EPOXY DIRECTORY

ILLUSTRATION



FREE GUIDE

How to choose a resin floor installer: what to look for.

Prices, the questions to ask, the red flags to walk away from and a checklist to print and tick. For homes, garages and businesses across the UK.

- Floor types and prices
- 10 questions to ask
- Red flags
- A fair quote
- Prep and damp
- Aftercare
- Checklist

FLOOR TYPES AT A GLANCE

What each floor usually costs.

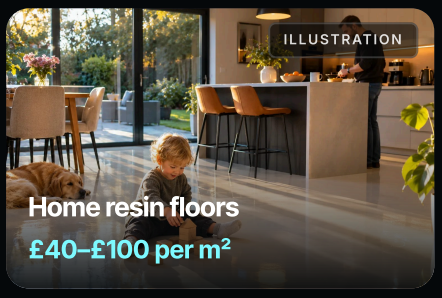
Typical UK prices per m² before VAT, worked out from prices installers publish on their own websites. Use them to sense-check a quote, not to replace one.













FLOOR TYPE	TYPICAL PER M²	SINGLE GARAGE (15 M²)	DOUBLE GARAGE (30 M²)	KITCHEN (25 M²)
Garage floors	**£60–£100**	£900–£1,500	£1,800–£3,000	£1,500–£2,500
Metallic epoxy	**£70–£135**	£1,050–£2,025	£2,100–£4,050	£1,750–£3,375
Flake floors (indicative)	**£40–£80**	£600–£1,200	£1,200–£2,400	£1,000–£2,000
Polyaspartic coatings (indicative)	**£50–£100**	£750–£1,500	£1,500–£3,000	£1,250–£2,500
Home resin floors	**£40–£100**	£600–£1,500	£1,200–£3,000	£1,000–£2,500
Commercial and industrial	**£25–£90**	£375–£1,350	£750–£2,700	£625–£2,250
Resin driveway	**£50–£100**	A 40 m² drive: £2,000–£4,000 on a sound base		

Why small jobs cost more per m²

Setting up and preparation are fixed costs, so a single garage costs more per m² than a large unit. A commercial floor of several hundred m² usually sits at or below the low end.

What moves the price

Preparation (often a third of the job), damp, repairs to cracks and old paint, the system and its thickness and whether work has to happen at weekends or overnight.

Prices before VAT. "Indicative" means fewer than three firms publish a price, so treat it as a rough guide. Cost guide version 1, checked 16 Nov 2026.

BEFORE YOU HIRE

10 questions to ask every installer.

Ask each firm the same questions and write the answers down, so you can compare like with like. Good installers answer clearly and put the key points in writing. Vague answers are a warning sign.

01 **How will you prepare the surface?**

Prep decides whether a floor lasts.

Listen for: diamond grinding or shot blasting, crack repairs and removing old coatings. Not just "a good clean".

02 **Will you test for damp?**

Moisture rising through a slab is a main cause of blistering and peeling.

Listen for: a test and a plan if it's damp, such as a moisture-tolerant primer or membrane.

03 **Which system, how many coats, how thick?**

"Epoxy floor" isn't a specification.

Listen for: the product type, the number of coats and the total thickness.

04 **Is the topcoat UV-stable?**

Epoxy alone can yellow in sunlight.

Listen for: a UV-stable topcoat for sunny doorways, conservatories and big windows.

05 **How will you finish edges, doors and drains?**

Coving, upstands, trims and thresholds are where cheap jobs show.

Listen for: a clear plan for each one.

06 **What finish and slip resistance will it have?**

Gloss, satin or matt, with or without anti-slip texture.

Listen for: a wet slip rating if it's a business floor.

07 **When can I walk on it, use it and drive on it?**

Cold weather slows curing.

Listen for: a day-by-day plan with clear times for each stage.

08 **Can I see jobs like mine?**

Photos with town and date are good. A floor you can visit is better.

Listen for: real jobs, not stock photos. A past customer you can call is a bonus.

09 **How long have you traded and are you insured?**

Limited companies can be checked on Companies House.

Listen for: a public liability certificate you can see, with dates. Product training is a good sign.

10 **What does the quote include and the guarantee cover?**

Workmanship, materials or both? For how long? What would void it?

Listen for: a line-by-line quote and a written guarantee.

WALK AWAY IF YOU SEE THESE

Red flags to watch for.

A price far below everyone else's almost always means less prep or thinner materials. These are the other signs that a firm may not be one to trust with your floor.

A firm price without seeing the floor
A ballpark from photos is fine. A fixed price needs a visit to check damp, cracks, old coatings and levels.

No mention of preparation
Grinding or shot blasting should be in the quote for most jobs. Prep is the main reason floors fail.

Damp ignored
Older garages and ground floors often have no damp-proof membrane. Not testing is a gamble with your money.

Vague system details
No product type, coats or thickness means you can't compare or check what you're getting.

Half the price of the rest
A lower quote can be fair. Half the price usually means something's been left out. Ask what's different.

"Today only" prices
"Resin left over from a job round the corner" is a classic pressure line. A real business gives you time.

Turning up uninvited
Doorstep driveway offers are a known problem. Deal only with firms you've contacted yourself.

Full payment upfront
A modest deposit is normal. Paying everything first leaves you with no leverage.

Cash only, no paperwork
No written quote, invoice or receipt means nothing to fall back on.

No address, company details or insurance
You should find a trading address and a proper phone number and see an insurance certificate.

Only stock photos
No proof of their own work. Ask for real jobs with town and date.

Can't explain the guarantee
If they can't say what it covers, it may not be worth much.

GREEN FLAGS: WHAT GOOD LOOKS LIKE

- They visit, measure and test for damp before quoting
- The quote names the system, coats and thickness
- They explain prep in plain words and price it clearly
- They show real jobs with the town and roughly when
- They give you time to decide and don't push
- They happily share insurance and guarantee terms



COMPARING QUOTES

What a fair quote includes.

Two or three quotes is usually enough to see a fair price. A firm quote needs a visit: nobody can judge prep, damp or repairs from photos alone.

A good quote spells out

- The floor area in m² and the price
- How the surface will be prepared
- Damp testing and what happens if it's damp
- Crack and slab repairs
- The product type, number of coats and thickness
- Finish, colour and any anti-slip texture
- Edges, coving, skirting and thresholds
- Moving furniture and taking waste away
- A timetable with walk-on and drive-on dates
- Whether VAT is included
- Payment stages and a written guarantee

Check the VAT

Many installers add 20% VAT and some smaller firms aren't VAT registered. That can make two similar quotes look further apart than they are. For a home floor, the total including VAT is what matters.

Fixed price or estimate?

A fixed price after a proper survey gives more certainty than an estimate that can rise once work starts.

Pay in stages

A modest deposit to secure the date or materials is common. Avoid paying the full amount upfront.

Deposit	Stages	Balance
to book	as work progresses	on completion

PREP AND MOISTURE BASICS

A floor is only as good as what's under it.

Most failed resin floors fail because the coating never bonded to the concrete. The resin on the tin matters far less than the prep and the damp control that go in first.



1

Grinding, not just cleaning

Concrete has a weak, powdery top skin called laitance and is often stained with oil or old sealer. Professional installers grind or shot blast it away to open the surface. Acid etching or a quick clean often isn't enough.

2

Damp from below

Many UK garages and older ground floors have no damp-proof membrane. Moisture rising through the slab can push a coating off as blisters and peeling. A good installer tests first and uses a moisture-tolerant primer or membrane where needed.

3

Old paint comes off first

New resin is only as strong as the layer it sticks to. Old garage paint can look fine but hold on weakly. Coat over it and the whole lot can lift together.

4

Warmth on the day

Resin cures by a chemical reaction that slows in the cold. Damp air on cold concrete can leave a cloudy, sticky film. Ask whether the space needs warming before and during laying.

If a floor fails, here's what it usually means

WHAT YOU SEE	LIKELY CAUSE
Sheets lifting with clean concrete underneath	Poor prep, no mechanical grinding
Blisters, white powder or damp patches	Moisture in the slab
Peeling in tyre tracks	Hot tyres on a thin or not fully cured coating
Old paint colour showing under the resin	Coated over failing old paint

AFTERCARE

Look after it and it lasts for years.

A floor can feel dry long before it's cured. Using it too hard too soon is a common cause of marks and peeling. Your installer's advice for your product always comes first. These are typical figures, not guarantees.

STAGE	STANDARD EPOXY (AROUND 20°C)	FAST-CURE SYSTEMS
Light foot traffic	About 24 hours	Often a few hours
Furniture and normal use	2 to 3 days	About a day
Cars	About 5 to 7 days	Often a day or two
Full chemical cure	About 7 days or more	Often a day or two

In a cold UK garage in winter, allow extra days before driving on it.

The first week

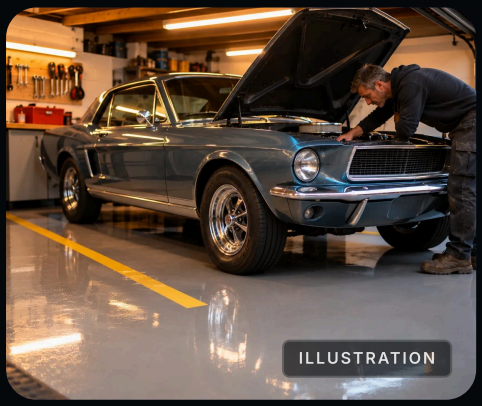
- Walk on it in clean socks or soft shoes
- Don't drag anything across it
- No rugs or mats until it's fully cured
- Avoid water and cleaning products unless told otherwise

Every day after

- Sweep up grit, which wears the topcoat
- Ask your installer which cleaner suits your topcoat
- Don't leave standing water or road salt on a garage floor
- Let tyres cool after a long drive before parking

Signs it needs a look

- Dull, worn traffic lanes
- Colour coat showing through
- Lifting, flaking or hollow-sounding areas
- Bubbles, blisters or yellowing that won't clean off



Strong sun? Ask about the topcoat.

Yellowing comes from UV light, heat and age and can't be cleaned off. The fix is to abrade the floor and add a UV-stable topcoat, so it's worth choosing one from the start for sunny rooms and garage doorways.

PRINT AND TICK

Your installer checklist

Take this page with you when installers visit. Tick as you go, then compare the firms in the table below.

Before they visit

- [ ] Shortlisted two or three firms
- [ ] Checked each firm's Legit Score and reviews
- [ ] Found a trading address and a proper phone number
- [ ] Seen real jobs with town and date
- [ ] Only contacted firms I chose myself

At the visit

- [ ] They measured the floor
- [ ] They tested or asked about damp
- [ ] They explained the prep: grinding or shot blasting
- [ ] They checked cracks, old paint and levels
- [ ] No pressure to sign on the day

In the written quote

- [ ] Area in m² and price, with or without VAT stated
- [ ] Product type, number of coats and thickness
- [ ] UV-stable topcoat where it gets sun
- [ ] Edges, coving, doors and drains covered
- [ ] Furniture moving and waste removal stated
- [ ] Timetable with walk-on and drive-on dates

Before you sign

- [ ] Seen the public liability insurance certificate and dates
- [ ] Written guarantee: what it covers and for how long
- [ ] Modest deposit, balance on completion
- [ ] Asked what's different if one quote is much lower
- [ ] Know how to look after the floor afterwards

Firm	Legit Score	Price inc. VAT	Guarantee	Notes

EPOXY DIRECTORY

Find checked installers near you.

517 UK epoxy and resin floor installers listed and 40 town guides, each firm with a Legit Score you can check before you call.

epoxydirectory.com

Free and independent
Free for you to use. Every listing is scored by the same rules.

Scored on evidence
Reviews, years trading, real jobs and insurance, out of 100.

Paying never changes a score
No firm can buy its way up the rankings.

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