



# 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





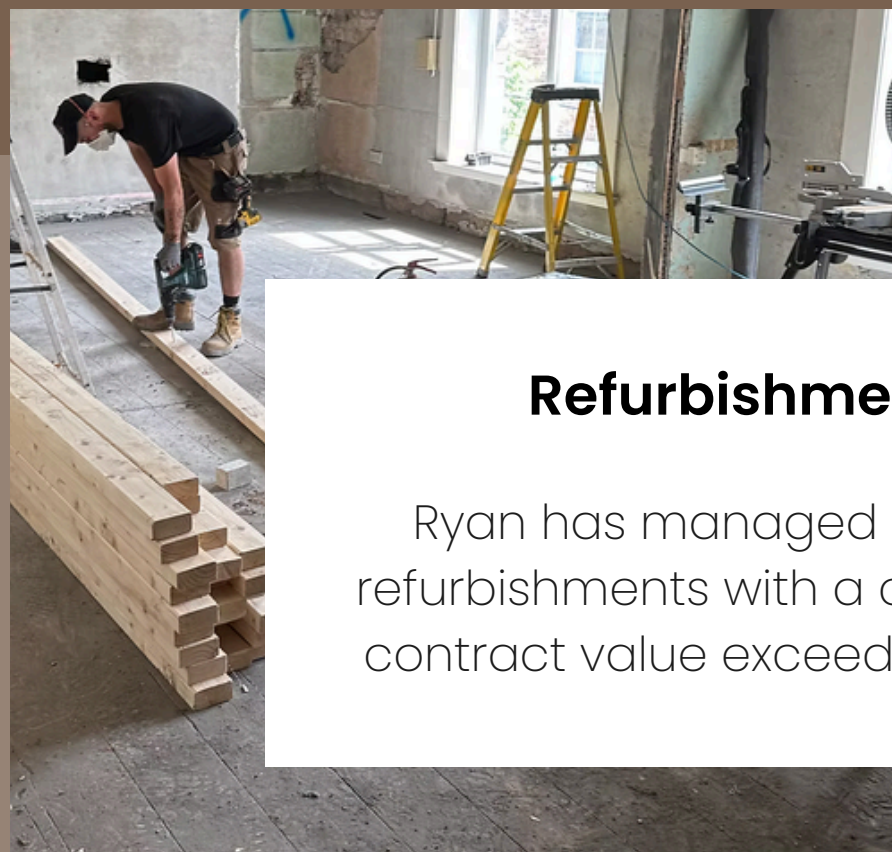
# SKILLS & EXPERTISE

- ✓ 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

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