

# A guide to annexe living



## Advice from annexe owners themselves...

Buying a new product or service means doing a little bit of research, shopping around suppliers and taking a look at customer reviews. Buying a garden annexe is no different. With different suppliers, solutions and options out there, it can be hard to find reliable advice from people who have been there, done that and got the annexe. That's where our guide comes in!

At iHus we have customers up and down the country who are well positioned to advise if you're thinking about purchasing a garden annexe. They know the pros and cons, and what to consider and discuss with your family. Some customers are more than happy to open their homes to you, so you're able to visit a fully functional annexe and chat to them and their family.

## Advice from iHus customers...

Planning and thinking about the future is a big part of buying a granny annexe – the decisions need to be made even before you choose a supplier and then during the design process.

The following pages provide some practical advice from a handful of our customers!

### What is an annexe?

Let's start with the basics – an 'annexe' must be an ancillary building to the principal family home, and every annexe has to be sited within the curtilage of this main home. At iHus we ensure our annexes are linked to the family house through a dedicated service run – delivering power, water and sewerage services.

It's also important to note that current planning law forbids the construction of annexes in agricultural land such as paddocks or orchards.

It's tempting to think that annexes are constructed as a short term solution. And far too many are. Not so at iHus. We want our annexes to be enjoyed by future generations. That's why we build them to last.

*Sandy Haughton*



**We want our annexes to be enjoyed by future generations. That's why we build them to last.**

## Garden annexes – the ever-growing trend

We've seen an insatiable demand for our annexes over recent years. So it came as no surprise to us to read that over 50% of respondents in a Legal & General survey believe the number of extended families living close together will soon be greater than more conventional parents-kids households.

Even more interestingly, 50% consider multigenerational living to be good news for society. And our iHus owners frequently tell us that living in our annexes transforms not only their lives, but also enriches the lives of their family members living in the main household.

The L&G survey found that parents loved having grandparents on hand to help out with childcare, not to mention making a contribution towards those household bills too. And parents also appreciated the shared financial responsibility, the help with household chores and the joy of a closer family bond that came with grandparents living nearby.

Ultimately, the survey confirmed what we at iHus know all too well: 80% of those who responded who already enjoyed living as a wider family unit felt their lives were the richer for it.



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## Design For Life

Our annexe owners have great advice when it comes to choosing a design and layout for your garden annexe! Based in the West Midlands, our client recommends really thinking about what you want to use your space for and how much time you can realistically dedicate to maintaining your annexe.

“We sat down and designed my home to suit how I wanted to live,” he says about his open plan style annexe, “iHus don’t do ‘off the shelf’ annexes, everything is customisable, so we designed my home around my wants and needs. I can be cooking and talking to whoever is sat in the lounge area and it suits how I like to live. I couldn’t be happier.”

Our customer also designed his annexe with how much time he wanted to spend on maintaining his home in mind! “Simplicity is key,” he says, “I don’t want to spend loads of time maintaining my annexe or cleaning, I want to be out and about doing other things, which is why we designed it to be easy to care for.”

It might be tempting to design a huge annexe with multiple rooms or a spare bedroom, but you really must take into consideration how you will use the space now, and in the future. Or, you may wish to add an extra bedroom for guests to stay over, or a carer should you need in years to come. Planning permission is also a key part of your annexe journey and its important this is done correctly, which is why we take care of this process for you!



## Weigh Up Your Options

When you or your relative is thinking of moving to a smaller property, a bungalow or flat are options you might consider.

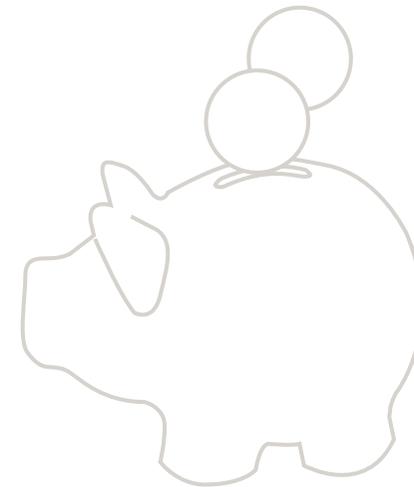
When one of our customers Wendy wanted to downsize, her initial thought was to purchase a flat closer to daughter, son-in-law and granddaughter. "My daughter and I wanted to live closer to one another, as the time it took for her to come and visit me was quite long, and we never thought that an annexe would be the perfect solution at the time."

Wendy's daughters house is based in Bath - the family explained that when comparing to the price of a flat, an annexe provided much better value for money. "Selling my house and living in my annexe, has meant I have been able to release equity from my house to live."

We initially looked at a static caravan as an alternative, but felt we wanted something a little more lifelong. That's when we came across iHus." We encourage all of our customers to get quotes from other garden annexe providers and think carefully about the company they want to use.

Buying an annexe is a big commitment and a life changing decision for your family, so don't feel rushed into picking the first provider you come across. "We had three quotes in altogether," says Donna. "we immediately felt that iHus were the best fit as we felt comfortable with them, and they seemed like experts in the field. We also had a tricky plot, but iHus were confident that they could work around it, and they did so very well indeed."

**Selling my house and living in my annexe, has meant I have been able to release equity from my house to live.**



## An Alternative Use

Most people associate 'granny annexe' with the elderly, but a number of our customers have purchased their annexe for other members of the family to live in – from siblings, to children and grandchildren too. For instance, our customers in the Penryn area purchased their annexe for their daughter, son-in-law and grandchild to live in, whilst they continue to live in the main household.

Another example is the Hamm family, they have purchased their annexe for multiple uses. It is now home for the Mother of the main household, but in years to come the family told us that her daughter who has special needs will then use the annexe to gain a little independence of her own one day.

Our customers Zoe and her mum Val, who decided to go down the annexe route as an alternative to adapting a flat or building an extension. Zoe lives in her annexe with son Bradley, who has autism. "Bradley has autism and ADHD," says Zoe. "We need a safe environment with no stairs as Bradley can be clumsy and finds uneven surfaces difficult to navigate." A two-bedroom annexe in Mum, Val's garden provided the ideal, most cost-effective solution for Zoe and her son. "We looked at buying a flat, but we would have had to carry out adaptations and lose the garden space, plus I wouldn't have mum nearby to help with care for Bradley. We then thought about adding an extension to mum's house but after seeing an advert for iHUS we got in touch and liked the idea of having the entire process managed for us," explains Zoe. The annexe suits everyone in the family; Bradley no longer has to navigate the stairs, he is close to both his mum and grandmother, Zoe has help with care from mum plus her own space, and Val gets to spend time with her family.



## Counting the cost of care homes

An iHus is not only a wise long term investment for tomorrow, it's also a sound financial decision today. That's because an iHus annexe is a fraction of the cost of placing elderly relatives in a care home.

Let's look at the figures. Research from LaingBuisson revealed the average UK care home fees currently range from £27,000 - £39,000 a year, spiralling to £35,000 - £55,000 if nursing care is added. Just 2-3 years' worth of costs like these will pay in full for a typical iHus annexe.

The savings don't end there though. With an iHus you can choose to help out if your parents require live-in care. By reducing live-in care by one week a month, you could save £9,240 per year in care costs.

## Equity release

When your elderly relatives choose to move to an iHus annexe they can sell their home and release the equity tied up in it. Our customers often let us know just what a boon this is to them. Not only will the proceeds cover the cost of their luxury new iHus, but the money from the sale will also help towards giving them financial freedom to enjoy life to the full. That's as well as funding any external care they need.



## Increasing the main house value

Adding an iHus to your garden can be an excellent investment. More and more families are looking for homes with the potential to accommodate extended families. And for those buyers, a main household with a quality garden annexe is worth its weight in gold.

Indeed, the latest figures from Rightmove show that their top searched keyword for home seekers is 'annexe'.

Whether it's for elderly relatives, regular guests or young adult children needing their own space, an iHus annexe is a keenly sought-after feature for today's house seekers.

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## Our customer reviews

They were on the whole excellent, and did go above and beyond. Many have remarked positively on the build quality and how fast the whole process took.

The groundworks team, and the team sent to change the door and fix other snags were also excellent.

A very good experience. In fact as a whole package the best service we have ever had.

**Mr P**



The whole team have been brilliant from start to finish, keeping me informed and checking in on a regular basis. I haven't had to worry about anything at all which made it a stress free experience.

**Sue Hardy**



The annexe and the team at iHus exceeded expectations. Jan in the office was also fantastic at checking in throughout the process.

The annexe is stunning and we couldn't be happier.

**Katie Nash**



I love my Annexe. It is sunny, cozy & comfortable.

**Mrs Speedwell**



I am very happy! It was definitely the best thing for me. It has been absolutely fabulous. The best decision I have ever made.

**Sandy Haughton**



All of my friends have been coming and looking at it and say they want one. Its better than a flat, its very easy to live in It's very easy to clean. Its lovely having Craig just up the hill if anything goes wrong.

**Jennifer Williams**



Thank you. We are over the moon with our annex 'meadow view'. I think it will make my mum and dads lives easier and ours in turn. Really chuffed to bits with it!

**A Bingham**



Everyone at iHus was so approachable and accommodating. Our circumstances were unique and we are very very happy with our choice.

**Mrs Esher**



Having the annexe has made things very easy for us, we're able to come and help whenever we need to for ten mins here and there. Mum can have her complete independence and we do too, but the ability to be there for one another when we need it is fantastic, its amazing!

**Wendy Hamm**



## Get In Touch

We hope you found some of this advice helpful. If you are thinking of building your own garden annexe and would like to discuss your options, then why not book a free virtual consultation or request a call back.

Our Open Hus annexes are located up and down the UK, these customers welcome visitors to view their homes and encourage you to ask questions.

**For further details visit our Open Hus page, or to arrange a visit call the office on 0808 164 111 or email [enquiries@ihusannexe.com](mailto:enquiries@ihusannexe.com)**