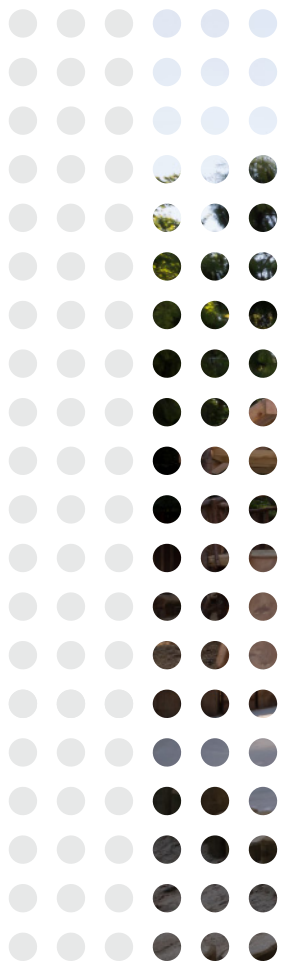


Establish.TM

The value of experts & the dangers of DIY

Who to turn to when building an
early childhood education centre (ECE)





New Shoots Children's Centre, Pakuranga

"Establish has facilitated the seamless growth of New Shoots Children's Centres over the past five years taking the work and stress out of the planning and consenting process.

Their service is second-to-none and their professional approach and understanding of our needs sees results. We have watched them grow from strength to strength and sincerely enjoy every opportunity we get in working with their team."



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Managing your ECE centre build

So, you're keen to go ahead with an early childhood education centre development. Congratulations!

If you haven't yet read our Early Childhood Education Centre Building Guide, **download it now for FREE**. It's packed with useful information, explaining the various things to consider such as the stages of the process and regulations of the industry, for example.

Once you've read that, then what?

Why it's crucial to get it right

You may feel like you're ready to take on the challenge yourself and have the doors open to your centre in just six months' time. While DIY might be in Kiwis' DNA, we highly recommend engaging an expert to manage the process for you.

Protect your investment

An early childhood education centre is a valuable investment. Doing it right with professional guidance avoids blowing your financial projections with unforeseen costs or excessive delays.

Fulfil your legal responsibilities

It also involves the care of children in a publicly accessible building - even more reason to make sure you get it right first time.



Phil Smith - Director: Collingridge and Smith Architects (CASA)

"We have worked closely with the team at Establish to deliver on numerous projects over recent years. From site finding to consenting this team with its planning and project management background makes the process simple and the solution obvious. What an exciting time to be involved in the early childhood education industry. We strongly recommend the team at Establish."





Be prepared to tackle big tasks when you DIY

If you've read our Early Childhood Education Centre Building Guide ([if not, download it now for free from our website](#)) you would have seen outlined a wide range of things to consider when creating your dream ECE centre. If you're thinking of doing it yourself, be prepared for a potentially long and complicated process.

Here are some of the things you will need to become familiar with and navigate:

Engaging specialist consultants

Not only will you need to find, vet and engage multiple different specialists to cover all the relevant issues, you also need to get their input at the right time in the process. Too early and you're paying for time and services you don't really need. Too late and key decisions might have been incorrectly made that cannot be easily rectified.

If you go DIY, you'll be the one responsible for providing project briefs and scopes of work, receiving fee proposals, reviewing proposals and choosing the right experts.

Managing the project

Project management isn't as simple as it sounds, it takes organisational and communication skills of a very good level. When building an ECE centre, project management for the design, consenting and build stages involves quite a bit:

- Making sure everyone has access to the right information;
- Keeping everyone fully briefed;
- Monitoring and ensuring everyone involved provides their necessary inputs at the right time;
- Managing timeframes and deadlines; and
- Document management and validation.

Applying for consent

Then there's the supervising of your application through each regulatory process and liaising with the relevant authorities:

- Land contamination and asbestos regulations
- Resource consent
- Building consent
- Code compliance certification and receipt of compliance schedule
- Engineering works approval
- Fire regulations
- Ministry of Education licensing



Ben Hurst / Managing Director - Little Wonders Childcare

"It's fantastic to be able to get this quantity and quality of information so quickly. Certainly helps us with our decision making."





The real cost of doing it yourself

Some people like to do things themselves because they want to retain direct and complete control of every aspect of the process. For others, they think it'll save money. We think both of these are red herrings.

Also, don't confuse building a house with building an ECE centre. Although both can be labours of love, the latter is far more complicated and involves a wide range of issues. A little bit of knowledge is a dangerous thing here, and the biggest risk to the DIY approach is making mountains out of molehills. Without expert guidance, what could have been a relatively simple solution, or a problem avoided, altogether, can quickly escalate into major issues that cost you time, money and stress!

Cost example

Obtaining the necessary consents and licences can easily chew through timelines and budgets.

Using Auckland Council as an example, for the processing of a resource consent application it charges an hourly rate between \$150 and \$200, depending on the specialists involved. Best case scenario, for a new ECE centre application lodged on a non-notified basis, the council would require a minimum \$5000 deposit, but that could be as high as \$7,000 if a regional consent is required. If the council decides to notify an application, it will require a further deposit of \$20,000 (public notification) or \$10,000 (limited notification). There is also a \$3,000 deposit required if a hearing is necessary.

For building consent, a lodgement deposit will be roughly \$6,400. In addition to further charges for processing, there's also a \$159 charge for each inspection during construction.

Obviously attaining non-notified status is the most economical but to get that first time takes skill and knowledge only the best experts can provide. And of course, every time there's a delay or another specialist has to get involved council-side, the cost keeps increasing.

These aren't the only costs involved in getting all the right documentation and licences to operate. We cover them in depth in our **Early Childhood Education Centre Building Guide**. If you haven't yet read it, [download it now for FREE from our website](#).

Other financial costs to consider are whether you're investing good money in the right site, what your build budget is and if your business plan is even feasible; all of these things simultaneously affect one another. Based on potential enrolment and local competition, you'll need to assess the financial viability of your centre to ensure the numbers stack up. Then, as well as beginning to estimate design and building costs, you also need to take into consideration the ongoing running costs of your centre.

Time & stress

Money isn't the only cost to consider. There are personal costs too. If you have not done this before, then it is important to bear in mind the large amount of time it will take doing it yourself.

On top of that, carrying the responsibility of managing the whole project is a heavy burden to bear. If you are not familiar with processes, you may not have the confidence to make the right (and sometimes tough) decisions. Having professional advice will put you at ease.



Centre Owner - Childcare Plus Learning Centre

"Thanks for the positive result, you will always be our consultant for future projects."



The expert difference

Better use of time

The first thing you will immediately notice is that working with an expert consultant will free up a lot more of your time. This gives you more opportunity to focus on your centre operation and philosophy, or on other endeavours.

No getting bogged down in detail

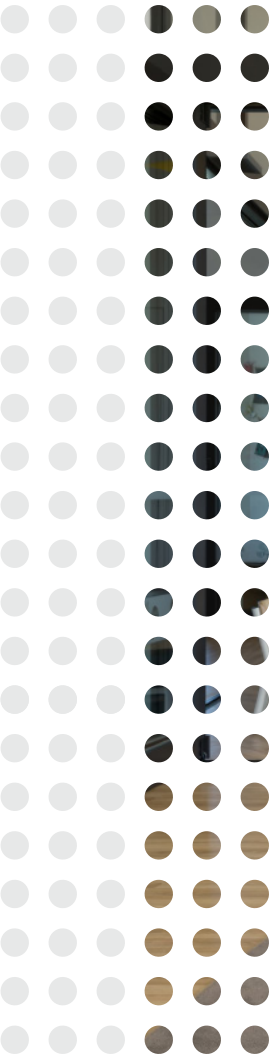
Using an expert means you'll only need to make decisions that matter. Getting a team of experts involved mean they can handle all the small details and issues you might otherwise struggle to get your head around, let alone resolve.

Save money

Although not a given, in our experience using experts can save you money. It may seem ironic seeing as you have to pay for their services, but look at it this way:

- Your time is worth something and having experts involved gives you more of that;
- Experts have better industry contacts and can often negotiate better deals;
- Getting through the consenting process as quickly as possible means no delays in your timeline so you can open and start earning on schedule; and
- By getting the right advice you can effectively deal with technical and process issues as they arise, nothing has to be double handled or fixed, everything is done right the first time.

You will still need to ensure that experts are in communication with each other and that when experts handle different aspects of the process, there is some way of maintaining continuity so critical information or aspects of a design are not missed or forgotten.



How to choose the right experts

Wherever possible, choose businesses with experience in the early childhood education sector. It's unique and heavily regulated so you want to be sure your chosen expert understands these nuances. For example, when searching for a site, don't just choose any real estate agent, choose one who knows what to really look for.

Word of mouth is a good starting point; ask for recommendations from friends and colleagues or other people you know already in sector.

Choose experts who are properly licensed or certified to complete the work you need them to do.

For some companies it's worth doing a credit check to see if they stand up financially. This is especially important if you're dealing with developers or building companies.

Ask for and check references from previous clients.

Meet your potential experts in person to make sure you feel comfortable with and confident in them.

Ask for detailed quotes, don't settle for just an estimate. And compare like for like. Check that whatever is quoted or specified will get the outcome you want. Ask what is NOT included in the quote. And don't be afraid to challenge the quote and ask how they reached those figures. If there are big price differences you need to find out why; has the lower bidder missed something out or is the higher bidder trying to rip you off?

Do they have any associated relationships that could benefit you? For example, a consultant with a good relationship with your council could give you valuable insight before investing too much.



Choose establish & create one of the best early childhood education centres in New Zealand

With so many people involved, few with relevant knowledge and an overload of information, options and hoops to jump through, creating an early childhood education centre is no easy task. Until now, there hasn't been a business that could remove all those complexities and get ECE centre developments off to the best possible start. As New Zealand's only full service consultants in this specialised area, we're here to change that.

At Establish we know what we are doing. Our team have experience on both sides of the fence - as regulators and as applicants. This unique blend of a specialist understanding of consenting and in-depth knowledge of the ECE centre development sector makes the complex simple and reduces financial risk. Through centralised, specialist expertise, we can help you get off to the best start and gain the freedom to focus on your wider business and vision.

96%
of resource consents
non-notified

Over
\$120m
of construction value to the
economy since establishing



David Liu - Hand And Hand Childcare Centre

"I knew Logan five years ago for my first childcare centre in Auckland. Now we are doing another 3 projects with them and we are also expecting high level cooperation with them. To be honest, Logan and his team are the best I have seen on the market. They are really helpful to solve any issues raised from council. So if you are seeking for experienced and efficient planners, please consider Logan and his team.."



The benefits of working with us

- With our total support keeping you up to date at all stages throughout, YOU remain in control of the project. Ultimately this is your centre and your investment - you'll make the decisions that matter but we're always there to give you the right advice.
- We have a proven track record. We have obtained consents for more than 120 centres, contributing more than 8500 licensed places. Just look at the case studies on our website and you'll see dozens of examples where we've helped our clients in various ways, including by obtaining consent on a non-notified basis.
- We have existing relationships with local councils. We know who to speak to. This is very beneficial when searching for a site. We can assess it to identify the potential licence size, create a draft plan of how it could work and run this through our pre-application arrangements with council to flag any likely issues before resource consenting.
- We have experience in managing the consenting process to keep consent costs as low as possible for each situation. This specialist understanding combined with an in-depth knowledge of the ECE centre development sector helps you avoid missed opportunities, cost overruns, or worst of all - a declined consent.
- We have an extensive depth of knowledge to avoid common pitfalls, such as getting a design approved at resource consent stage that won't get through building consent. Our designs always meet council and MoE regulations.
- Our unique total-timeline experience from site-finding to centre opening means interrelationships can be managed efficiently.
- We know what to look for in terms of quality control and have the reputation to back up our findings. We can act as your independent advocate, monitoring site construction compliance, coordinating communications and ensuring all documentation is complete and council requirements met.
- Our industry knowledge means we are able to react or plan ahead for changes to rules and regulations so you're always a step ahead.



Get started!

Ready to make your dreams of opening an ECE centre real? Get in touch.

Call 0508 ESTABLISH (0508 378 225)
or email info@establish.co.nz

Establish.TM

0508 378 225

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