

5 KEY STEPS TO A SUCCESSFUL RENOVATION

ensura
BUILDING SERVICES





Renovation projects can be intimidating, particularly with regard to budgeting and selecting suitable contractors.

Questions may be running through your head, like:

- ✔ Should I contact a builder early on or after I meet an architect?
- ✔ What can I do to manage my budget to get the best value?
- ✔ Can I save money without compromising craftsmanship or design?
- ✔ Who with relevant experience should I approach for assistance?

Whatever the case, we hope this guide will act as a starting point to give you more clarity on what you need to think about.



Our Story

Hey there! I'm Dughall, the owner of Ensura Building Services.

It's great to have you here. Let me share with you the story of how this company came to be.



Throughout my career, I've been involved in various sales, marketing, and management roles within the building industry. But deep down, I always had the burning desire to own my own business. In 2013, I finally took the plunge and purchased my first business, selling kitchen sinks and appliances in Auckland and Northland. It was an exciting venture, and within just two years, I managed to double its sales. Eventually, I sold that business and set my sights on something new.

In my pursuit of growth and new challenges, I acquired ICF Fencing, a well-established residential fencing business based in Auckland. I saw enormous potential in this venture and was determined to take it to new heights. Since taking over in 2016, I'm proud to say that we've doubled the turnover and continue to thrive.

Alongside me on this journey is my business partner, Jeremy White. Jeremy and I have worked together in the past and decided to purchase Ensura from its original owners. It's been quite the ride.

Jeremy has been an integral part of our success. While he now serves as a hands-off Director, he played a vital role in rebranding the business and implementing various systems. In his day job, he works as a Marketing Manager for a company that supplies products to the plumbing industry.

Let's talk about the timeline of our company. We officially took over the reins of Ensura Building Services in August 2018. The following year, in 2019, we brought on an Estimator/Project Manager on board in Auckland, paving the way for our growth. However, our progress in 2020 was slightly hampered by the Covid lockdowns. Fortunately, a major weather event in Northland provided us with plenty of insurance work to keep us busy.

In 2021, we embarked on our most significant project yet, refurbishing the Distinction Hotel in Whangarei. This undertaking kept us occupied until late 2022. Additionally, we acquired Codlin Turner in Whangarei, which allowed us to dive back into residential alterations, including wheelchair-accessible bathrooms and similar projects. The year 2022 also brought us into the realm of commercial work, such as the extensive fire reinstatement of a petrol station in Kaikohe and assisting with the construction of the Whangarei Civic Centre.



Now, in 2023, we've hit the ground running with major weather events in Auckland. This has presented us with incredible growth opportunities, enabling us to assist insurance companies with numerous large flooding reinstatements. Our success has led us to open an office in Manukau, further expanding our reach.

One essential lesson we've learned along the way is that a strong company culture is the key to happiness for both our employees and customers. We firmly believe that if our staff members are happy, it reflects in their work and their interactions with our valued customers.

So, what makes us unique? Well, we stand out from other builders because we have the ability to handle multiple jobs simultaneously, regardless of their size. Whether it's a small repair or a million-dollar project, we're equipped to tackle it all. At any given time, we're running around 50-60 jobs, showcasing our versatility and dedication to meeting our clients' needs.

But it's not all work and no play! Our team loves to blow off some steam and bond through various activities. From unforgettable Vegas nights to fancy dress lawn bowls, golf days, and "night at the races" theme nights, we always find ways to have fun together.

Thank you for taking the time to get to know us better. We're thrilled to have you join us on this incredible journey of building dreams, one project at a time.



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Get Your Timeline Tight - Over Run's Cost Money

If you're renovating a property, you may have to borrow money, and the longer the build takes, the more interest you'll have to pay.

Additionally, if you need to move out and rent a house, you'll have to pay more money.

Every week your project goes beyond the estimated time is another rent payment and other expenses.

When hiring a builder, it's crucial to request a clear timeline for their work.

Our project schedules include considerations for various weather conditions, unforeseen issues, and other challenges. This helps us provide you with a budget that closely reflects your actual spending needs.



Get Your Contractor Involved - EARLY

Over the years, we have worked with many homeowners embarking on their first renovation. A common question we repeatedly receive from them is about the appropriate time to engage a builder and the rationale behind it.

Our answer is always NOW. Whether you have just started planning or have your renovation already planned out, the sooner we are involved, the better.

We can provide real-world feedback on small changes that can SAVE you big money, as we will be turning your plans into reality.

Small changes can save big bucks in the long run.

We offer a free consultation that is 100% no obligation, and we can visit the site or meet with you to run through plans and help give you a clearer picture.

One or two pointers from our years of experience could mean thousands in your pocket.





3 Pick Finishes That Add Value - Not Just Cost

Balancing your personal taste with choices that add value to the property is one of the major challenges when renovating.

You will love your renovated home, but you also know that at some point, you will have to sell it.

Finishes that add value can be as small as the colour of a room, the benchtops in the kitchen, or something more complex.

Ask us to provide guidance on the current trends and we will merge them with your personal preferences and remember, it's OK to enjoy a few things you just love.

It's your home, after all.

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Right House for the Right Land.

If you are really early on in the renovation process. It's essential to get your architect and builder involved.

You may have dreamed of making changes to your home, similar to ideas you have seen on Pinterest but they may not work for your home.

Various factors affect properties, you need to consider:

- ✓ Does the site have a slope?
- ✓ Is it located in the town centre or on the outskirts?
- ✓ Is it situated on a floodplain?
- ✓ What are the zoning regulations in the area?

Getting us involved early can help you navigate time consuming challenges. Don't even get me started on the Council.





5 Set a Realistic Budget

When planning to renovate your home, it is essential to set a budget as early as possible.

By understanding your budget, your architect and your builder will be able to customise your renovation project.

They will only include materials and features that fit your budget without compromising the quality and high standards of your home.

To avoid making changes that can increase the cost of the build along the way, finalise your design early and know what finishes you want. The designer can include them in your plan, and the builder can make sure to add them to the total build cost.

Only do what you can truly afford. A premium kitchen or an alteration that gives better indoor/outdoor flow will add considerable value to your home, but they also cost too.

Carefully consider what you plan to do, its cost, and how it might add value to your home.

Avoid making changes to your plans after the renovation has started. Changes or variations to the plan during the project can create significant rework, undoing work you have already paid for and it can add more time to the job. And time = money!

Compare quotes on more than just price. Consider the level of experience and reliability of the builder and the fixtures and fittings they suggest.

Look at the details; make sure that all quotes you are comparing cover the same scope of building work and the same materials and fixtures.

Ensura will work closely with you and your architect to create an attractive renovated home that is practical and will fit your needs and budget.

How We Work With You



STEP 1 CONTACT

Contact us for an initial meeting to discuss your project, our team will provide a free no obligation consultation to discuss your requirements and provide feedback and suggestions.

STEP 2 CONCEPT

Once you've settled on a plan, a designer can provide a concept design to bring your plan to life.



STEP 3 COST

Once the design has been finalised then we can provide an estimate of the costs.

STEP 4 CONTRACT

On accepting the quote, we will provide a written contract with project timeline and payment schedule and take care of any Council consents required.



STEP 5 CONSTRUCTION

When your renovations start we will keep you constantly updated throughout the project.

STEP 6 COMPLETION

Once the work is complete, we check that everything is done to your satisfaction, before handing it over to you.



I hope these **5 points** have given you clarity on what you need to think about with your build. They come from the years of experience that **Ensura Building Services** has acquired in all types of home renovation and repair projects.

But remember, every project is different. They have different risks, so take advantage of our FREE no-obligation Consultation, upfront. We will have an excellent, comprehensive chat to address your specific needs and concerns.

We will cover several points, including:

- ✓ Discussing your ideas and reviewing your plans.
- ✓ Set up a realistic timeline so you know how long the building work will take.
- ✓ Set up an accurate and precise budget and how to stick to it without unpleasant surprises.
- ✓ Discuss any fixtures and fittings that form part of the renovation or repair and where to find the best deals.
- ✓ Explain any Council consents and anything else you would need to know before starting your project.

Ensura offers a one-on-one free consultation with a member of our team who will assist you in deciding whether to renovate your home or help in assessing any essential repairs.

Book A FREE Consultation

P.S. We will be open and honest in our call. If we can't help, we will refer you to just the right person to get you going.



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