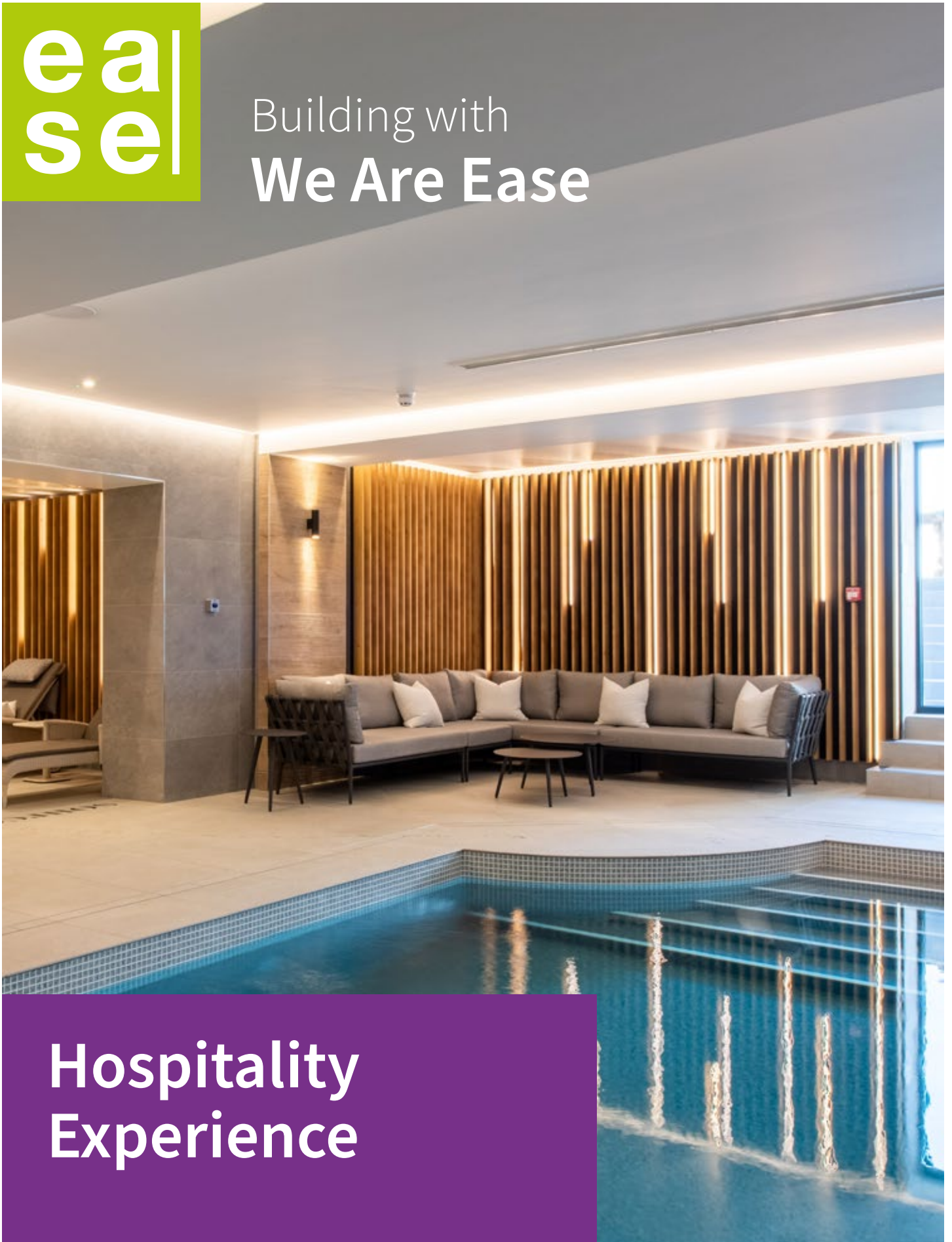


ease

Building with
We Are Ease



**Hospitality
Experience**


We run our business on referrals...







Welcome...



Established in 2010, becoming the South West's leading Construction Management (CM) Consultancy, proven across multiple unique and challenging projects, Ease now offer a broad range of services to help manage your construction schemes: Construction Management, Project Management, Development Management, and Project Doctor.

Whichever service is right for you, be assured they are all delivered with passion, commitment, and in an open and honest environment.

We pride ourselves on being forefront in the success of your project's delivery. Our core values (Integrity, Collaborative, Cheerfulness, Accountability, and Professional) form the foundation of an ethos in which the company was founded, recruits its staff, and operates by.



“

We have tried various procurement routes for our projects over the last few years, but none have been as successful as working with We Are Ease. We are currently working with them on a larger and more complicated project ...that says it all.

Will Ashworth
Director, Watergate Bay Hotel





Our Core Values

Integrity

Being honest and keeping our word

Collaboration

Working hard together

Cheerfulness

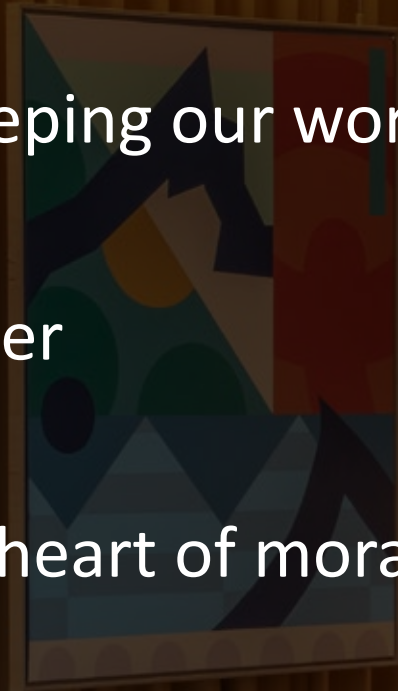
Making humour the heart of morale

Accountability

Owning our actions

Professionalism

Doing our jobs with skill, competence, ethics, and courtesy



Project: SeaSpace
Client: SeaSpace
Location: Porth, Newquay, Cornwall
Value: £12.5m

Our Core Services

Construction Management

Sometimes the traditional approach to contracting exposes you to too much risk. That could be cost, time, inconvenience or just hassle. Our Construction Management services enable you to take control of the project and helps you manage these risks in a pro-active way. Through the pre-construction period we work closely with the design team to develop an economic and buildable solution. Working together to initially identify the risk and then come up with ways to eliminate and mitigate them. Once we have gone through this process everything is ready to start on site. This is when we put our site team in place to run the project, operationally, health and safety, and commercially, and be your Principal Contractor for the purposes of your CDM (Construction, Design and Management) obligations. As always our Ease team are 100% committed to delivering your project successfully for you.

Development Management

Now that we have been involved with some key clients for a number of years, where a significant degree of trust has developed between them and Ease, something we are being increasingly involved with is Development Management. We advise and assist our client with initial land assembly, development of the master plan, buildability and profit feasibility, then manage the inception to completion. This intense involvement from start to finish realises the best and most profitable outcomes for our clients, and limits inevitable stresses for them.

Clients Project Management

When you decide to move forward with a Capital Project, be that a new house or business expansion, it can be a daunting task. We are able to work with you to help you understand how to tackle your project and draw up a timetable of the key stages of the project. Not only does this give a clear route from A to B and through to Z, it also enables you to carry on with your day job without diverting all your time into managing the project. Our approach to this service is to understand your business or objectives from the project and then move things forward focused on your objectives. For our business clients we are seconded into their organisation to manage the projects as part of their team.

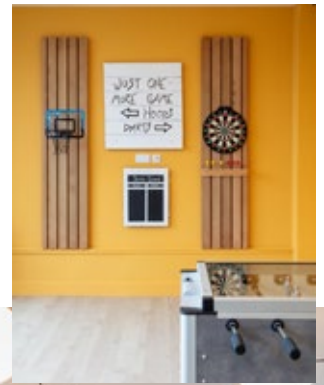
Project Doctor

Like many things in life it's good to get a second opinion about how your project is going, especially if you have some concerns or doubts. We're happy to have a look at your project, at whatever stage it is at, and look at things with a fresh pair of eyes. Sometimes this just settles your concerns but in other instances we have been able to significantly reduce costs, simplify the design, reduce the risks or help to eliminate defective work. All this can be done in confidence so not to disrupt your team and changes can be implemented when you are ready to make them. Please do feel free to call us to see if we can help. It's surprising to many what a difference we can make.



SeaSpace

Client: SeaSpace
Location: Porth, Newquay, Cornwall
Value: £12.5m



Following Ease’s successful delivery of projects for sister hotels, Watergate Bay and Another Place The Lakes, Ease were appointed to deliver the hotelier’s most ambitious challenge to date - the transformation of the large and tired previous Sands Resort into Cornwall’s first ‘aparthotel’, blending self-catering of the 58 modern studios and apartments with the luxurious offerings this client’s hotels offer, including café, bar, restaurant, a health club with a 19m classic Miami-style inspired swimming pool, gym, and fitness classes studio, all within 12 months.

Ease was initially able to demonstrate the value for money construction management brings to large a complex construction like this, by competing against other main contractors pricing a traditional tender process. There then followed a fast paced value engineering exercise, to allow the client to prioritise important areas of the scope, and in some scenarios increase scope, and not to the detriment of the programme.

“SeaSpace was a very large project by Cornish standards. The complexity of totally renovating an existing building required significant expertise, diplomacy and perseverance by We Are Ease. Using a main contractor on the project would have proved challenging and therefore the Construction Management was the right choice. The outcome speaks for itself!”

Will Ashworth
Executive Director/Founder
SeaSpace, Porth, Cornwall



Due to the fast-paced programme, Ease had to draw upon its very best trade contractors from our expanding supply chain, to ensure we had a required daily attendance of generally well over 100 operatives. Despite the constraints and challenges, Ease met milestones and targets and concluded the project in time for the hotels successful soft opening. We are confident and looking forward to taking other projects forward with them in the future.



Key Stages/Unique Characteristics

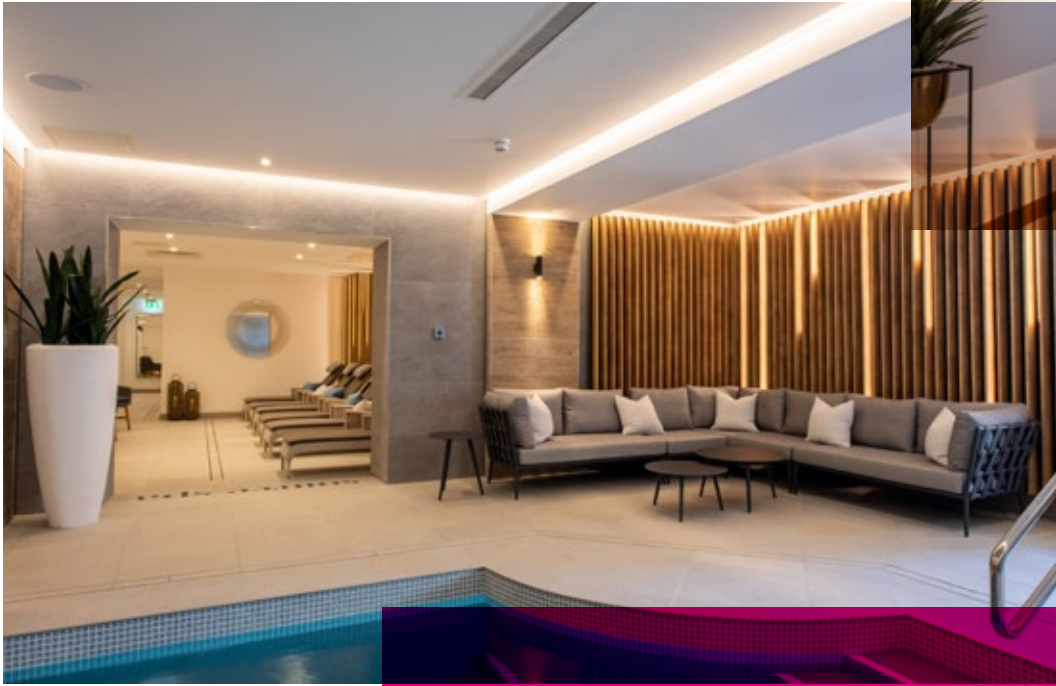
- Exceptionally fast paced programme
- High quality product and finishes
- Coordination of a considerable number of specialist consultants
- CM delivery allowed for client involvement throughout the project
- Ongoing value engineering ensuring project delivery within the budget constraints
- WAE extensive supply chain assisted with resolution of issues presented from a complicated refurbishment project
- High quality gym, spa and pool installation with AHU, BMS controls and access controls





Victoria Hotel & Spa

Client: Brend Group
Location: Sidmouth, Devon
Value: £1.5m



Refurbishment of the stunning 120-year-old Victoria Hotel Spa, located on Sidmouth seafront within the Area of Outstanding Natural Beauty.

The project was inceptioned in order to re-invigorate the existing hotel spa with the Brend Group's new Source Spa brand, and following extensive design workshops, demolition, and asbestos removal commenced.

Temporary works design and installation then facilitated structural demolitions in order to expand the treatment and wellness areas. Concurrently to the internal demolition works, a new lift shaft extension was constructed, requiring further temporary works to the hotel façade on all five of its floors.

During this time, close collaboration and communication with the hotel management was integral to enabling hotel operations to continue with minimal disruption.





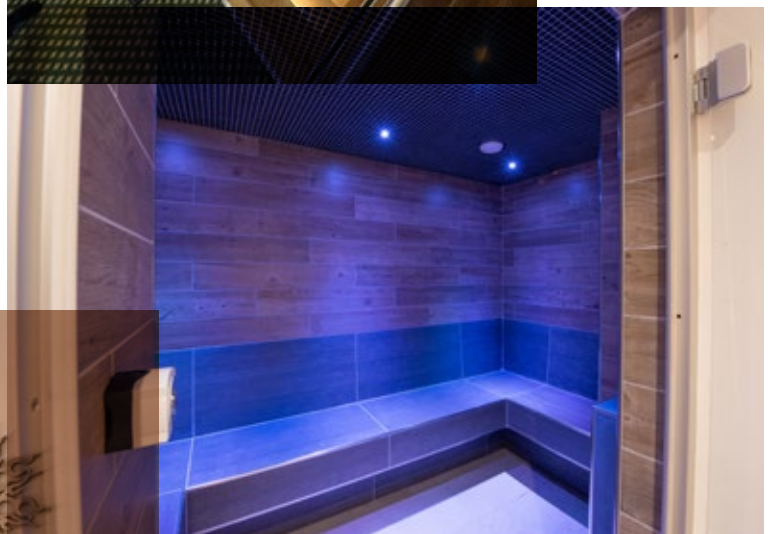
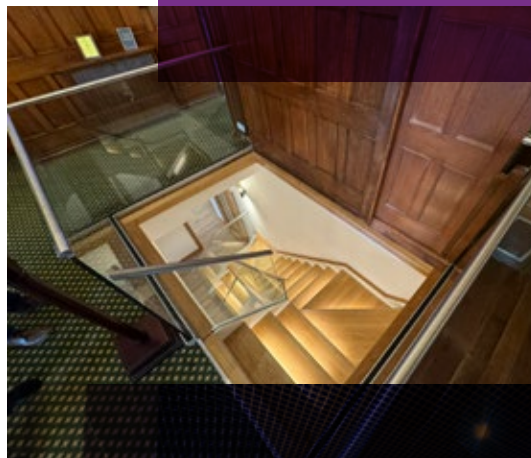
Key Stages

- Design and procurement to meet employers requirements
- Refurbishment within a 120-year-old hotel
- Installation of a new five storey extension and lift
- Construction during live hotel operations
- Asbestos removal
- Structural demolition works
- Temporary works within basement structure and on all five hotel stories
- Permanent structural works installation
- Mechanical & electrical installation
- Construction to a very high-quality finish

Following installation of the permanent structural members, the Mechanical and Electrical installation phase then paved the way for the fit out of a new gym, sauna, steam room, jacuzzi spa room, swimming pool, changing rooms, reception, and associated plant rooms.

During which time, the contractors were excellent in their reactive approach to engineering solutions to the challenges of refurbishing in such an old building.

The project culminated with the installation of the new lift, associated lobbies to all hotel floors, and surface finishing of the spa to an exceptional standard, providing the Brend Group with a beautiful and accessible new spa that they can be proud to showcase to their many guests.





Harbour Beach Club Hotel & Spa

Client: Nicolas James Building Ltd

Location: Salcombe, Devon

Value: £15m



Situated at the mouth of the Salcombe estuary in South Hams within an Area of Outstanding Natural Beauty, lies the Harbour Beach Club Hotel & Spa.

The waterfront hotel and spa is a mixed-use facility and incorporates the remodelling of the existing structure. The development originally consists of a new build 50-bedroom wing for the new hotel and the refurbishment of the existing building to form the hotel's ground floor restaurant, Upper Deck Bar and Lower Deck Beach Bar, and 10 residential apartments on floors above.

During the project, We Are Ease were approached by the client to also refurbish the old spa to form a new luxury HarSPA.

The site underwent extensive landscaping with a wraparound terrace and the repositioning of the unique natural pond.

In order to meet the hotel's opening date by the end of July 2021, We Are Ease redirected its workforce to focus only on the hotel's works and implemented flexible working in order to meet this key target. Then accommodated the running of the hotel in the delivery of the apartments and spa.

The project faced several challenges including its tricky and inaccessible location making physically getting materials to the site difficult, delays caused by corona virus with the site shutting down for 4 weeks before safely reopening and managing the sites flood risk with compensatory floodwater storage below the 'floating' terraces.

The 50-bed hotel has been successfully handed over and is live whilst the apartments and the spa facility are ongoing and expected to handover at Christmas 2021, which demonstrates our ability to manage complex projects in close proximity with the public.



Key Stages

- Challenging coastal location required clever management with the hiring of an off-site facility to store materials and manage limited parking
- Accommodating the hotels reopening whilst completing the apartments and spa
- Large site-based delivery team managing project and design development
- Scope of work including large scale demolition, new build hotel facility, façade retention and refurbishment of the existing building
- Unique contractual arrangement and conditions



Watergate Bay Hotel Swim Club & Living Space

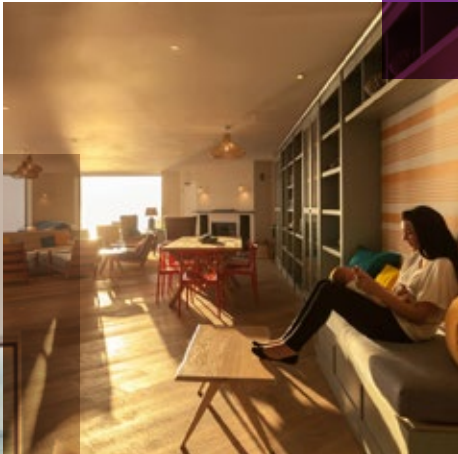
Client: Watergate Bay Hotel
Location: Watergate Bay, Newquay, Cornwall
Value: £2.7m



The Watergate Bay Hotel Swim Club and Living Space is a £2.7m development over two levels. On the lower level is the Swim Club, the largest indoor swimming pool in Cornwall, together with a cardiovascular suite, and spa and treatment rooms.



Above is the Living Space, a new brassiere restaurant with external terraces, complete with new wedding venue and conference room.



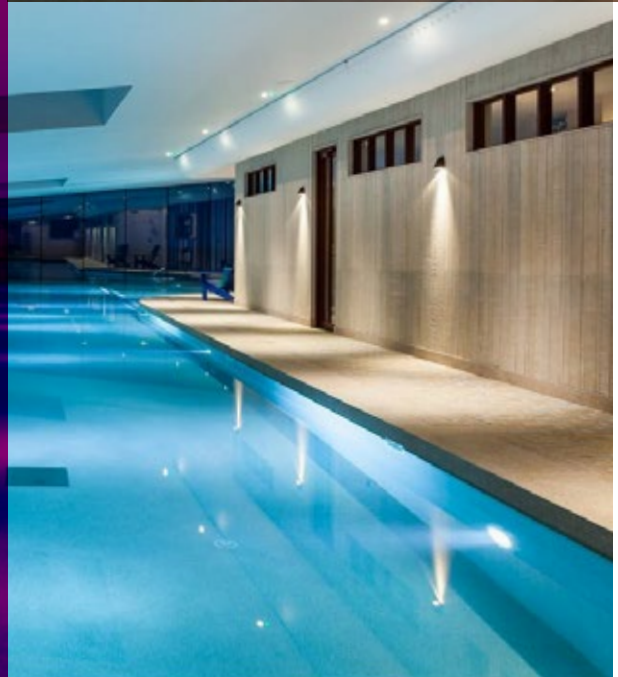
Following our successful delivery of the hotel's The Village development, We Are Ease were appointed to construction manage and deliver the refurbishment of the Swim Club and Living Space levels during the winter off-season.

We delivered a complete refurbishment of both the Swim Club and Living Space ahead of schedule – even making enough savings to enable the hotel to add a further function room within the original budget.

"We Are Ease continually display a unique characteristic in my experiences of the building industry with all my dealings with them, from planning to procurement through construction to completion, where our interests are at the heart of their core values and aims. I could not have wished for a smoother operation managed by Ease through what could have been such a complicated and stressful major redevelopment for the hotel. Their hard work and commitment to providing cost effective solutions through an open, honest, direct dialogue and relationship between ourselves and all parties involved was their greatest strength and one of the reasons this phase of work was delivered so successfully within budget and time."

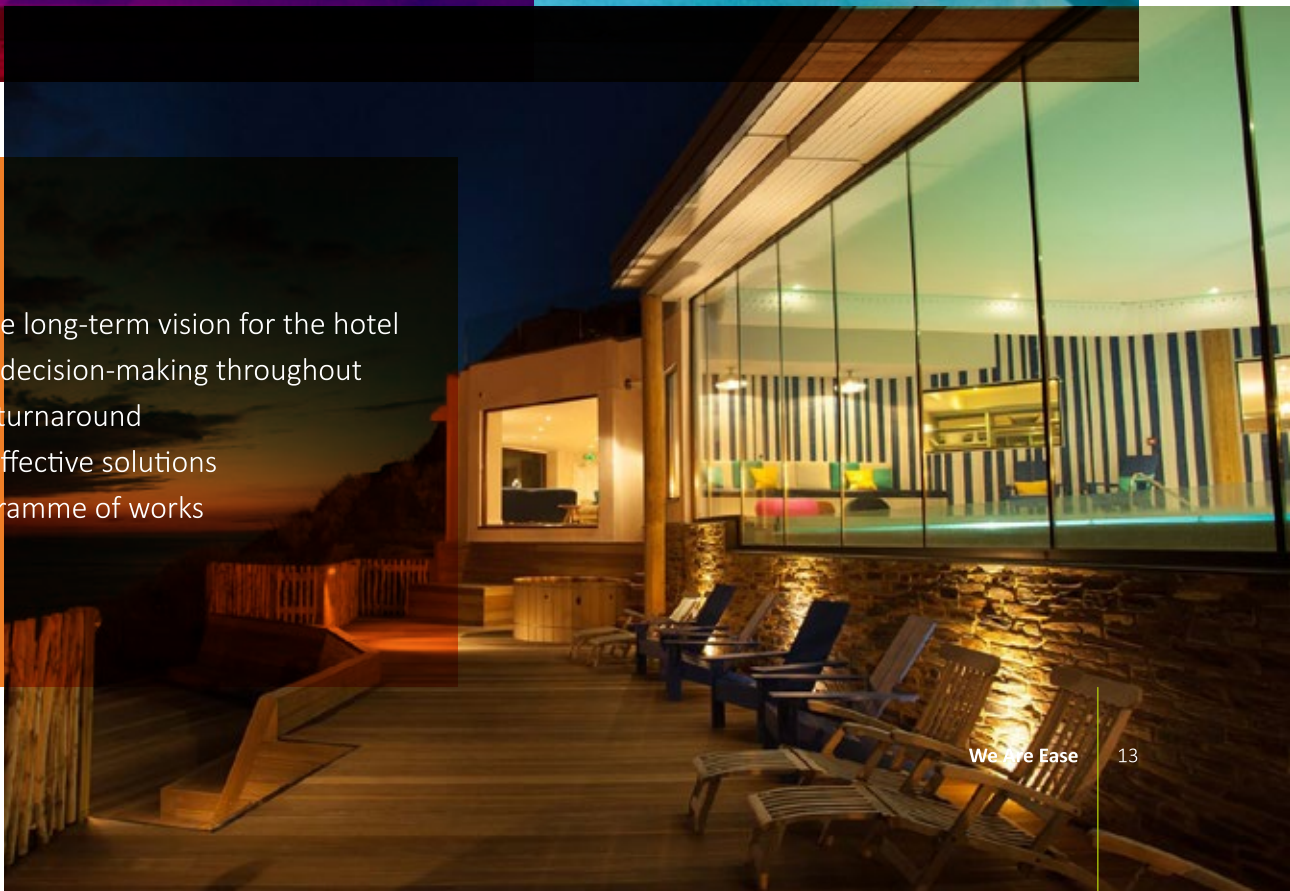
Will Ashworth

Director, Watergate Bay Hotel, Cornwall



Key Stages

- Supporting the long-term vision for the hotel
- Collaborative decision-making throughout
- Tight project turnaround
- Finding cost-effective solutions
- Detailed programme of works





Another Place Lakes

Client: Another Place
Location: Lake District, Cumbria
Value: £6m

“We have tried various procurement routes for our projects over the last few years but none have been as successful as working with We Are Ease... that says it all.”

Will Ashworth
Managing Director
Another Place Lakes
Lake District

In combination with the comfortable front of house spaces (Living Space lounge; brasserie restaurant; bar; library/lounge; terrace) and first class facilities in the Swim Club (20-metre indoor pool & hot tub; sauna; cardio/treatment rooms etc.), the grounds and Lakeside vistas will ensure that Another Place Lakes becomes a leading destination for rest, relaxation, eating and drinking, weddings, and events.

The Another Place Lakes client is a repeat customer with We Are Ease, having commissioned us to work with them on a number of major projects to date and look set to do more in the future. With a team of five site-based We Are Ease project delivery personnel, we completed this ambitious project to hit the Summer 2017 opening milestone. We Are Ease continued to provide services at the project site, post contract, closing out packages, completing snagging and correcting defects, 12 months after the end of the project.

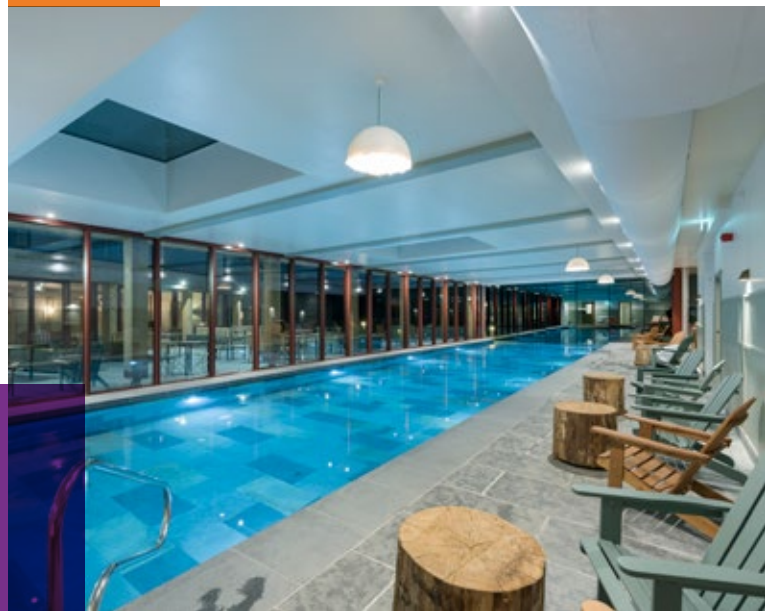




Another Place Lakes is an exciting new 40-bedroom hotel, created by converting the existing Ramsbeck Hotel and building a significant extension. The position boasts a spectacular location on the Ullswater Lake front, amid the breath-taking Cumbrian Mountains.

The look and feel of the project delivers a luxury Spa experience, ideal for those looking for rest and re-invigoration, whilst also maintaining easy access to the countryside, something that many who wish to get back to nature come to the Lake District to achieve.

The Hotel combines innovation, classic grandeur and sustainability, something that has been scrutinised from inception and during every stage of the design and build process. Both internally and externally, the Hotel uses locally sourced materials to stay in keeping with and reflect the natural location, such as the distinctive Cumbrian slate roofs.



Key Stages

- A large site-based We Are Ease project delivery team
- Collaborative decision-making throughout
- Scope of works increased to include internal fit-out
- Finding cost-effective solutions
- Detailed programme of works

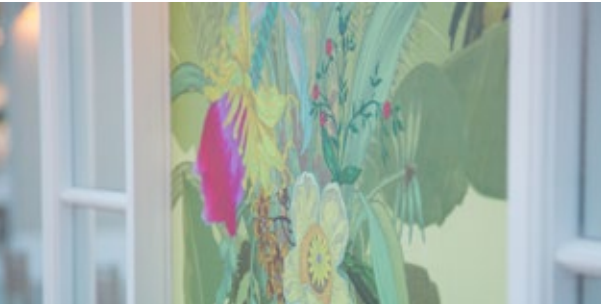


Deer Park Country House Various Projects

Client: Deer Park Country Hotel

Location: Honiton, Devon

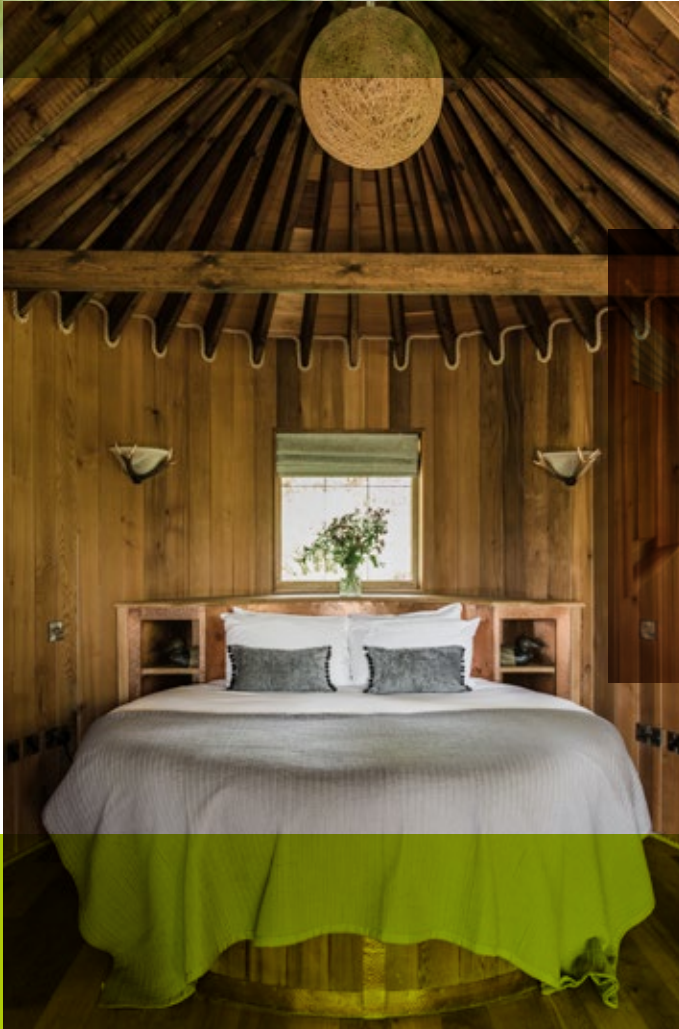
Total Value: £2.25m



Project: The Orangery
Value: £472k



Project: The Old Squash Court
Value: £225k



Project: The Treehouse & Bedrooms
Value: £800k



“

From a clients perspective we couldn't have had a better project manager for the job! Highly recommend for any prospective clients looking - look no further than We Are Ease Ltd!"

Matthew Brend, Director
Brend Collection



Hospitality Clients:

- Another Place Lakes
- Deer Park Country House
- Eden Project
- Loveday's Restaurant
- Lympstone Manor
- Gara Rock
- Harbour Beach Club Hotel & Spa
- Park Holidays
- Scarlet Hotel
- SeaSpace
- The Beach Hut
- The Nare Hotel
- Victoria Hotel & Spa
- Watchful Mary
- Watergate Bay Hotel



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Project: SeaSpace
Client: SeaSpace
Location: Porth, Newquay, Cornwall
Value: £12.5m