

All you will ever need to know about renovations



Number 3: The Refresh Seminar Series



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refreshrenewal.co.uk



If you're thinking about renovating here's a few things you need to know...

- Types of renovations
- Importance of planning
- Importance of design
- Budget
- Building consents
- People involved
- The Refresh Process

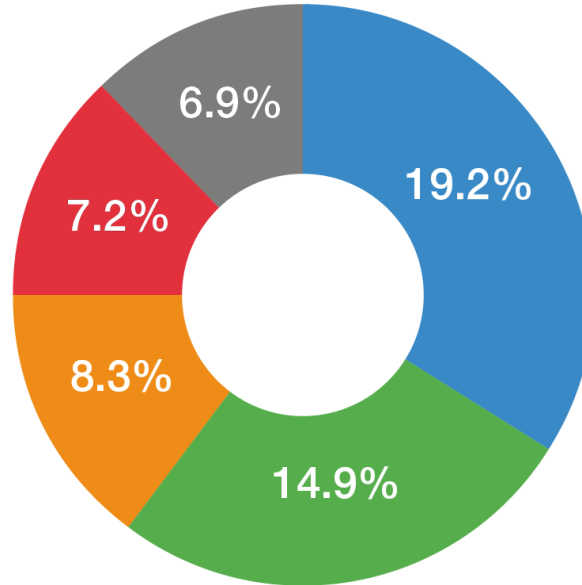
Let's get started...





Most popular home renovations

- Kitchen and bathroom renovations are the most popular choices worldwide, so focus on making these areas eye-catching and functional
- Adding more usable living space to a home is typically a key desire, so it's no surprise that single storey extensions are hugely popular



Kitchens



Bathrooms



Bedrooms



Laundries



Living Rooms



Common Renovation Fears

We asked **400** people what their biggest renovation fears were:

30.6%

Unforeseen Costs

Encountering unforeseen costs that were not included in the initial costing, resulting in the budget spiralling out of control.

12.8%

Overall Expense

General cost of renovating was their biggest fear. It is common knowledge that renovations can be expensive even when everything goes to plan.

9%

Knowledge

Concerned that they didn't have enough knowledge of the industry, trends, or project management skills to be able to renovate their own home successfully.

9%

Unhappy with final result

Afraid that when the project was completed, they would be unhappy with the final result.



Introducing Refresh Renovations

- Nationwide home renovation builder
- Our Refresh Process means there are no surprises and we'll stick to the budget
- Hassle-free project - we manage all the sub-trades
- We have experience across a large range of projects including: kitchens, bathrooms, conversions and extensions
- If you can think of it, we've probably done it



> Renovations and selling your house

- People buy houses for emotional reasons - they can see themselves living there
- A renovated house can help create an emotional connection for buyers
- They can see their children enjoying having their own room and extra space in a home





Renovation projects that add the most value

Get the most bang for your buck

- Kitchens, bathrooms and extra bedrooms add the most value to the house price
- Kitchens and bathrooms create an emotional connection for buyers 'I love this kitchen'
- Indoor / outdoor flow is very popular with buyers
- Any other features that create privacy



> Bathrooms

- **Functionality:** The first step to creating a functional bathroom design is understanding how to make it best work for you and your family.
- **The essentials:** If you're focusing on the basics, keeping your layout the same will save a lot of money.
- **Waterproofing:** Prioritise addressing any water damage.
- **Flooring:** Vinyl and linoleum make affordable flooring options, while floor-to-ceiling tiling adds durability and a luxury feel.





Laundries

- **Childproofing** - Include a lockable cupboard where you can store bleach and toxic products.
- **Location** - If possible, locate your new laundry somewhere that has existing plumbing.
- **Moisture resistance:** As a lot of dirt and moisture will be passing through your laundry, it pays to invest in waterproof flooring, effective drainage and an extractor fan.





Kitchens

- **Easy-maintenance:** An easy to maintain kitchen is usually at the top of every homeowners list. Think engineered stone benchtops and glass splashbacks.
- **Storage:** Custom-cabinetry and floor-to-ceiling storage will allow you to make the most of your kitchen space. Alternatively, a scullery or an extension might be the best solution.



> Open plan living

- **Making it “flow”:** Most modern homes lean toward an open plan design, from living rooms through to bathrooms - keeping areas easy to clean and socialise within.
- **Lighting plan:** The aim with open plan design is to create spaces that feel open and airy. Skylights, french doors and plenty of natural light can help with this.



> Extensions

- **Purpose:** Understanding what your new space will be used for will help in determining the measurements and materials of your design.
- **Getting the most out of your property:** While ground-floor extensions are the most affordable option, they're not always the most practical solution. If you don't want to sacrifice your landscape, a second storey extension might be the best solution.



> Conversions

- **Use:** Deciding on the main use of your new space will help your designer to present you with the costs and project requirements early on.
- **Priorities:** For a basement conversion, ensure you prioritise a watertight and well-insulated space.



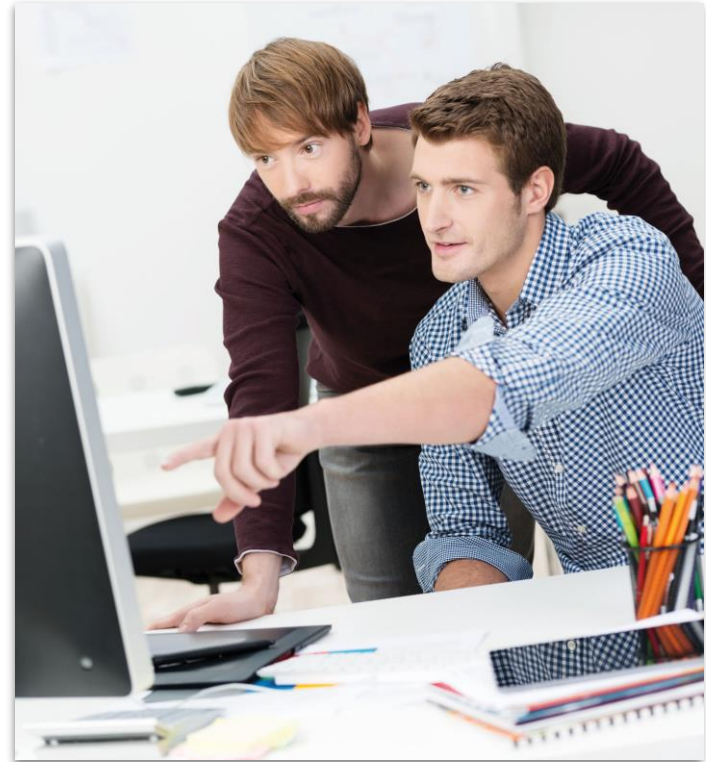
> Importance of planning

- Establish a clear budget
- Decide what things you're willing to compromise on and what things are must haves
- Keeping to the current layout will be most cost effective
- Remember your renovation will last you many years and you will be living with it everyday so spending a bit more to get what you want is worth it in the long-term
- Time spent planning will save a great deal of money from being wasted later



> Importance of design

- Getting the design right means the project will flow better in the build stage. It also means you'll know exactly what you're getting and how much it will cost.
- Good design will save you money in the long-term as everyone is costing, building and working to the same plan. It also means your project will go through council much faster.



Budget

- Plan early on, changing designs later on can cost more money
- Be realistic about your budget
- Things need to be done in the right order to minimise costs, re-work can be very expensive
- It's much cheaper to make changes at the planning stage than once you've started building
- Doing it yourself can end up costing more money because it takes longer and is less efficient



> Budget

Entry Level Renovation £ 25,000 - £ 50,000

- Keep the existing house layout
- Upgrade of existing bathroom
- Upgrade of existing kitchen
- New carpet or flooring
- New interior paint
- New exterior paint



> Budget

Mid Level Renovation: £ 50,000 - £ 150,000

- Expansion or addition of extra rooms
- New bathroom with new layout
- New kitchen with new layout
- New windows and doors
- New carpet and flooring
- New interior paint
- New exterior paint



> Budget

Extensions: £ 150,000 +

- New house layout and structural changes (ie adding an extra level to house)
- Updated bathrooms and extra bathrooms added
- New premium spec kitchen with new layout
- New windows and doors connecting to new outdoor spaces
- New carpet and flooring
- New interior and exterior paint



> Building Consents

A building consent is required if:

- New additions and extensions
- Changing the plumbing or electrical layout
- Removing a structural wall separating the renovations from another room
- Altering the roof line and drainage





What do these people do?



Architects and Designers

An Architect has a architectural degree and is a member of the Institute of Architects.

A Designer may also be degree qualified and may be a member of various associations.



Interior Designer

There are a range of interior designers such as kitchen, bathroom, colour consultants, spatial designers and lighting consultants.

They can add significant value to a project.



Quantity Surveyor (QS)

A QS is a specialist who provides an independent assessment of the likely costs based on the plans and scope of a project.

To be effective they need to be provided with accurate information.



Project Manager

A project manager creates the overall plan for the project and keeps it on track and in budget.

All commercial projects have a project manager because it takes out risk and saves substantial money.



Builder

Most construction is done by a specialist sub-trade (plumber, waterproofer, tiler etc) not a 'builder'.

Builders are now mostly responsible for managing the sub-trades.



Renovations typically waste 30% of the budget

Renovations are complex projects. Poor communications, poor design decisions and poor project management typically waste 30% of the budget*

Fragmented and disorganised process



Bad experience and wasted money



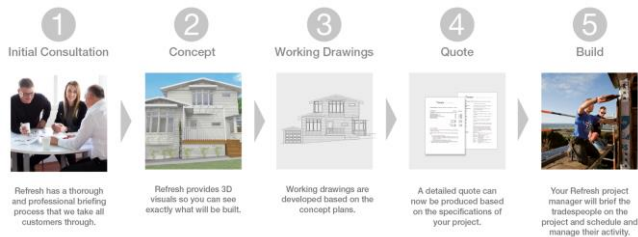
* (BRANZ) Building Research Association of NZ, Study Report SR 284 (2013)



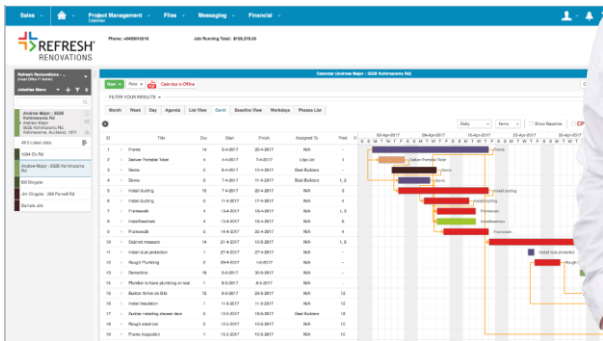
The Refresh process reduces waste

Refresh has the scale to provide excellent processes and systems to deliver a better experience and avoid wasting the budget.

Organised structure, processes and systems



Great experience and budget efficiency





The Refresh Process

Good planning creates substantial savings and a better experience for the overall project

1

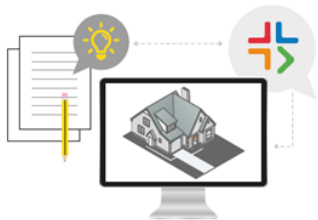
Initial Consultation



Refresh has a thorough and professional briefing process that we take all customers through.

2

Concept and Feasibility



The next step is to translate your requirements into an architectural concept and investigate the feasibility of what you would like to build.

3

Working Drawings and Costing



Working drawings are then developed based on the concept plans and a building contract detailing the project costs is presented.

4

Build Stage



Your Refresh project manager will brief their team on the project and schedule and manage their activity.

5

Your finished home



The final stage is for Refresh to ensure that all the necessary Code of Compliance documentation is completed.



How Refresh controls the costs of a project

Planning & Designing

(Assuring a successful result)

Refresh controls the cost by:

- An end to end project plan
- Concept plans to clarify expectations
- Ballpark costing, feasibility and tradeoff decisions
- Detailed plans for costing and fixed prices
- A complete trade team
- A detailed project schedule

The benefit to you:

A good project plan is essential for a well run, on time on budget renovation.

Documentation

(Setting clear expectations)

Refresh controls the cost by:

- Product and system specification documents
- Scope of works documents
- Trade contracts, deliverables and terms of trade
- Sign-off and payment terms
- Clear variations process
- Warranties, insurance and compliance docs

The benefit to you:

You'll know what you'll be paying and what level of quality you will be getting.

Project Management

(Keeping to schedule)

Refresh controls the cost by:

- Site and project management experts
- Project management IT systems
- Customer and trade portals
- Continuous single point of contact
- Trade and supplier management

The benefit to you:

Labour costs are constantly managed so the project flows smoothly, saving time and money.



The Refresh Approach to Renovations



> Why choose Refresh for your renovation?

- We're renovation specialists with a lot of experience
- We've completed thousands of renovations
- We are a global brand with a world of experience
- We provide full insurance
- We get strong backing from a network of trusted suppliers
- We put qualified, trustworthy tradespeople on site
- We aim to make your renovation cost effective and stress free





Your questions answered



If you have any other questions please feel free talk to us after the seminar.



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