

# CONSTRUCTION SERVICES

## HN HOME BUILDER LTD

✓ ***Quality Guaranteed***



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# ABOUT COMPANY

**HN Home Builder Ltd** is a dedicated and client-focused **construction firm** specializing in the **design, construction, and delivery of high-quality domestic buildings**. Our core mission is to transform our clients' visions of their perfect home into tangible, enduring realities, **having 5-star reviews on bark.com**.



## *Our Expertise & Commitment*

We offer a **full spectrum of residential construction services**, specializing in:

- ❖ **New Home Builds:** Delivering bespoke architectural designs and modern, energy-efficient family homes.
- ❖ **Extensions & Renovations:** Seamlessly adding new, high-quality spaces like kitchens, lofts, and multi-story additions.
- ❖ **Residential Development:** Partnering with developers on multi-unit domestic projects with exceptional finish standards.

## *Commitment to Quality*

A home is a significant investment, which is why our process is built on **uncompromising quality, transparency, and collaboration**. We use **superior materials** and **highly skilled teams**, adhering to the strictest building standards for safety and longevity. Our focus is on **open communication** to ensure every project is delivered **on time and within budget**.

## **Guaranteeing Compliance:** The Stress-Free Process

We guide and facilitate a smooth project by managing the complex administrative tasks for you.

**Building Regulations Management:** We take on the responsibility of the paperwork, applying for and securing all necessary *Building Regulations approvals and final Completion Certificates* on your behalf.

**Certified Safety:** All electrical and gas work is handled by our registered engineers, providing legally required safety certificates (e.g., EICR and Gas Safety).

**Transparency:** Our focus is on open communication, detailed scheduling, and financial clarity to ensure every project is delivered **on time and within budget**.

**Book a site visit** of our completed projects to experience the quality firsthand. We and our clients are proud to showcase our successful outcomes.

At **HN Home Builder LTD** we don't just build houses; we craft **lasting homes** designed for life, comfort, and value.

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At HN Home Builder Ltd, we believe construction is more than bricks and concrete—it's about building trust, creating lasting value, and shaping spaces where people can live, work, and thrive.

Since our inception, our focus has remained clear: deliver high-quality projects with integrity, safety, and precision. Every structure we build reflects our commitment to excellence, innovation, and responsible construction practices. We take pride in our skilled teams, trusted partners, and the strong relationships we maintain with our clients and communities.

As we continue to grow, we remain dedicated to adopting modern technologies, sustainable methods, and best-in-class standards to meet the evolving needs of the industry. Our success is driven by the passion of our people and the confidence our clients place in us.

Thank you for your continued trust and support. We look forward to building a stronger future together.

Warm regards,

**Hussain Najafie**  
**Company Director**  
**HN Home Builder Ltd**



# WORK SECTIONS

Our company provides comprehensive construction services covering all major work sections, from site preparation to final finishing. We are fully equipped to undertake the entire scope or any individual section based on client requirements.

*Site Preparation and Foundation*

*Structural Works*

*Architectural Works*

*Electrical Works*

*Fixture & Fittings*

*Plumbing Works*

*UPVC and Aluminum Works*



# OUR SEGMENTS



New Build

Extension

Renovation

Conversion

Specialist Housing

Energy Retrofit

Structural Work

# OUR TEAM

Our experienced construction team is more than just a collection of individuals; it is a highly skilled and cohesive unit that operates with precision and shared commitment, allowing us to consistently deliver superior results across all our projects. Our success is built upon an unwavering foundation that prioritizes three critical pillars: exceptional quality in craftsmanship and materials, stringent adherence to the highest safety standards to protect our personnel and project integrity, and maximized efficiency through optimized processes and effective project management. This comprehensive approach ensures that every construction task, from initial planning to final handover, is executed flawlessly, meeting and exceeding client expectations every time.

## Key Characteristics :

- ❖ **Deep Technical Proficiency:** Possesses a broad and detailed knowledge of construction methods, materials, and complex engineering principles across various trades (e.g., electrical, structural, HVAC, plumbing).
- ❖ **Proven Track Record:** Has a history of successfully completing projects of similar scope and complexity, meeting deadlines and budget constraints consistently.
- ❖ **Proactive Problem-Solving:** Anticipates potential roadblocks—from logistical challenges to design conflicts—and quickly develops innovative, cost-effective solutions without compromising quality.
- ❖ **Rigorous Quality Control:** Exhibits meticulous attention to detail, ensuring all work adheres strictly to blueprints, specifications, and the highest industry standards.
- ❖ **Safety-Driven Culture:** Maintains an unwavering commitment to site safety, strictly adhering to all regulations and best practices, leading to an excellent safety record.

## Team Dynamics :

- ❖ **Exceptional Communication:** All members, from site superintendents to subcontractors, communicate clearly, openly, and respectfully with each other, the client, architects, and engineers.
- ❖ **Seamless Collaboration:** Works as a unified team, leveraging each member's specialized expertise to execute tasks in the most efficient and coordinated sequence.
- ❖ **Strong Leadership:** Features effective project management and site supervision that provides clear direction, maintains project momentum, and empowers the crew.
- ❖ **Professionalism and Integrity:** Operates with honesty and transparency, providing accurate project updates and handling unforeseen issues with accountability and professionalism.
- ❖ **Adaptability and Resilience:** Possesses the flexibility to adjust quickly to changes in design, scheduling, or unexpected site conditions while maintaining a focus on the end goal.
- ❖ **In short, an experienced construction team is not just a collection of tradespeople; it's a well-oiled machine whose collective experience translates directly into reduced risk, superior craftsmanship, and on-time project delivery.**

# OUR VISION

To be a trusted leader in construction and the supply of quality building materials—delivering innovative, sustainable, and enduring solutions that shape the future and enrich the lives of the communities we serve.



# Our MISSION

Our mission is to deliver excellence in every project and product we provide—driven by innovation, integrity, and a commitment to quality craftsmanship. We strive to build enduring partnerships with our clients, ensure the reliable supply of superior construction materials, and promote sustainable growth that strengthens the communities we serve.



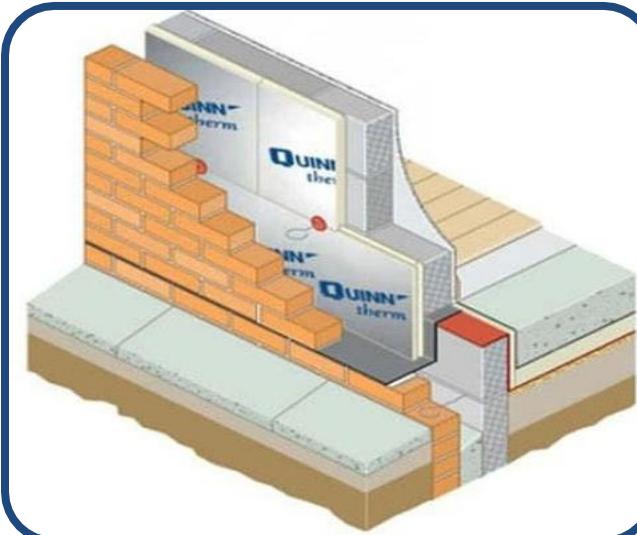
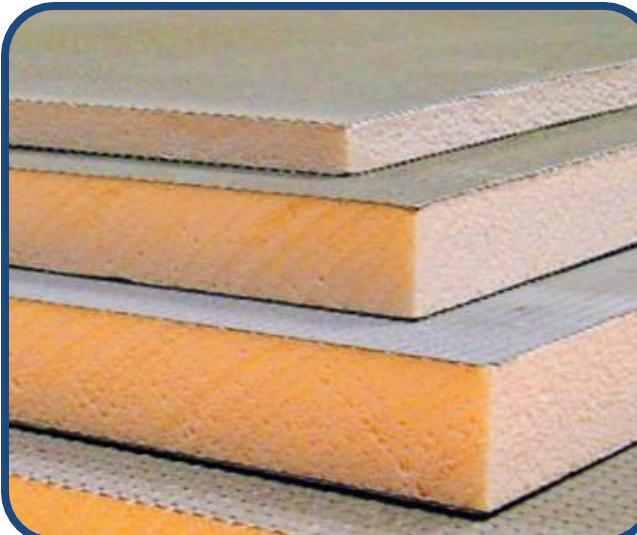
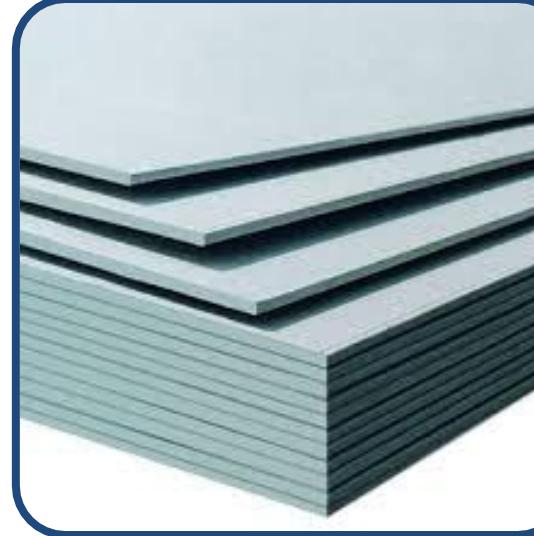
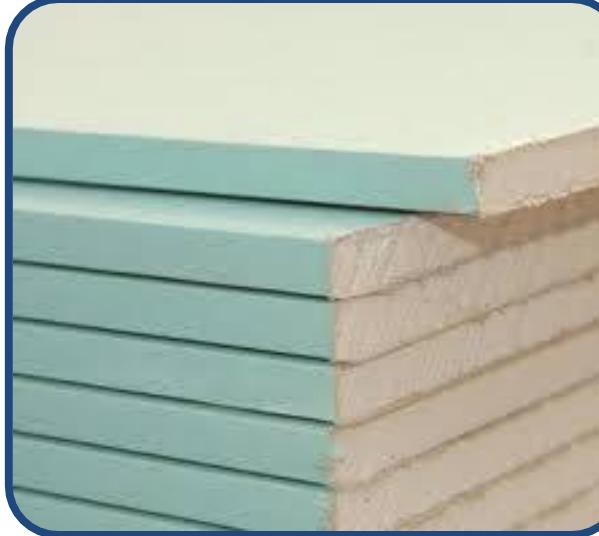
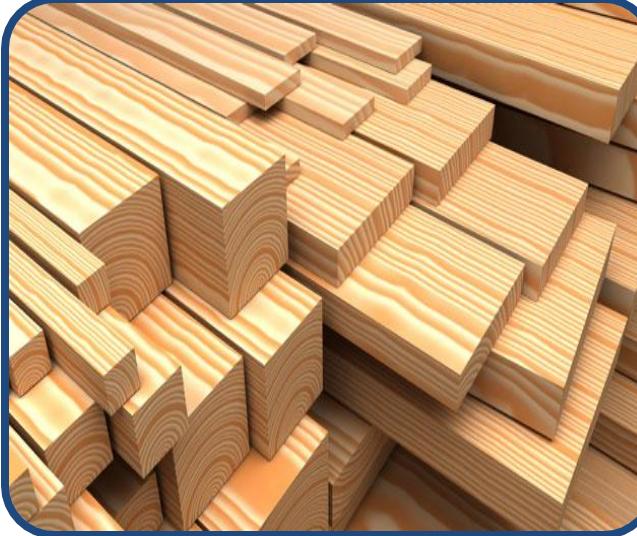
# OUR SERVICES

Our services cover the entire lifecycle of a construction project, from initial concept through to completion including material supply.

- **Project Feasibility & Consulting:** Evaluating the viability of the project, site constraints, and preliminary budgeting.
- **Cost Estimating & Budgeting:** Developing detailed cost breakdowns for labor, materials, equipment, and subcontracts.
- **Permit and Approval Management:** Securing necessary building permits, licenses, and zoning approvals from local authorities.
- **Design Coordination:** Working with the client, architects, and engineers to finalize blueprints, specifications, and material choices.
- **Value Engineering:** Analyzing the design to find alternative materials or methods that reduce cost or improve functionality without sacrificing quality.
- **General Contracting:** Taking full responsibility for the project's execution, adhering to contracts, schedules, and budgets.
- **Site Management & Supervision:** Overseeing all daily operations, ensuring site safety, maintaining quality control, and managing logistics.
- **New Construction:** Building new structures from the ground up (residential homes, commercial buildings, industrial facilities, etc.).
- **Renovation, Remodeling, & Additions:** Major structural work, interior remodels (kitchens, bathrooms), house extensions, and loft/garage conversions.
- **Final Inspections & Quality Assurance:** Conducting final walkthroughs with the client and inspectors to ensure all work meets code and contract specifications.
- **Project Closeout & Documentation:** Providing final documentation, including warranties, operations manuals, and as-built drawings.
- **Punch List Completion:** Systematically addressing and fixing minor deficiencies or incomplete items noted during the final inspection.
- **Warranty Work:** Addressing any defects or issues that arise after handover, according to the contract's warranty period.

# CONSTRUCTION MATERIALS

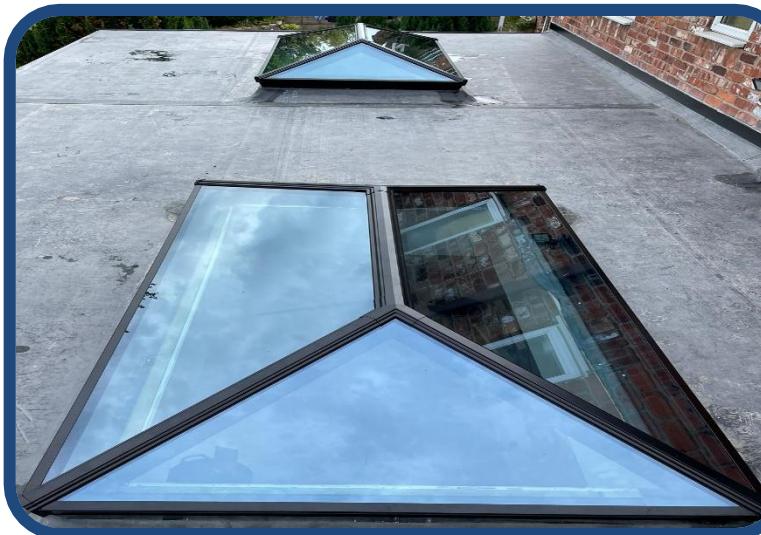
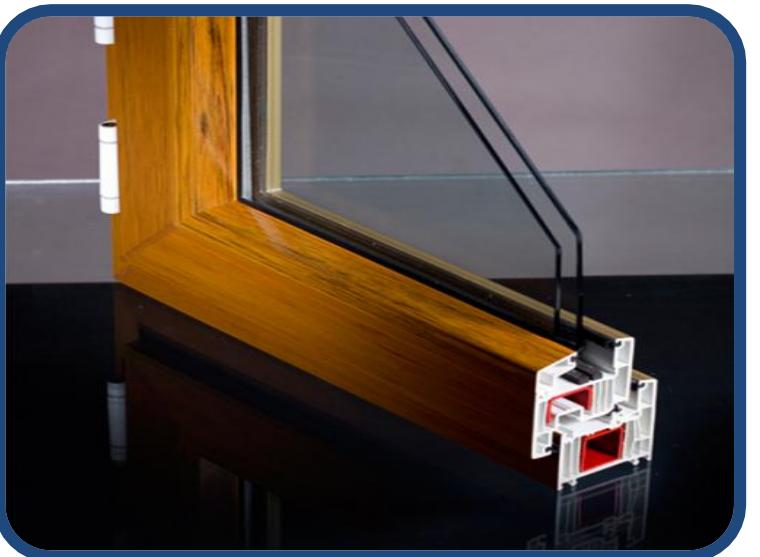
High-quality materials and proper installation ultimately result in a durable and attractive end result.



# UPVC & ALUMINUM

***Any size or design***

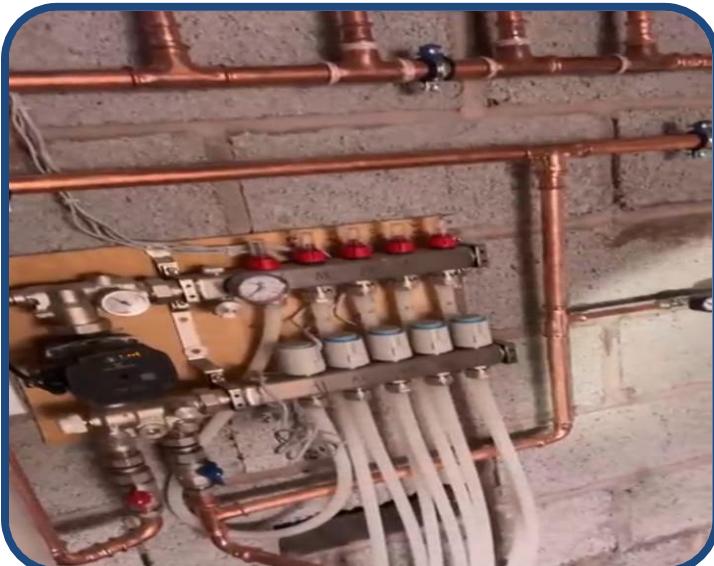
- ❖ Upgrade your space with sleek, durable uPVC and aluminum doors and windows built to withstand all weather conditions.



# ELECTRICAL EQUIPMENT

## *High Quality*

- ❖ Our home and construction electrical services cover everything from basic wiring to advanced lighting and power installations.



# CRAIN & SCAFFOLDING

## ***OFFER REASONABLE PRICES***

- ❖ We provide comprehensive solutions for safe and efficient vertical access and heavy lifting, covering everything from basic access platforms to complex, high-capacity structural support.



# TECHNICAL CONSULTANTS

To ensure your project is **fully legal, compliant, and stress-free**, we take on the responsibility of the paperwork. **We will handle the entire Building Regulations application process for you**, liaising directly with the local authority to secure all necessary approvals and the final Completion Certificate.

## Electrical & Gas safety Engineer

Our Electrical engineer ensure the **installation, maintenance, and repair** of wiring, fuse boxes (consumer units), lighting, sockets, and electrical appliances. This includes performing safety checks (like EICR reports) and resolving faults to ensure all electrical systems meet regulatory standards. Our Gas safety engineer Focuses on systems and appliances that use natural gas, primarily **boilers, central heating systems, and gas cookers/fires**. Key duties include **installation, routine servicing, fault diagnosis, leak detection, and issuing legally required Gas Safety Certificates**.

## Engineering

Our engineering specialists ensure your building doesn't just look good, but **performs flawlessly**—safely, comfortably, and efficiently. **Mechanical, Electrical & Public Health (MEP)**: Designing essential systems (HVAC, power, water, drainage) that deliver optimal comfort and low running costs. **Structural Integrity**: Providing robust, cost-effective, and safe design for the core load-bearing elements of your structure. **Façade Expertise**: Optimizing the building envelope for thermal performance, daylight, and weather resistance.

## Technical Consulting

Get **expert guidance** across every phase of your project. We act as your knowledgeable partner, simplifying complex technical challenges to ensure quality. **Design Management**: Streamlining the design process, ensuring all disciplines work together efficiently and deliver a cohesive product. **Building Information Modeling (BIM)**: Utilizing advanced 3D modeling for better collaboration, clash detection, and lifecycle management, reducing errors and saving time. **Risk Mitigation**: Providing technical foresight to anticipate and resolve issues before they impact budget or schedule.

## Project Management

Our dedicated managers provide **single-point accountability**, overseeing every detail from the initial idea through to final handover, keeping your project on track, on budget, and to specification.

**Time & Cost Control**: Rigorous scheduling and budget tracking to ensure predictable outcomes and minimize costly delays.

**Stakeholder Liaison**: Coordinating all teams (designers, contractors, clients) to maintain clear communication and shared objectives.

**Handover & Completion**: Ensuring a seamless transition from construction to operation, including all necessary documentation and sign-offs.

# THE PROCESS

1

## Conception & Design

This phase is where the initial idea is formalized. The builder often collaborates with the client and design team (Architects, Engineers).

- ❖ **Initial Feasibility:** Determining if the project is practical, financially viable, and meets zoning/code requirements.
- ❖ **Design Development:** Architects create conceptual, schematic, and detailed design drawings, floor plans, and elevations.
- ❖ **Value Engineering:** The builder contributes expertise to analyze the design for cost-saving opportunities or improved efficiency.
- ❖ **Construction Documents:** Finalizing all detailed blueprints, specifications, and schedules that will be used for permitting and bidding.

2

## Pre-construction & Procurement

This phase moves from planning to execution readiness.

- ❖ **Final Budgeting & Estimating:** Producing a firm cost estimate based on the final design documents.
- ❖ **Permitting:** Submitting drawings and applications to local authorities to secure all necessary building permits and approvals.
- ❖ **Project Scheduling:** Creating a detailed timeline (Gantt chart) for all project activities, deliveries, and inspections.
- ❖ **Mobilization:** Setting up the site, including temporary offices, fencing, safety equipment, and utility connections.

3

## Site work and Foundation

The physical construction begins.

- ❖ **Site Preparation:** Clearing, demolition (if needed), grading, and leveling the land.
- ❖ **Excavation:** Digging trenches and foundations for below-ground structures.
- ❖ **Utilities Rough-In:** Installing underground pipes and service lines (water, sewer, gas, electrical).
- ❖ **Foundation:** Pouring and curing concrete for footings, slabs, and foundation walls to establish the project's base.

# 4

## Structural & Enclosure (The Build)

Building the physical structure.

- ❖ **Excavation:** Digging trenches and foundations for below-ground structures.
- ❖ **Framing:** Erecting the structural skeleton (wood, steel, or concrete frame) including walls, floors, and the roof structure.
- ❖ **Roofing:** Installing roof sheathing and finishing materials to "dry-in" the structure.
- ❖ **Exterior Enclosure:** Installing windows, doors, cladding, and exterior finishes to weatherproof the building.
- ❖ **Rough-Ins (MEP):** Installing all internal mechanical (HVAC), electrical wiring, and plumbing pipes *before* walls are closed up.

# 5

## Finishes & Systems (The Fit-Out)

Finishing the interiors and making the building functional.

- ❖ **Insulation & Drywall:** Installing insulation and hanging, taping, and mudding drywall on all interior surfaces.
- ❖ **Interior Finishes:** Installing flooring, interior doors, trim, baseboards, and painting.
- ❖ **Final Systems Installation:** Installing light fixtures, plumbing fixtures (sinks, toilets), HVAC units, cabinets, and countertops.
- ❖ **Quality Control & Snagging:** The builder conducts inspections, creating a "punch list" of minor deficiencies or incomplete work to be corrected.

# 6

## Handover & Closeout

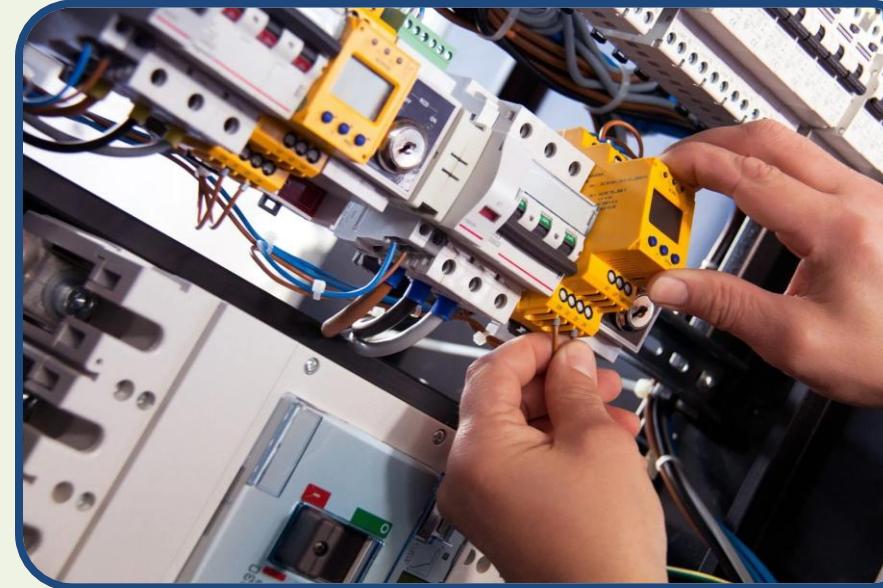
The final stage of project completion.

- ❖ **Final Inspections:** Securing final sign-offs from all regulatory bodies and inspectors.
- ❖ **Commissioning:** Testing and calibrating all building systems (HVAC, fire safety, security) to ensure they operate as designed.
- ❖ **Client Walkthrough:** A final tour with the client to review the completed project and approve the punch list.
- ❖ **Project Handover:** Giving the client the keys, official occupancy permits, warranties, and Operation & Maintenance (O&M) manuals.
- ❖ **Defects Liability Period:** A contractual period (typically 6-12 months) where the builder remains responsible for rectifying any defects that arise post-occupancy.

# QUALITY COMMITMENT

## Focus on Quality & Reliability

High-quality construction materials are the **cornerstone of resilient and sustainable infrastructure**. They are defined not just by their basic composition, but by their certification, consistency, and superior performance under stress and over time.



# OUR GOALS

**Home Builder Goal:** To deliver superior, durable, and aesthetically pleasing residential structures that exceed client expectations while maintaining strict adherence to budget and schedule.

**Material Supply Goal:** To be the essential partner in achieving this goal by providing a comprehensive inventory of **premium, sustainably-sourced construction materials**, backed by certified quality control and proactive logistical support to ensure continuous workflow.



# OUR PROJECTS

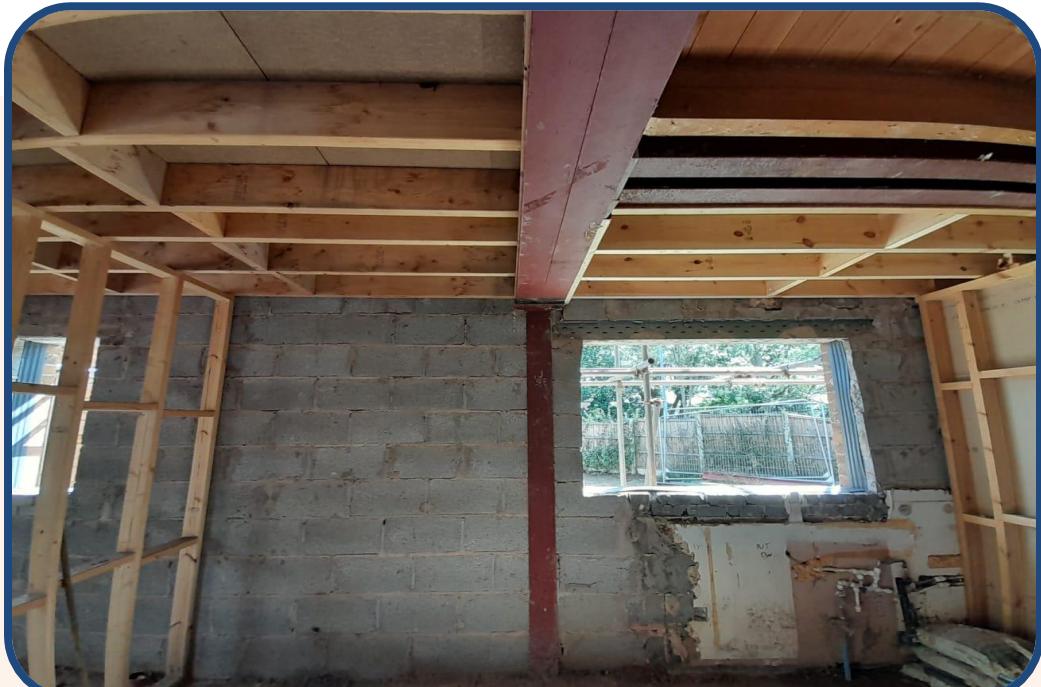


Over the last **quarter-century (19 years)**, HN Home Builder Ltd. has established itself as a leader in premium home construction, with a portfolio showcasing **over 100 meticulously built homes**. This substantial body of work is powered by our commitment to utilizing only the highest-grade materials and cutting-edge techniques. Our proven past performance guarantees that our future projects will continue to be defined by **exceptional quality, maximum durability, and enduring homeowner satisfaction**.









# OUR ACHIEVEMENT

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*"We are consistently recognized as **one of the region's leading and best-performing construction companies**. Our reputation in the **bark.com** is built on exceptional quality, safety, and client satisfaction."*

# FUTURE PLAN

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## Leadership & High-Volume Growth

**Our three main pillars:** Market Leadership, Operational Excellence, and Supply Chain Control.

### Market Leadership & Growth

**Goal:** Scale projects by securing high-volume contracts and strategically expanding into new geographic regions to deliver hundreds of new homes. *(Focus on increased project count and market presence.)*

### Operational Excellence

**Goal:** Standardize and innovate construction methods (like modular building) and leverage real-time technology to achieve consistent quality and faster build cycles across all sites. *(Focus on efficiency, standardization, and speed.)*

### Supply Chain Control

**Goal:** Achieve supply leadership through vertical integration and centralized logistics, guaranteeing a JIT flow of certified, high-performance materials to eliminate project risk and delay. *(Focus on control, material quality guarantee, and reliability.)*



# OUR DIGITAL PRESENCE

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At **HN Home Builder Ltd**, we believe in transparency and accessibility. Our official digital portal, [www.hnhomebuilder.co.uk](http://www.hnhomebuilder.co.uk), serves as a comprehensive resource for our clients to:

- ❖ **View Our Portfolio:** Browse high-resolution galleries of our completed residential and commercial projects.
- ❖ **Request Instant Consultations:** Access our streamlined inquiry system for faster project estimates.
- ❖ **Stay Updated:** Follow our latest company news, building trends, and maintenance tips via our integrated blog.

## Operational Excellence: Integrated Management System

To ensure every project is delivered on time and within budget, we utilize a state-of-the-art **Construction Management System (CMS)**. This digital backbone allows us to provide a "no-surprises" experience for our clients:

- ❖ **Real-Time Progress Tracking:** Our team uses mobile-integrated logs to record daily site activity, ensuring project timelines are strictly met.
- ❖ **Financial Transparency:** Integrated cost-control modules allow us to track every penny, preventing budget overruns and providing clear, itemized invoicing.
- ❖ **Centralized Document Control:** All blueprints, permits, and contracts are stored in a secure cloud environment, ensuring that the latest versions are always accessible to both our site teams and our clients.
- ❖ **Enhanced Communication:** Our system bridges the gap between the office and the field, ensuring that client requests are implemented instantly on-site.

# CONTACT US

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