



Building with
We Are Ease



Multi Unit Developments

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 Are Ease were brought in to the project at a point when the main contractor had fallen into administration and we had secured control of the site. We needed a firm with an established reputation who would be able to draw on local connections at short notice. The scheme opened to incoming students on time and on budget and we did not hesitate to continue the relationship with We Are Ease for the construction of the second phase of the site.

James Kenedy

Investment Manager, The Neighbourhood Student Accommodation





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: The Village
Client: Watergate Bay Hotel
Location: Watergate Bay, Cornwall
Value: £3.7m
Duration: 9 months

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.



Quay Hill

Client: Barbican 19 Ltd
Location: Exeter, Devon
Value: £2m
Duration: 20 months

The Riverside Baptist Church project can only be described as one of our most challenging but exciting developments delivered within our portfolio. These prestigious and elegantly designed properties provide a modern contrast to the history that has been architecturally embraced such as the 18th century Roman city wall and the 1902 Chapel building. The properties are located close to the Quayside and are accessed by means of a 9m wide cobbled road which adds another historic feature to these stunning properties.



The site portrays a steeply sloped topography descending towards the Quay and is split into two levels by a 5m high reinforced concrete retaining wall. The refurbished Chapel building was structurally adapted to accommodate the timber frame extensions and roof structure providing historic and modern value. The roof structure was designed to provide two open terrace spaces that gifts the residents with breathtaking views across the river Exe and a perfect vicinity for summer BBQ's with friends.

“When the delivery of a development is as challenging as Quay Hill and the Chapel, you need to have those people around you who will make possible a sane and viable transition from the start of work through to completion. ‘We Are Ease’ were those people. They stayed the course helping all those around them to remain positive and focused on the end goals, despite the added challenges of the wettest winter, Brexit and then COVID-19. Our vision has been realised and we are delighted.”

Nigel Grainge
Architect and Developer



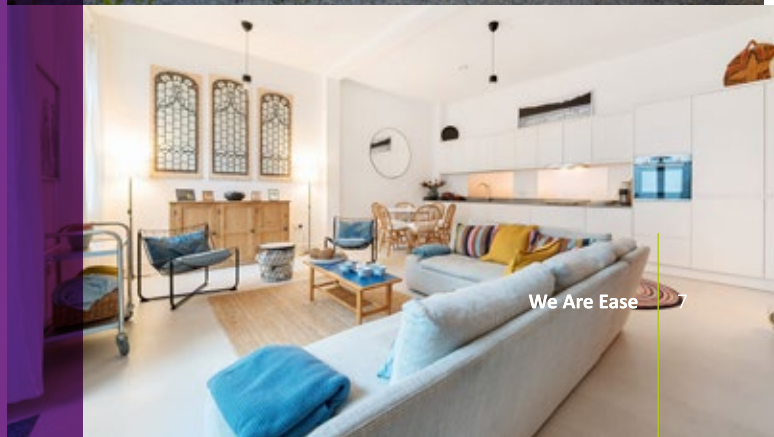
Both refurbished dwellings were constructed using Pavatherm woodfibre insulation board and triple glazed aluminium composite windows and external doors, achieving significant 'U' values throughout. The high spec insulation material accommodates a breathable render application as well as providing grounds for the standing seam zinc detail for the hipped roofs and wall cladding that sits proud above the city wall.



The project faced multiple challenges in relation to its sequence of works and execution of commercial risks given the complexity of environmental constraints identified prior and during the build. Many design variations evolved due to these constraints, but with We Are Ease's cohesive work ethic and valued supply chain buildability advice, it allowed the project to be successfully delivered whilst retaining its primary objectives.

Key Stages/Unique Characteristics

- Unique location, with very limited access and restricted working environments.
- Renovation and structural adaptation of a 1902 historic Chapel building.
- Constructing adjacent to a historic Roman city wall (scheduled monument).
- Delivery of very high specification with challenging interfaces.
- Monthly bank monitor valuations coincided with robust commercial management and delivery strategies.
- High level programme executed to accommodate operational & commercial risks comprising of renovative and new build works being delivered simultaneously to achieve practical completion.





The Neighbourhood

Client: Ethos
Location: Exeter
Value: £900,000
Duration: 4 months



The Neighbourhood is a 129 bed student accommodation scheme in the centre of Exeter. The developer, Ethos, contacted us April 2019 after their contractor had gone into liquidation along with the Mechanical Contractor. The rooms were generally in a good condition but the roof and envelope were incomplete, the mechanical system needed some work to complete, all systems needed to be commissioned and rooms fitted out and snagged. We were approached by Ethos, on recommendation from Girling Jones, to come in assess all aspects of the project and put together a team to complete the project. Initially there was an intense period as we made contact with all the trade contractors and consultants. Work out who wants to continue, what are the key risks, what site team is needed and pull together a target programme. This was then presented to the client for comment and approval before implementation.

At first dialogue with the client body was daily but once the plan was in place we reverted to fortnightly meeting with the client, design team and funders. You'll be pleased to know that the scheme was completed in August 2019, including attaining BREEAM accreditation, and occupied by the new intake of students in September 2019. We are now supporting Ethos on a second scheme in Exeter using the same site management team. Hope that gives you a taste of the type of thing we do when we take over a distressed project.





“We Are Ease were brought in to the project at a point when the main contractor had fallen into administration and we had secured control of the site. We needed a firm with an established reputation who would be able to draw on local connections at short notice. They also needed to have a keen eye for both the commercial and the practical requirements of stepping in to a long and varied list of unfinished sub-contract packages and to lead a team on site with our support in the background. Student Housing is time-critical on delivery, and we needed to very quickly re-mobilise works in order to achieve the August completion date. Works began within 2 weeks of us taking control of the site and started with a considerable amount of backward-looking remediation of defective works left by the outgoing contractor. We Are Ease led the negotiations with all the incoming contractors and were able to secure the return of those who had previously withdrawn their services. We would not say the project was without its challenges but we were pleased to have the benefit of a close and very effective working relationship with We Are Ease to get it across the line. The scheme opened to incoming students on time and on budget and we did not hesitate to continue the relationship with We Are Ease for the construction of the second phase of the site.”

James Kenedy
Investment Manager



Key Project Stages

- Original Contractor went into Liquidation
- Devise strategy to complete the project
- Assembly of delivery team
- Disputes resolution
- Problem solving



Mount Pleasant

Client: Leander Developments Ltd

Location: Hartley, Plymouth

Value: £750,000

Duration: 6 months



Mount Pleasant, Hartley, is a development of 7 new 4-bed detached properties, with gardens and double garages and infrastructure (access road; pavements; etc.). We Are Ease were approached to navigate this multi-property residential build to completion following a separation between the developer and the previous main contractor.

We Are Ease initially reviewed all information available on the project, and then formulated a revised programme and cost plan to completion, including internal finishes. We Are Ease reviewed all contracts currently in place with existing trade contractors, and through either re-initiating project to completion with each of them, or in some instances introducing other trade contractors to complete, We Are Ease was able to deliver a successful development from what was a difficult situation.



We Are Ease provided a full-time site project manager, and quantity surveyor to manage the works to completion, and undertook the role of Principle Contractor from the previous main contractor (a requirement of health and safety legislation).



“As selling agents for the development we had a good working relationship with the team on site from We Are Ease especially Liam and Andrew. From our perspective on the development, I would certainly be comfortable in recommending the company to developers looking to build residential housing schemes.”

James Clarke, Director
Lang Town & Country

Key Project Stages

- Taking over works from previous Main Contractor.
- Multiple-unit development.
- Reversal of previous site culture to deliver a quality product.



Aller Gardens

Client: Belfield Developments

Location: Kingskerswell, Devon

Value: £4.3m

Duration: 21 months



This successful residential timber framed housing development, is located on 1.5 hectares of hillside near Kingskerswell, off Torquay Road. The project provides 20 private homes and a further 3 affordable homes for Teign Housing (with whom we had on-going engagement throughout). All the homes essentially providing affordable quality housing to help meet the local demand.



The development consists of 2-, 3-, and 4-bedroom houses, some with garages, with a blend of antique brick, textured cast render façade, or hung slate elevations with characteristic detailing such as English oak porches/canopies (working with English Oak Design), well-appointed private parking and gardens, stone walling, civils infrastructure and access highways, and a children's play park.



“Thank you and your team for the great work that you all have completed at Aller Gardens. As I purchased the house while the project was still under construction, I would like to mention the professionalism of James Lambe and the team during this time. The We Are Ease team was very friendly, helpful whenever I needed it, and made sure everyone was safe around the construction site. They also made sure that any outstanding issues were completed prior to the project finishing. I feel like everyone paid a lot of attention to the details, resulting in a very high standard overall. I also know James went the extra mile to accommodate my personal requirements, and I really appreciate it. I am really glad I made the decision to purchase one of the plots, as the overall quality of the building finish is excellent.” **Aller Garden resident**

Key Project Stages

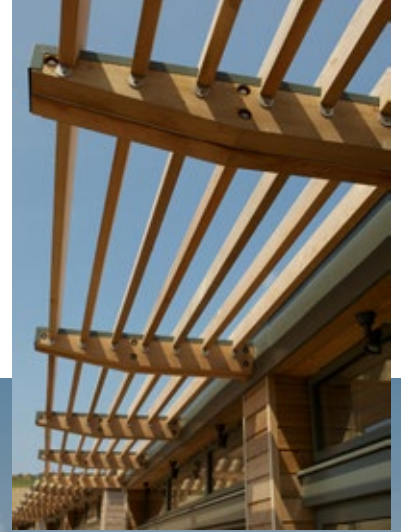
- High level quality finish of the specification
- Interesting design features, such as English oak entrance porches
- Civils works, including access roads and pavements
- Sectional handovers of the houses
- Accommodating construction process to allow residents to take occupation



The Village

Client: Watergate Bay Hotel
Location: Watergate Bay, Cornwall
Value: £3.7m
Duration: 9 months

The Village is a cluster of beach-chic properties subtly embedded into the cliff-top overlooking Watergate Bay. Each two-storey house is coolly crafted from sustainably sourced, natural materials, and finished in Watergate Bay's trademark beach-fresh style with surfboard racks, outdoor showers and ocean-facing decking with panoramic views.



The We Are Ease team had managed external contractors to deliver earlier construction phases at The Village. But our in-house team took on phase 3: to construct and finish interiors for 12 timber-frame units, consisting of 8 x 2 bedroom units and 4 x 4 bedroom units. The 12 units are finished to a very high specification – and complete a successful series of works at The Village.



Most notable of mention: Built into the bay's landscape, The Village uses a tiered layout – meaning each two-story unit benefits from the stunning sea views; the scheme incorporates the latest energy-efficient construction – including sedum roofing, earth sheltering, exhaust air heat pumping from the bathroom to under-floor heating, whole house ventilation and brise soleil to help heat and cool the buildings; and fitted out with high-efficiency insulation and lighting, each property easily exceeds the current Government targets for energy efficiency.



The viability of the project was almost compromised. So, to bring it back in line with the client's aspirations, we reviewed plans and suggested new technical, sequencing and procurement route proposals. These included a change of the structural solution, re-programming and the adoption of a construction management contract for procurement of the works. The result: a stunning scheme meeting our client's vision for a sustainable resort.



"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 We Are Ease on a larger and more complicated project... that says it all."

Will Ashworth, Managing Director
Watergate Bay Hotel

Key Project Stages

- Repeat Client
- Appointed at the Design Stage
- Sustainable Features throughout
- Programmed around busy hotel periods



The Bay

Client: Talland Homes
Location: Talland Bay, Looe, Cornwall
Value: £3m
Duration: 12 months

Talland Bay is a luxury holiday home development. The project consisted of 20 timber-frame homes, infrastructure and landscaping as part of the second phase of the scheme. Due to the previous contractor's unstructured approach to delivery, We Are Ease was tasked with reliably and professionally managing the partially started second phase to completion.



Our client had already sold all of the phase one homes – and we were given the objective to replicate or better phase one's success. All of the phase two homes were delivered to schedule and to budget. They were successfully sold by Talland Homes, resulting in a fully occupied and completed luxury scheme.



“We Are Ease offered us a flexible approach to the development and construction of phase two, which was underpinned by their high levels of professionalism and reliability”

Client
Talland Homes



Key Project Stages

- Developing a programme of works
- Implementing onsite health and safety
- Financial considerations & assistance with budgeting
- Bespoke high specification finishes



Cambeltown Way

Client: Roseneath Estates
Location: Falmouth, Cornwall
Value: £1.35m
Duration: 9 months

Cambeltown Way is an exciting new development consisting of 2 luxury apartments and 3 self-contained commercial spaces to service the local thriving bustling community situated next to the Maritime Museum in Falmouth.



The lower commercial spaces are constructed utilising block and bricks to provide a more traditional finish and feel, with access to the shops on the North elevation with views overlooking the Maritime museum. The South elevation is accessed via a gated entrance into the apartments and is overlooking the Cambeltown Way housing development.



With the luxury apartments situated on the first floor and providing great views of the harbour, these units are constructed using a SIPs (Structural Insulated Panels) timber framed system with birch cladding and Zinc capping's to the external finishes. The large specialist aluminium windows were selected purposefully to take advantage of the far-reaching views.

For this project we were only instructed to provide the building Shell on a turn-key basis which included all required incoming services, driven by various stakeholders who wanted to undertake the internal fitout themselves as a means of providing their own personable touch.

Key Project Stages

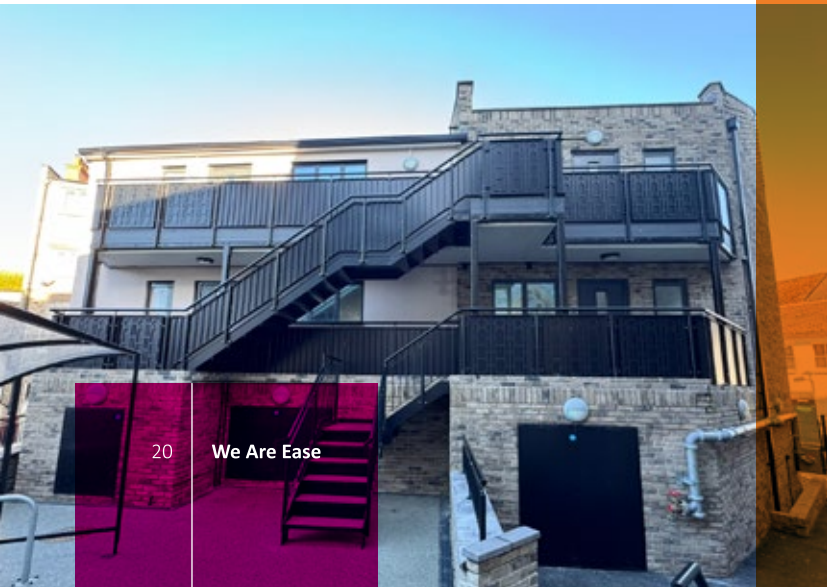
- Considerate working alongside existing residents
- Unique location with difficult and limited access to deliver project
- Flexibility with client-lead design changes
- Very tight programme to achieve seasonal rental market for the commercial spaces
- Management of various stakeholders



Bowlinger Court

Client: Hansard Ltd
Location: Exmouth, Devon
Value: £4.9m
Duration: 24 months

New mixed commercial and residential development comprising two retail units and 19 apartments. Bowlinger Court is situated in Exmouth, on the mouth of the River Exe estuary in East Devon and at the gate to the Jurassic Coast World Heritage Site. The project is primarily a residential development comprising the Tower Street site consisting of a mixture 1- and 2-bedroom apartments and incorporating the conversion of the former Wesley Hall.



The development is a split-level site and cossets the former Tower Street Methodist Church. During the enabling works it was necessary to demolish the former administration buildings and physically separate the development from the existing church. Remedial works to the church were carried out in accordance with its Grade 2 listing status and local planning conditions.

The project involved the façade retention of the existing Wesley Hall building across the east elevation along with horizontally merging the existing hall into the new complex. Key Issues Several key issues arose throughout the life of the project during the design and construction.



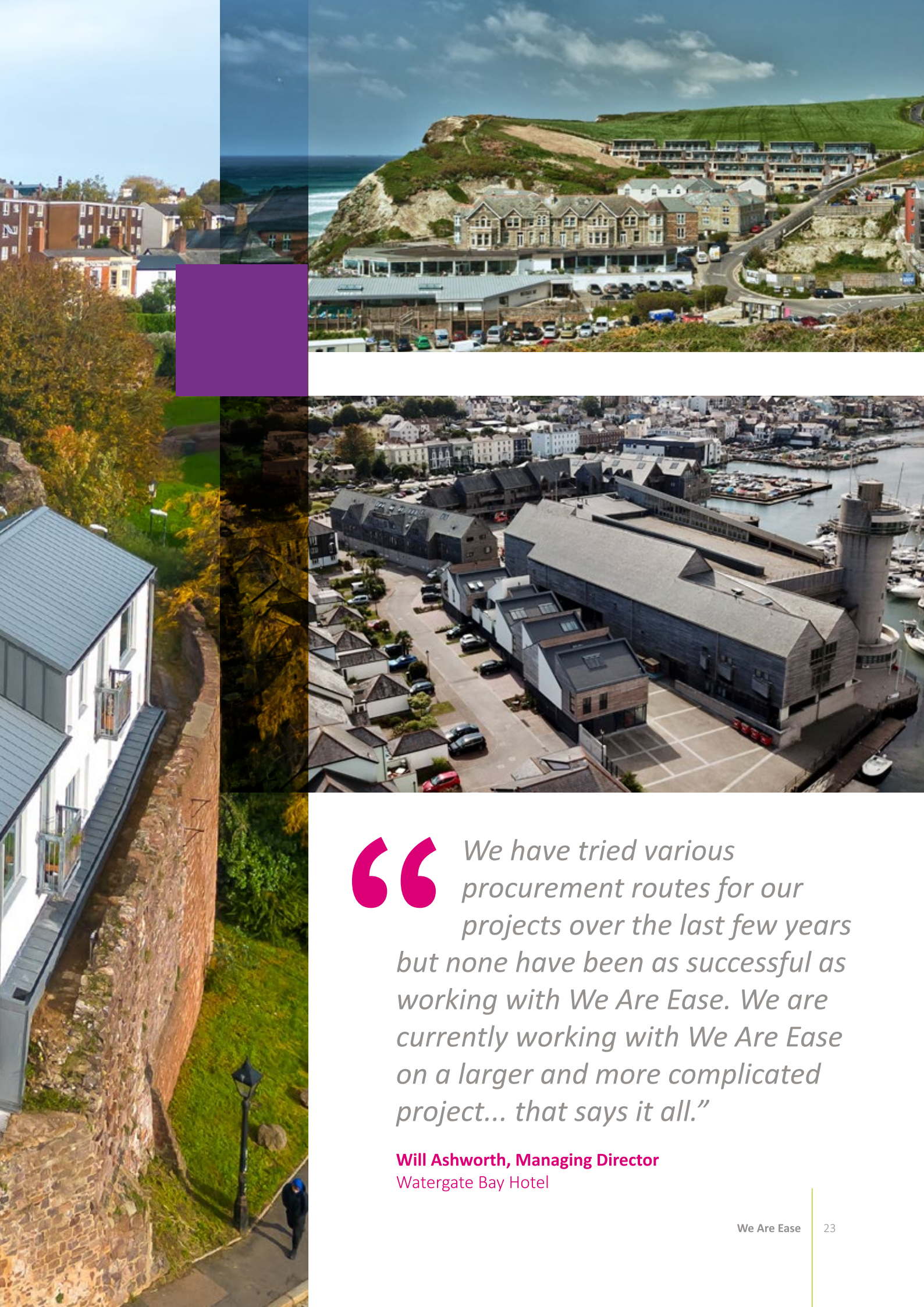
These included: 1. Fire strategy: Issues arose over the fire strategy pertaining to the Queen Street walkway and entrance doors. Retrospective work was carried out to the walkways, staircase, balustrades and entrance doors to comply with the required fire strategy. 2. Design Change: The original external wall make-up of the Tower Street Plot was to be single block internal skin with render board external. This was changed to a double block skin which necessitated the retrofitting of steel supports to sustain the additional block work.



Key Project Stages

- Challenging town centre location required clever logistical management with deliveries to and from site
- The capacity to store materials was minimal and parking was limited
- A 16m luffing jib crane was needed to overcome the logistical challenges presented by the confines of the site. This involved planned and considerate traffic coordination in a busy town centre
- A site-based delivery team managing project and design development
- Scope of work including large scale demolition, new build residential facility, façade retention and refurbishment and incorporation of an existing building
- Coordination and cooperation with the local council, businesses and neighbours has been imperative for a project in this locale to proceed and succeed





“

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 We Are Ease on a larger and more complicated project... that says it all.”

Will Ashworth, Managing Director
Watergate Bay Hotel



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Project: Quay Hill
Client: Barbican 19 Ltd
Location: Exeter, Devon
Value: £2m