

December 2025

Reference for Jan Hughes – Yelverton Construction Ltd

We asked Jan Hughes to carry out a comprehensive renovation for us on a very plain and tired bungalow, sitting in five acres of land. This has taken place over the past 12 months and is now reaching the final stages. We had a break during the summer and so it has probably been 9-10 months of actual work.

The work involved stripping the property right back and removing walls to open up the inside. This involved a good deal of structural work, new services throughout, very high levels of insulation, repairs and improvements to the roof, new high-performance windows and exterior doors, a new kitchen, bathrooms, wooden flooring, new internal doors, plastering and decorating throughout. It also involved the construction of a new entrance hall/porch, tying in with the existing roof. The outside involved part Douglas fir cladding, part render and a terrace is planned for the south elevation.

We know the area well, have had builders in the past at home, but had never used Jan before. We now know that we wouldn't use anyone but Jan in the future.

The transformation is amazing. This is in large part down to Jan and his team.

More specifically...

Jan knows how to interpret plans pragmatically and to seek changes with architects, building control and structure engineers when required. You can see in the way they communicate with Jan that these professionals rate and trust him.

Jan has strong values of integrity, honesty, and care. He doesn't cut corners, he doesn't say "that'll do" he does what it takes to ensure a proper job is done and we have confidence we won't need to revisit any of his work.

He thinks a lot about the project and comes up with really good ideas. He has suggested moving a partition wall just slightly that transformed a dingy corridor, has solved drainage issues, worked hard to ensure the cladding around the windows has the right effect, put forwards suggestions re flooring etc and managed to find a solution to marry in the porch with some 1980's stonework which was proving impossible to match. He involved us in problem solving, always weighing up how best to do things, but never imposing his view. He listened if we wanted to change something – whilst we respected his need to plan well and let him know of changes before things had gone too far. He is a "thinking" builder with a great deal of experience upon which to draw.

Jan is surrounded by very competent people. His team are very professional, and he works alongside them. They are a kind and a humorous team and only at odds with each other over football results. There is no loud music, no time spent on phones and he takes their health and safety on site very seriously.

He plans well too – you notice very few trips to "get this that and the other" because he has planned well and deliveries of materials are brought on to site in an orderly way. He is also a very tidy builder and puts this down to OCD, but it was important because everything seemed

organised and controlled. We have often joked that the floors on-site are cleaner than the ones in our home!

He has an extended team around him – he knows who to involve and they are all of good quality. So, we benefitted enormously from his recommendation of a plumber, a windows/doors installation firm, a groundworks guy who could probably ice a cake with his digger he is so exact, a fellow builder with a stash of tiles to match the existing roof tiles, a very reliable scaffolder, the local Howdens team for interior doors and kitchen units, a specialist joinery firm and so on. All these trades, together with Jewson's who seem to prioritise deliveries to Jan, proved to be highly skilled and kind people too. And because they have worked with Jan before, less time and money are spent on knowing what to schedule when, and what the prep work needs to look like – it all becomes like a well-oiled machine.

In terms of cost, he isn't the cheapest because he takes time to do things properly, but we know in the long run we won't be involved in revisiting anything he has done and the finished renovation is looking cohesive, rather than a collection of individual decisions and projects.

So, all in all, it has been a pleasure to work with Jan and team. We will be glad to see them finish, but sad to see them go!

Kind regards,

Steve and Sally Jackson