

HOME REPUBLIC LIMITED (UK 7907396)

Established: 2012

Company Profile: award-winning, professional, innovative construction company with extensive portfolio of successful projects of all sizes

Areas Covered: London within M25, Surrey, Kent

Projects Undertaken: Residential New Builds, Light Commercial New Builds & Renovations, Residential Reconstructions, Basements, Office Fitout projects up to 4m

Staff: 50 craftsmen of all trades, 2 contracts managers, 6 project managers, 6 working site agents

Insurance: 10 million Public Liability, 10 million Employers Liability, 2.5 million All Risk Insurance (can be increased subject to project Requirements)

Turnover: £5 million (2023/24)

Website: www.home-republic.co.uk

Houzz: www.houzz.co.uk/professionals/design-and-build/home-republic-ltd-pfvwgb-pf~1865849388

YouTube: <https://www.youtube.com/@HomeRepublicDesignAndBuild>



RELEVANT EXPERIENCE

“Every detail matters to us and our staff will have a critical eye when it comes to your project. Experience tells us that this level of skill is so important to our clients, and we’ll work with you to identify your requirements very early on in the process.”

Alex Strikovs

Chief Executive Officer, HOME REPUBLIC

We work with the country's leading architects and designers to create prime residences in London, from elegant penthouses to historic family homes. Our clients return to us time and again.

Home Republic has a long and proud history of providing renovation and refurbishment services to the prime residential and commercial sector.

We have successfully delivered a wide range of homes including large country mansions, beautiful historic and modern houses, as well as brand new and refurbished apartments in prestigious areas of central London.



We have a reputation for working collaboratively and take time to understand our client's vision. We help them achieve their design concepts, and ultimately turn their project vision into luxurious reality.

With a project delivery philosophy built on performance, trust and integrity, our team provides a personal touch that combines talent, care, technical expertise, and a genuine passion for excellence that is unrivalled in our industry. Over the next few pages, we will demonstrate our high level of expertise.

Successful Completion of Projects

Having collaborated with many prestigious clients over the years, our team understands and respects their need for privacy and anonymity.

Many of our projects are delivered under a nondisclosure agreement (NDA) whereby images of the project cannot be taken or shared. For the images within this gallery, we have been given permission to share them privately.

In addition to the projects featured in our submission, view more examples on our website, Houzz profile and YouTube channel.

Station Road, Thames Ditton - 2023-24

£1.1m pre-construction house value - £760K project cost - 2.4m post-construction house value
Complete reconstruction of substantial detached house (115m² to 360m²)



Home Republic transformed a distinguished detached house in Thames Ditton through a complete reconstruction with a single wall remaining from the original design. The scheme involved significant structural work to maximise the floorplan, structural glazed adaptations, 4 additional bedrooms, relaxation and reading rooms, gym and fully fitted home office. Unique interior design was inspired by South African sceneries. The fitout included full home automation, built-in braai, external jacuzzi area, outdoor kitchen, spacious outbuilding and super prime finishes throughout.

Deirdre reveals:

"Alex, Max and Andrii and the HR team completed a full renovation on our house. They were exceptional

throughout the process from setting expectations upon first meeting and providing a quote and then completing the work.

The whole team is knowledgeable, experienced and always giving of their best. We saw a great camaraderie and team spirit throughout the process. Everyone on site took a lot of pride in what they were doing, craftsmen whether laying bricks or advising on complex aspects of the build. Alex and his senior team were always very responsive to queries and texts and we felt that we were in safe hands throughout.

We are very happy with the work completed and the professional quality of work and finishes. We would not hesitate to use them again in the future."



Bushwood Road, Richmond - 2022-23

£1.3m pre-construction house value - £410K project cost - 2.2m post-construction house value
Comprehensive back-to-brick renovation of a terraced Victorian house (110m² to 195m²)



A substantial Victorian 3-bedroom terraced house, in a tree-lined avenue running along the river Thames, was stripped back to its shell whilst we constructed a single-storey rear extension, followed by a comprehensive fit out to the highest standard and specification. We completely redesigned interior to add 2 new bedrooms, fitted office, high-spec utility room and 2 more bathrooms.

With a hands-on approach, our director personally oversaw each phase of the project, ensuring seamless communication and a transparent workflow. Our commitment was to provide peace of mind, guiding our clients through the maze of decisions and operations with ease and expertise.

This Richmond project stands as a testament to the fusion of historical charm and modern functionality, tailored to the lifestyle of a dynamic family. It's a story of meticulous craftsmanship and personalized service, promising not just a renovated space, but a rejuvenated home where every corner tells a story.

Bushwood road is located on a desirable street in Richmond, which posed many logistical challenges due to the constrained access. These logistical challenges were fully met through a logistics and construction methodology that was strictly adhered to throughout the project.

Robin & Jamie reveal:

"We recently completed a single-storey extension and complete renovation project on our home, with Home Republic as our chosen contractor. Having vetted some other building companies, Home Republic seemed by far the most professional from the outset. I'm glad to say that our choice was the right one. Company founder, Alex and our two site managers Alex & Adrian kept us informed throughout the process, answering all our queries and complying with our wish list. We wanted to thank their team for completing the project in a suitable timeframe and for the superb quality of the work. As with any build, there were challenges along the way, but Home Republic were truly exceptional, and we would recommend them to anyone considering a project on their house."



Hayes Lane, Bromley - 2021-22

£580K pre-construction house value - £330K project cost - 1.2m post-construction house value
Complete reconstruction of a substantial semi-detached house (120m² to 240m²)



Home Republic rebuilt this typical 3-bed semi-detached house into a 4-bedroom enormous luxurious space filled in with smart features and light. Huge kitchen-diner and a separate living room both lead into the raised patio through ultra slim Origin sliding doors. Glass balustrade intensifies view of the garden and surrounding areas while tiled solid staircase creates a centre-piece detail and provides an access to the garden level along with the side path from the completely redeveloped front driveway.

The 500 square feet loft with vaulted ceilings contains a master bedroom and luxurious bathroom both with 2-sided views and Juliette balconies to benefit from the raised location overlooking the green areas of Bromley.

Side extension provided the space for an additional bedroom on the 1st floor, sophisticated utility room and extra kitchen volume on the ground floor.

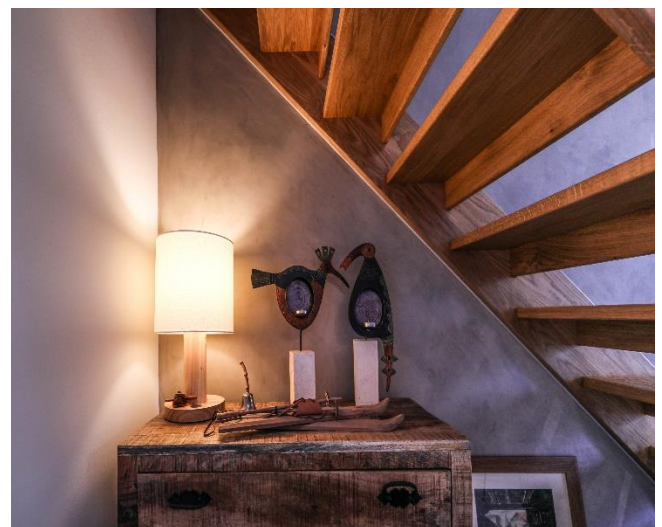
Peter reveals:

"A fantastic team at Home Republic helped to create an amazing total home modernisation

and expansion project over a 7-month period. The whole team were so responsive to all of the challenges faced when you take a house back to the bare brick, remove all floors and the roof and extend into the garden and on the side up to the loft.

We selected Home Republic due to the confidence that they provided in the pricing and in the discussions on how the project would be managed. We have not been disappointed by our choice, and we can highly recommend the team. The attention to detail, the care taken in ensuring the site was always clean and tidy, the approach to discussing choices related to finishes, locations of power and data cabling and in working with our selected window and kitchen contractors.

We are delighted with the final finishing details and we have total faith in placing our trust into Home Republic for what was a major project. The team who worked on the project will be remembered for their care, attention and professionalism. Can not rate the team highly enough."



Egerton Gardens, Hendon - 2021-22

£4.1m pre-construction house value - £2m project cost - 7.4m post-construction house value
Complete reconstruction of a community centre and an event venue (550m² to 900m²)



The building was designed in the 19th century and is directly connected to the church next door. The neighbourhood is a relatively busy one, with council offices and university situated right across the road, so it was quite challenging to organise a significant construction work here.

Our goal was to maintain the full operation of the neighbouring venues, as well as to protect private residents nearby from discomfort, mess or extensive noise during the renovation. We needed to maintain tight control of goods in and out to minimise risks to health, safety and security.

The house, after demolition, was rebuilt from the original foundations up, retaining only the front façade wall. New partition layouts formed a brand-new event hall, lobby, clock room, as well as 6 study rooms, commercial grade kitchen, a formal conference room and 3 self-contained residential suites for high-level visitors.

Our plan included construction and installation of coffered style ceilings, smart lighting and door entry control, complete contemporary electrical and mechanical systems, movable (curtain) partitions to transform study rooms on the first floor into a supplementary multi-use event space, new wooden flooring, and redecoration to culminate the entire project.

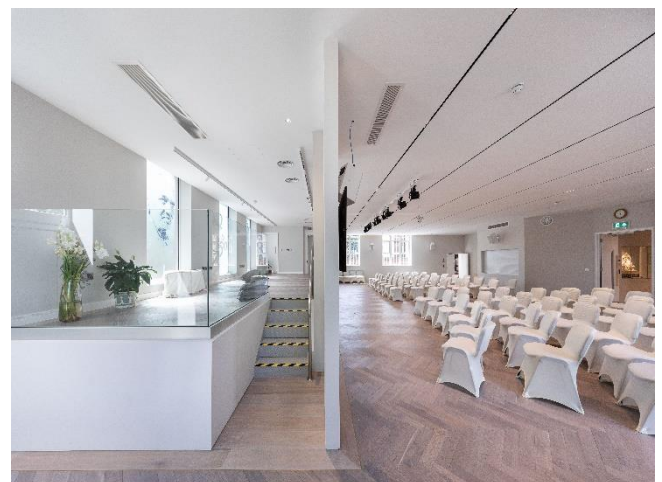
Fully professional stage with live-streaming option was provided with a keen eye for details.

This renovation was very demanding and complex, yet significantly fulfilling for us. It created new challenges and approaches to project planning.

Suresh reveals:

"We worked with Home Republic on design and refurbishing our community centre in Hendon. They were a pleasure to work with and finished our project on time and in budget. So very happy working with them, would have absolutely no hesitation in recommending their company."

Overall, very professional in terms of budget and quality control. This gave us peace of mind in terms of budgeting, as most work would be accounted for in advance, limiting the number of "surprises". During the project, we had regular touchpoints with the management team to verify quality and progress, making adjustments along the way. The team proposed smart solutions and variations were priced within reason. Site manager Max was always available for discussion. The project was completed successfully, and all minor snags resolved in a timely manner."



ADDED VALUE

Achieving best value not only relates to design and build costs, but lifecycle cost considerations and other factors including adaptability, flexibility and suitability for use. Best value is a balance between capital and running expenditure, all other things being equal and not simply lowest cost.

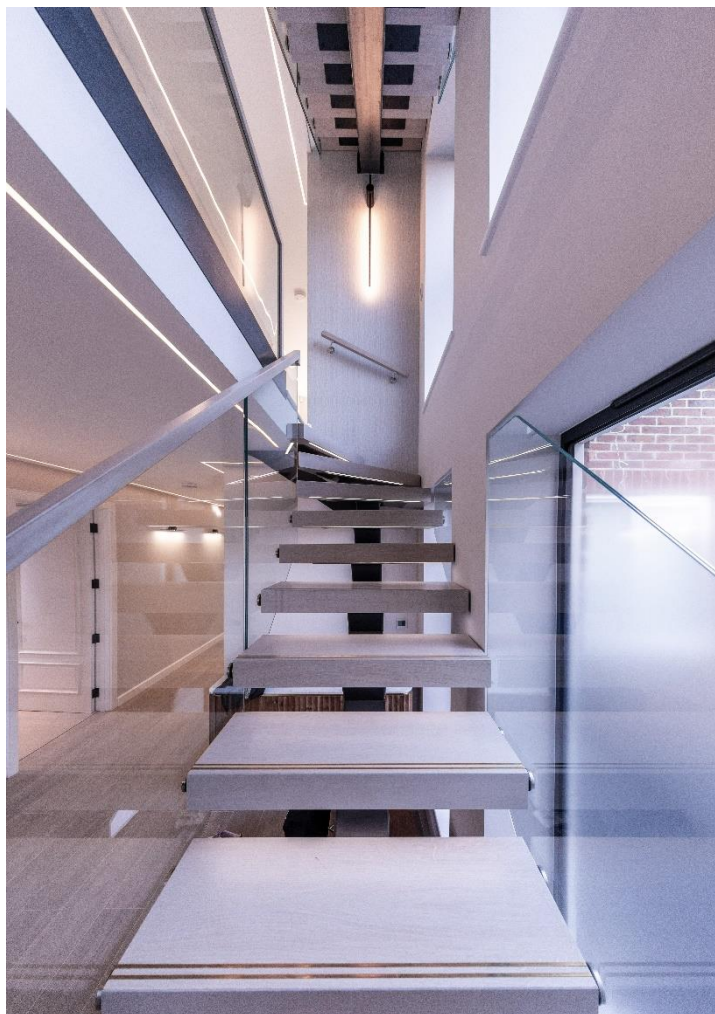
We strive to add value to all of our projects, and this can be achieved in many ways - whether through the sourcing of alternative materials to give cost or time benefits, alternative methods of construction to reduce noise and disruption or by using the project as a positive influence on the community in which we are working.

We will take a proactive approach during the design and construction phases, and continually look for new or alternative methods and materials that could have a benefit for the project.

Commercial Director Aleksandrs Lubarskis will engage with our trusted supply chain of specialist contractors and consultants to ensure that we are meeting or exceeding your requirements in the most efficient manner possible. By implementing these strategies below, we can add significant value to projects, ensuring quality outcomes, cost-effective solutions, efficient programme management, proactive issue resolution, flexible working arrangements, and a highly skilled workforce that is capable of meeting the unique needs and challenges of each project.

Flexible And Effective M&E Capability

- **Responsive teams:** We have an in-house team of plumbers and electricians who are deployed on our projects. It means we can adapt and evolve the M&E solution to accommodate any unique requirements or challenges that may arise. This allows us to provide an efficient and reactive response, with minimal if any impact to our clients, the profession team and overall project delivery.
- **Experienced engineers:** Our team are qualified to work on any Mechanical & Electrical infrastructure and appliance, including security and fire alarms, lighting networks, heating systems and air conditioning units, refrigeration and water chilling systems heat exchangers, hot and cold-water systems and domestic boilers.



Home Republic Will Ensure Your Completed Project Becomes the Perfect Luxury Home

- **Dedicated maintenance team:** Our team offers a personalised management service for each and every luxury property we complete, facilitating the effortless transition from construction project to luxury home. It all starts with a comprehensive assessment of your property to build up an asset register of services in the property, and discuss your preferences to get a complete picture of your requirements.
- **Peace of mind:** We tailor the appropriate elements of our service to deliver a thorough and practical solution. We schedule visits to the property to ensure the facilities are functioning perfectly.

Strategy For Zero Defects

- **Quality Assurance Processes:** We implement rigorous quality assurance processes at every stage of the project, including thorough inspections, testing protocols, and quality control measures to minimise defects.
- **Continuous improvement:** Foster a culture of continuous improvement, encouraging feedback loops, root cause analysis, and corrective actions to address defects promptly and prevent recurrence.
- **Training and development:** Invest in training and development programs for our workforce to enhance skills, knowledge, and attention to detail, ensuring each member is committed to delivering work of the highest quality.



Securing Best Value

- **Strategic procurement:** Our practices will secure the best value for materials, equipment, and services, leveraging economies of scale, supplier negotiations, and long-term partnerships.
- **Value engineering:** Implement value engineering practices to optimise project costs without compromising quality or functionality, identifying opportunities for cost savings through alternative designs, materials, or construction methods.
- **Lifecycle cost analysis:** Our analysis evaluates the total cost of ownership of project assets, considering maintenance, operation, and disposal costs to inform decision-making and maximise long-term value.

Best Programme Management

- **Comprehensive planning:** Develop comprehensive programme with realistic schedules, milestones, and resource allocations, using industry-standard project management methodologies and tools to optimise programme performance.

- **Risk management:** Proactively identify and mitigate risks that may impact programme objectives, developing contingency plans and mitigation strategies to maintain schedule adherence and minimise disruptions.
- **Stakeholder engagement:** Foster open communication and collaboration with all stakeholders, including clients, subcontractors, and regulatory authorities, to ensure alignment with programme goals and resolve issues.

Pre-Existing Knowledge

- **Lessons Learned:** Maintain a library of lessons learned from previous projects, documenting challenges, solutions, and best practices to inform decision-making and avoid repeating past mistakes.
- **Expertise and Experience:** We tap into the expertise and experience of our team members to anticipate potential issues based on industry knowledge and historical data, proactively addressing challenges before they escalate.
- **Continuous Learning:** Staying abreast of industry trends, technological advancements, and regulatory changes through continuous learning and professional development, ensuring that our organisation remains agile and responsive to emerging issues.

Flexibility Of Working Hours

- **Flexible Scheduling:** Offer flexible working hours to accommodate project-specific requirements, allowing teams to adjust schedules based on workload, deadlines, and client preferences while maintaining productivity and work-life balance.
- **Remote Work Options:** Embrace remote work options where feasible, using technology to facilitate collaboration and communication among distributed teams, minimising commute times and maximising efficiency.
- **Agile Project Management:** We adopt agile project management methodologies that emphasise flexibility, adaptability, and iterative development, allowing teams to respond quickly to changing requirements and deliverables while maintaining project momentum.

Skilled Workforce



workforce, fostering a culture of appreciation, motivation, and pride in craftsmanship that attracts and retains skilled workers.

- **Recruitment and Retention:** We invest in recruitment efforts to attract top talent with specialised super prime residential experience and expertise relevant to project requirements, offering competitive compensation, training opportunities, and career development pathways to retain skilled workers.
- **Cross-training:** Cross-train our workforce to enhance versatility and adaptability, equipping team members with a diverse skill set that enables them to perform multiple roles and tasks as needed throughout the project lifecycle.
- **Recognition and Rewards:** Recognise and reward exceptional performance and dedication among our

MANAGEMENT RESOURCE

Our Team stands ready to embark on this collaborative journey, bringing unparalleled expertise and unwavering commitment. Our team will deliver the essence of luxury, sophistication, and excellence.

From our head office on Laud Street in Central Croydon, our management team structure (**overleaf**) has been carefully designed to ensure seamless delivery throughout all project phases, down to the very last detail.

Delivering Meticulous Project Management

At the helm is the **Chief Executive Aleksejs Strikovs**, who will oversee overall our performance on the contract. Alex will work alongside our **Senior Contracts Managers Max Falko, Igor Mirosnikovs** and **Construction Manager Andrii Hashchyn**, holding daily responsibility for on-site operations, ensuring smooth progress and adherence to timelines, as well as monitoring our site activities and risks. **Commercial Director Aleksandrs Lubarskis** will diligently manage all financial aspects, guaranteeing cost effectiveness and budgetary compliance.

Daily site activities will be monitored by our external **Health & Safety provider Andrew Goddard Associates** to ensure the seamless safety management of our team, specialist sub-contractors and supply chain.

Finally, our **Technical Director Maksims Mirosnikovs**, with his MEP expertise, will orchestrate the intricate details of design implementation, ensuring both aesthetic finesse and functional efficiency,

During this build, our team will be strategically deployed to initiate meticulous planning, procurement, and preparatory activities. Staffing levels will be tailored to project requirements, ensuring optimal resource allocation and efficiency.

Mobilisation, Construction, and Handover Period

As the project transitions into full-scale delivery, our team will ramp up operations, with staffing levels adjusted to meet evolving demands. Our detailed resource schedules reflect our commitment to timely delivery, with staffing aligned with project milestones and objectives.

The Benefits Our Team Will Deliver

- ❖ **Exquisite Craftsmanship:** Our meticulous attention to detail ensures the delivery of the highest quality craftsmanship, elevating this project to the pinnacle of luxury and sophistication.
- ❖ **Timely Completion:** With a well-defined management structure and strategic staffing plans, we are poised to deliver projects within programme timelines, ensuring prompt handover.
- ❖ **Cost-Effectiveness:** Through diligent commercial management and optimised resource allocation, we guarantee cost effectiveness without compromising on quality, and maximising value for our clients.



- ❖ **Collaborative Partnership:** Our collaborative approach fosters open communication and synergy with all stakeholders, ensuring alignment with the client's vision and aspirations throughout the project journey.

“Every detail matters to us and our staff will have a critical eye when it comes to your project. Experience tells us that this level of skill is so important to our clients, and we'll work with you to identify your requirements early on in the process.”

Alex Strikovs
Chief Executive Officer, HOME REPUBLIC

Value Engineering

We understand that value engineering is not simply reducing the specification or compromising the aesthetics of a project to achieve cost savings.

We employ a systematic and collaborative process that involves stakeholders from various disciplines to identify opportunities for innovation, cost reduction, and performance enhancement.

Commercial Director **Aleeksandrs Lubarskis** will analyse project requirements, specifications, and constraints, with **Senior Project Managers** to identify alternative solutions, materials, and methods that offer the best balance of cost, quality, and performance.

We know that real value engineering is discovered through:

- Understanding the key function of a component/ activity or element
- Listing any secondary functions of a component/ activity or element
- Identifying alternative ways in which the primary function can be achieved
- Establishing which alternative approach is the most cost effective and least compromises the secondary functions.

By undertaking value engineering, we ensure that the function or purpose of a component/ activity or element is not compromised by reducing its cost. This process of value engineering is something that we undertake throughout the design and construction process.

Our team of experts will use their technical expertise, industry knowledge, and creative problem-solving skills to implement value engineering solutions that optimize project outcomes, enhance efficiency, and deliver maximum value.

Throughout the project lifecycle, we remain committed to continuous improvement, collaboration, and transparency, ensuring that value engineering initiatives are integrated seamlessly into project execution and contribute to the overall success of the project.

As specialist subcontractors are appointed we will use their detailed knowledge of the subcontract works to further identify and review potential cost savings. We will work closely to forge strong relationships with the design team during the early

stages of the project and hold value engineering exercises to cement design options, and the overall success of the overall project.

COMPANY DETAILS

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