilians buy and sell property without a lawyer. We recommend that you use

a lawyer to help you with the purchase.

Land registry costs, can vary depending on the state the property is purchased in. Stamp Duty Tax (or Registration tax) is around 2% of the purchase price (payable to the notary).

Taxes can vary (only by fractions of a percent) depending on which State you buy your property in.

With the upcoming FIFA Cup and the Olympic games, the property game in Brazil is changing, and the best time to invest is right now. 🏠

FAST FACTS

- 1** Brazil has the 10th highest number of vehicle owners in the world.
- 2** The world's best and most delicious coffee is produced in Brazil.
- 3** Brazil has the biggest rain forest of the world, the Amazon forest.
- 4** Almost 200 million people live in Brazil, which makes it the fifth largest country in the world in terms of population.
- 5** About 1 million people who live in Brazil are Asian.
- 6** Brazil has won the Soccer World Cup five times.
- 7** Brazil has one of the New 7 Wonders of the World.

RESOURCES

Property Bond Brazil

Create The Perfect Office

In your home



Are you sick of the commute to work everyday and the long hours spent in traffic coupled with the rising cost of petrol? Why not work from home? Whether you want to transfer your office to your home permanently or simply create a space that is conducive to work now is the time to start planning and create a space that is completely separate from your home environment.

A space that is separated from the hustle and bustle of your home life will boost your productivity. Studies have shown that it helps you prepare mentally for the task ahead of you, and by separating your work from your home

space, you are less likely to be disturbed by family interruptions. Integrating workspace into your home can be as simple as converting a spare room in your house, or building an extension or changing an outbuilding to a studio.

Certain structural alterations to your company will require planning permission, if you are not sure what you are allowed to do make discreet inquiries with your local planning department.

Workspace requirements?

Office with storage space

If you are a field-based sales rep, freelance writer

or designer, you will need some storage space for props or products. If this is a permanent base you may need to accommodate files for work. One way of creating an office space with extra storage space is adding a mezzanine to your garage for office space and then using the ground floor as storage space. Alternatively you could modify a basement or small room.

TIP → *if you use roof space to create an office, large glass windows can open the space up and provide you plenty of natural light.*

Portable, flexible and mobile space

If you require a portable or flexible workspace to connect to your company server or for checking emails, or are setting up an Internet or telemarketing business, all you need is a desk and computer. Building a home office suite under the stairs or simply adding an all-in-one unit to a redundant corner of your home can achieve this. By using wireless Internet you can keep the space tidy and free from clutter. Your mobile space could also double up as space to conduct personal business or for your children to do their homework.

Public safety

Does your work involve other people, such as childcare or hairdressing or physio? If so you will need to consider your neighbours' privacy and the health and safety of your clients. By making safety a priority, you will ensure that work-related accidents don't occur on your premises. If you intend to practice work with the public from your home, you may be





subject to work hour restrictions or layout restrictions in terms of the space used to conduct the business.

TIP → *Make sure your current building and contents cover is adequate to cover you working from home and enquire whether you need additional policies to cover clients/customers.*

Workshop space

If your job is more manual, along the lines of logistics, handicrafts or painting and framing, you may need to consider building an extension onto your property. The size of the extension will depend very much on your current requirements and business plans for the future. If your needs are short term, then you might want to convert a basement or garage or outbuilding. If you are considering building an extension on your property or altering your property to meet your work needs, you may require planning permission.



Step by step Roof Space

The extra space achievable from a roof conversion depends on the style of the property and how the actual roof was constructed. In most cases you can expect to get one good-sized room, which is ample for a home office or small studio. By integrating roof windows, you will flood the space with natural light and make the room look bigger. Bear in mind that computers can give off quite a bit of heat during the day when in use and if the room gets a lot of sunlight already, you may need to think of ventilation and possibly an air conditioner (or heater in winter). You also need to decide if you want to make your roof office accessible from the outside. You may want to consider a staircase running down the side of the property, allowing access to your roof office and keeping your office and home space completely separate.

Garage

The value of a garage should never be underestimated. If you have a high or peaked garage roof, you could consider building a timber or mezzanine structure to form office space. If you have a double garage, why not partition it off and use half of the garage as a

workshop? Most garages are structurally sound and dry and make ideal storage spaces. If you wish to use the space entirely as a habitable space you may need to insulate it and provide some form of ventilation.

Extension

An extension is a space that is designed to meet your specific requirements. It is permanent and adds square footage to your property and thus adds value. If your proposed extension requires planning permission to be approved, you will need to submit your proposed plans and drawing plans before going any further. A good extension is one that works in conjunction with the original property and respects the character and appearance of the surrounding area.

Outdoor room

One way of getting additional space without the cost of converting your property is an outdoor structure. Outdoor rooms are available in various sizes and can be designed to be permanent or portable, they can be positioned anywhere in your garden and from a planning perspective, they can be erected without permission. You can have them custom-built or buy them off-shelf, or buy a kit and make your own. You can also have them plumbed and wired for heat, electricity and sanitary systems.

With the technology available today going into the office everyday is not the necessity it once was. Remote servers, high speed wireless Internet and networking have made working from home much easier and a more attractive option. Working from home lowers your overheads, reduces your commute and allows you to set your own hours. 🏠