



PROJECT MANAGEMENT





ABOUT RYAN

Ryan manages residential refurbishments and commercial-to-residential conversions, turning properties into high-performing, income-generating assets. Working with trusted build teams, Ryan will deliver fully managed, turnkey projects from concept to completion, ensuring quality, efficiency, and strong returns





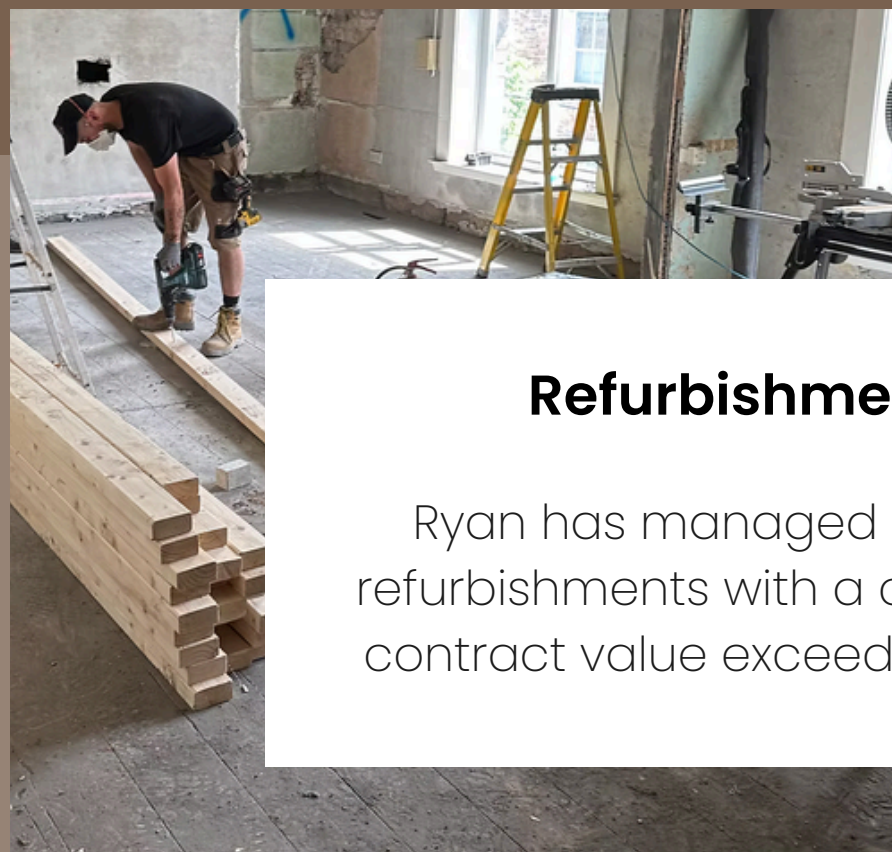
SKILLS & EXPERTISE

- ✓ Investor mindset
- ✓ Proven powerteam
- ✓ Fully insured & compliant





RELEVANT EXPERIENCE



Refurbishment

Ryan has managed over 30 refurbishments with a combined contract value exceeding £825k

Conversion

Successfully delivered over 60 new units for private clients with a total contact value over £1.2m

Co-ordination

Proven track-record managing architects, building control, tradesmen and utility providers

5-7 HARDSHAW ST

Client: Sayone Homes LTD

Challenges:

- Foundation complexities due to the building being an ex-bank
- Specialist materials and finishes due to it being within a conservation area
- Reduced timeframes imposed by bridging finance deadlines

Objective:

Convert a 4-storey commercial property into 7 residential apartments and 3 commercial units

Testimonial:

"Ryan has managed 5 projects for me, the smallest one £33k for a single family house renovation and the largest was over £500k for a 10 units commercial to Resi conversion. He is great problem solver and fantastic team player!"





Numbers:

- Completed and handed back to the client as a fully turnkey solution within an accelerated 19-week programme.
- Total project cost delivered at £21,900, inclusive of project management.



81 BRYNN ST

Client: Liam Jones

Objective:

To successfully renovate a three-bedroom mid-terraced property to a strong standard while maintaining a £22,000 budget.

Testimonial:

"As a first-time landlord, I had complete confidence in Ryan's project management service, which was reflected in the final result."

CURRENT PROJECTS



9-11 Church Street

Converting a 4-storey commercial property into a 6-storey mixed use building consisting of 6 apartments & 3 commercial units

Budget: £330k | Completion: January 2027



64 South Street

Full renovation and reconfiguration of a two-bedroom semi-detached property to create a three-bedroom layout.

Budget: £25k | Completion: August 2026





WHO DOES RYAN WORK WITH?

Private individuals

Ryan works with private individuals at all stages, from first-time landlords to experienced investors, providing a reliable and tailored project management service.

Overseas investors

Ryan works with overseas and out-of-area investors, delivering fully managed projects with clear communication, full transparency, and complete peace of mind from start to finish.





| Design & full project management



THANK YOU

albany@ryanlittle.co.uk

| 18 Barrow Street, St Helens, WA10 1RX

www.ryanlittle.co.uk