

## The build-what are your options

*You have a design and need to make some decisions about costings and the build so here is some guidance*



### **In a nutshell:**

A garden build is still a building project, and larger ones can be stressful. We can take on as much of this as you want, either through managing the whole build or helping you to support and manage your own builders. There is a trade off to be made in terms of up-front costs, certainty and likely stress that only you can make.

Whilst we love to take on the whole responsibility for a project (a full turnkey build), we recognise that for some people this may not be the best option.

### **Common to all builds:**

We always recommend that you have **agreed every element of the design** before the build starts, stick to the plan, and then your budget and time plan should be safe. Back in the real world this is often not the case as our clients may have booked builders before they have finalised the plans, may not have decided on some of the elements in detail, and almost always choose to make changes during the works.

Changes of heart or mind even during the build can always be accommodated but **rarely within the original budget and timeframe. The later the changes, the more impact they will have.**

You will understand that in those circumstances it is rarely cost-effective to throw additional staff at a job to try to get it finished more quickly (even if this is possible)-although if you wish us to explore this we can discuss the cost implications with you.

## Full Turnkey build

### The proposition:

We **plan and manage the build**. We look after any subcontractors we need, manage deliveries to site, payment of third party suppliers and communications with yourselves on all matters.

We **deal with any problems** that arise, take responsibility for finding solutions to unexpected issues and try to reduce your time and stress by **proactively** managing the job.

Our management time and sourcing expertise, our expert construction team, driver (to speed deliveries), expert sub-contractors and supplier contacts are **included** in our build costings. We see this as hugely valuable, and whilst we make it available to other clients, we do charge on an hourly rate for any of these services for those not in the full build programme.

We **take responsibility** for the build, for the workmanship and the materials and remain on tap after the work is completed should any issues arise

### What we need from you:

**Prompt decision making**, (or if not, an appreciation that late decisions will slow things down, sometimes significantly). If the design or any element of it changes after work has started we may have to prioritise between keeping the builders busy and getting out revised drawings, bear in mind that trade-offs are being made and costs incurred whether in extra design time or site management time.

**Prompt payment** – We have a specific payment schedule with deposits for all materials and an up-front payment on account. We don't offer account terms, so delays to payments will result in delays to the project and may cause knock on costs. If you will be away at any point during the build please make suitable arrangements before going.

**The odd cup of tea**- Most of our clients are pretty forthright! We rely on you to tell us if something is not as you want. We can't fix it if we don't know about it, please don't stew if you are worried- we are here to help and would rather hear about it early.

## **Build support (with or without materials supply)**

### **The proposition:**

You directly employ a contractor on whatever basis suits you. We make ourselves available on an “as needed” basis, billing you for our time at our normal hourly rates. This can be ad hoc, regular visits or capped as suits you best. *More complex builds, or critically those where the designs have remained more fluid are likely to need more of our time although this depends on the builders expertise and your involvement.*

Our clients think our project management support offers great value for money- you have expert resource at your fingertips.

Your builder is responsible for workmanship, timings and materials ordering – we advise and tiller-touch as requested, and try to ensure they are kept busy and that the work is to standard. Usually a good working relationship emerges and this works smoothly.

We offer specialist supply and fit of other items on a sub-contracted basis- irrigation, lighting, planting and water features are often completed by our teams to dovetail as far as possible with your builders. We often also supply materials, either for builders who operate below the VAT limit (to help them to stay there) or specialist materials such as paving and decking where we have the scale and expertise to help you get a better product at a good price.

Sometimes our role, like the plans, changes over time. If we are gradually pulled in from doing a few specific elements of the garden to rather more, you can assume that we are still not charging you to manage the site and related timings but acting as a sub-contractor. The overall project responsibility lies with your main contractor who should be regularly on site and is best placed to do this.

### **What we need from you:**

Prompt payment of time fees and materials invoices, deposits on materials to allow us to place your orders

An understanding of what you are getting:

### ***We do not in these builds:***

- Charge for or provide the full turnkey service
- Manage your build team’s competencies (although we can help get them back on track and if really needed can rectify work ourselves)
- Promise to dovetail perfectly with their work-although the more we are on site the more we can assist with this
- Take responsibility for the overall project plan and timings- that must remain with the main contractor