

In the heart of London's bustling renovation scene, homeowners planning kitchen refurbishments or layout change projects often wonder: is it better to have one team manage both the architecture and construction? With the surge of firms offering integrated design-and-build services, it's crucial to understand how this approach works, especially amid the unique challenges London's older housing stock presents. This post dives into the nitty-gritty of managing kitchen projects with a single team and explores cost structures, common pitfalls, and how companies like London Post, Beams, and Genesis London fit into this evolving landscape.



Understanding Construction Under One Team

The concept of having architecture, interior design, and construction handled by one company—or at least closely coordinated teams—has become increasingly popular. Instead of juggling multiple contractors and architects, a homeowner can benefit from a more streamlined process, fewer communication issues, and often faster turnaround times.

Companies such as Beams and Genesis London specialise in providing integrated services, combining design expertise with construction delivery. London Post, though better known for high-end interiors, collaborates closely with construction partners to offer clients a consistent experience from concept to completion.

Pros of Having One Team Handle Architecture and Construction

- **Smoother communication:** With one point of contact, fewer misunderstandings occur.
- **Aligned design and build:** Architects understand construction constraints early, reducing costly changes.
- **Potential cost savings:** By bundling services, overheads may reduce, and pricing can improve.
- **Efficient scheduling:** Integrated teams often have better project time management.
- **Warranty clarity:** Single teams usually provide comprehensive warranties in writing, eliminating the 'who do I call?' issue.

Cons to Consider

- **Limited client choice:** You may have fewer vendors or brands to choose from compared to sourcing separately.

- **Potential for less competitive pricing:** When everything is bundled, sometimes costs get hidden or inflated unless carefully broken down.
- **Quality variability:** Different firms have different standards; check references carefully.

2026 London Kitchen Cost Ranges: What to Expect

Cost transparency can be challenging, especially with the premium factors specific to London renovations. For 2026, typical London kitchen refit budgets—including design, supply, and installation—range widely depending on scope:

Kitchen Type	Budget Range (£ Installed Price)	Typical Features
Basic	£12,000 – £18,000	Small layout, minimal structural work
Standard	£18,000 – £20,000	Units, laminate worktops, minimal electrical/plumbing changes
Mid-range	£20,000 – £35,000	Moderate layout change, quality units, composite/quartz worktops, semi-bespoke cabinetry, rewiring to Building Regulations Part P
High-end	£40,000 – £70,000+	Layout change with architecture, bespoke design, full project management, bespoke joinery, higher-end appliances, detailed interior design input

Note: These prices usually *include* VAT at 20%, which is applicable on most domestic kitchen services in the UK. Don't forget to confirm VAT inclusion upfront to avoid surprises.

Installed Price vs Showroom Price Traps

One common pitfall in kitchen projects is confusing the showroom price of units and appliances with the installed price. The showroom price usually reflects *units only*—no [kitchen electrics cost london](#) fitting, delivery, or additional materials included. Installation involves:



- Labour for unit assembly and fitting
- Electrical and plumbing work (often notifiable under Building Regulations Part P, especially when rewiring is required)
- Structural changes for layout modifications
- Finishing, such as tiling or decoration

- Waste disposal and site clearance

For example, a £10,000 kitchen unit price can easily double once installation, construction adjustments, and compliance costs are added. Always request a *bidders' detailed cost breakdown* and check if VAT and waste disposal fees are included.

Budget Breakdown: Where to Spend vs Save

Effective budgeting requires knowing which parts of your kitchen project benefit most from investment and where you can save without compromising quality.

1. Spend Here:

- **Layout changes and structural work:** Moving walls, adding support beams, or relocating plumbing/electrics significantly improve flow and usability.
- **Quality joinery:** Bespoke units last longer and fit perfectly, especially important in older Victorian or 1930s housing.
- **Experienced labour:** Skilled tradespeople save money by reducing errors and snagging.

2. Save Here:

- **Fixtures and finishes:** Tapware, handles, lighting can be swapped post-build if budget tightens.
- **Appliances:** Consider reliable mid-range brands rather than premium models which add cost but not always usability.
- **DIY prep:** If you can do small demolition or clearing ahead of contractors, labour hours can be reduced.

London Premium Drivers: Why Costs are Higher than Elsewhere

Three primary factors drive up costs for kitchen renovations in London compared to provincial locations:

- **Labour:** Skilled trades charge premium day rates due to high demand and living costs.
- **Access:** Narrow streets, limited parking, and congestion make deliveries, skips, and scaffolding expensive and logistically challenging.
- **Waste disposal:** Strict disposal rules mean more frequent trips to waste centres; skip permits and parking bay suspensions add to costs.

Older housing stock adds complexity; for example, Victorian terraces often require structural beams to open up layouts, and rewiring must comply with updated Building Regulations Part P for electrical safety, which necessitates notifying local authorities for electrical works.

Making the Most of a Single-Point Project Team: Lessons from London Post, Beams, and Genesis London

London Post offers high-end interiors and uses trusted construction partners to deliver seamless projects. Their approach suits homeowners wanting a combination of bold architectural design, interior styling, and construction execution under tight project management.

Beams

Genesis London

Key Takeaways for London Kitchen Renovations in 2026

- **Consider an integrated team** if you want streamlined communication, faster scheduling, and fewer surprises.
- **Always ask for detailed quotes** showing labour days, VAT inclusion, waste removal, and compliance costs.
- **Factor London-specific premiums** for labour, access, and disposal early in budgeting to avoid pinch points.
- **Remember Building Regulations Part P** if your kitchen rewiring is likely to be notifiable electrical work—a necessary compliance step.
- **Don't fall for showroom-only pricing**—installed prices are typically significantly higher once everything is accounted for.
- **Spend strategically** on structural changes and quality joinery; save on fixtures or appliances where possible.

If you're embarking on a kitchen layout change project or full refurbishment in London, consider these insights carefully. Firms like London Post, Beams, and Genesis London offer varied models for handling architecture and construction under one roof—making your crucial choice easier and your renovation smoother.

For more in-depth advice on London renovations, watch this space for forthcoming articles breaking down cost per linear metre sanity checks and unexpected budget items like parking bay suspensions and VAT clarifications—your insider guide to stress-free kitchen renovations!