



ease

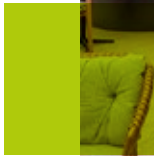
Building with  
**We Are Ease**



**We Are Ease &  
Construction  
Management**

*We run our business on referrals...*





*Peter Beacham, Director and Head of Listings at English Heritage and a published author of architectural history, regards Quay Hill and The Chapel as one of the best examples of new development on a severely constrained site adjacent to a Scheduled Ancient Monument that he has seen in his 50-year career.*

**Nigel Grange**  
Architect and Developer





# 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 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**  
CEO, Watergate Bay Hotel, Cornwall





# 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:** Enchanted Treehouses  
**Client:** Alton Towers  
**Location:** Staffordshire  
**Value:** £2.5m



# 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

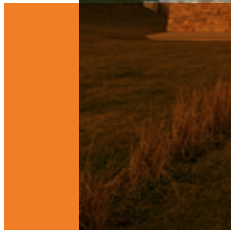
Now that we have been involved with some key clients for a number of years, where a significant degree of trust has developed between them and Ease, something we are being increasingly involved with is Development Management. We advise and assist our client with initial land assembly, development of 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.



# An Introduction to Construction Management

We Are Ease take pride in our Construction Management services, providing an approach that has been developed over the course of over 10 years of since 2010 to become being the South West's leading Construction Management (CM) Consultancy, across multiple unique and challenging projects. We recognise that sometimes the traditional contracting approach exposes clients to significant cost, limited control, and excessive risk.

We Are Ease have crafted our services to ensure that the client is at the forefront and heart of the project, with us helping you to ensure whatever key considerations are most important to you about your project are reflected in our approach to delivering it, advising the design team of value engineering options, and buildability to meet or improve the clients budget expectations.

Our work can be validated by our existing and past clients, or better still, we could arrange for you to visit one of our locations and see for yourself.



*We Are Ease managed this challenging job from the drawing board to completion. Working closely with the architects, contractors, and other specialist consultants, they overcame the problems of difficult access, a sloping and rocky terrain, and a demanding design to see the job through to a high standard finish. I recommend We Are Ease as project managers without reservation”.*

**Private Client**

Residential Project, Sennen Cove, Cornwall





## How does Construction Management Work?

Construction Management (CM) is an increasingly popular project delivery method for both private and commercial clients, offering a smarter, more transparent alternative to the traditional main contractor or “builder” route.

With CM, we work exclusively on your behalf, acting as your site-based Construction Manager and sitting firmly on your side of the contractual fence. Our role is to take full control of the delivery of your project, managing it from inception through to completion, while protecting your interests at every stage.

We provide comprehensive commercial and operational leadership, including cost planning, programme management, procurement, site management, health and safety, and quality assurance. This ensures your project is carefully planned, clearly structured, and rigorously controlled throughout.

Rather than relying on a single main contractor, CM allows your project to be delivered through a series of specialist Trade Contractor packages. Each package is competitively tendered, ensuring best value, transparency, and the right expertise for every element of the works — from groundworks and timber frame through to mechanical, electrical, roofing and finishes.

Once appointed, we manage all Trade Contractors on your behalf. We coordinate their contracts, programmes, health and safety compliance, valuations, payments, and quality, ensuring all packages are seamlessly integrated and working together as one team. On a typical new-build project, we manage between 20 and 30 individual Trade Contractor packages, providing you with a highly controlled, flexible, and cost-effective route to construction — with clarity, accountability, and confidence at every stage.

Unlike the traditional tendering route to a main contractor (where a project must be fully developed into a single, priceable “bundle” of design information) CM allows real construction expertise to be introduced much earlier. Our team can add value from the very outset of a project, even prior to the formal appointment of the design team. This early involvement enables practical buildability advice, informed cost guidance, and smarter programme planning to shape the project from day one. We Are Ease helps influence key decisions before they become fixed or costly to change. The result is a more efficient design process, fewer surprises during construction, and a better-controlled end cost.

Early insight leads to better decisions — and better outcomes for your project.



**Project:** Private House  
**Client:** Private  
**Location:** Salcombe, Devon  
**Value:** £3.6m



**Project:** Harbour Beach Club Hotel & Spa  
**Client:** Harbour Hotels Group  
**Location:** Salcombe, Devon  
**Value:** £15m

# Construction Management Benefits



Construction Management (CM) is a vital discipline within the Built Environment, centred on appointing a Construction Manager to represent the client's interests throughout the project lifecycle. Ideally engaged as early as possible, CM allows meaningful influence over design development, buildability, procurement strategy, cost certainty, and programme outcomes. We Are Ease brings extensive expertise in CM, acting as a trusted advisor from early pre-construction through to project completion. Our role is to protect your interests, add value at every stage, and ensure your project is delivered efficiently, transparently, and with confidence.

## Key Benefits of Construction Management:

**Quick Mobilisation:** Early mobilisation allows works to start as soon as the first trade package is placed, significantly expediting the overall programme.

**Market Testing:** Competitive tendering of individual trade packages provides greater cost certainty before commitments are made.

**Enhanced Client Engagement & Communication:** Early and ongoing involvement enables informed decision-making and positive influence over design, buildability, procurement, and programme.

**Increased Control & Flexibility:** Scopes can be adjusted without excessive variation costs, allowing changes and additional scope to be incorporated within the original programme.

**Smarter Commercial Decisions:** Procurement timing can be adjusted to suit cash-flow requirements or take advantage of market conditions.

**Influence Over Trade Contractors:** Clients can nominate or approve preferred Trade Contractors, ensuring the right teams are engaged for the project.

**Quick Contracting:** Progressive procurement secures Trade Contractors early, avoiding inflated costs and reducing exposure to market volatility.

**True Cost of Construction:** Direct appointments with Trade Contractors eliminate main contractor mark-ups, providing access to genuine market rates.

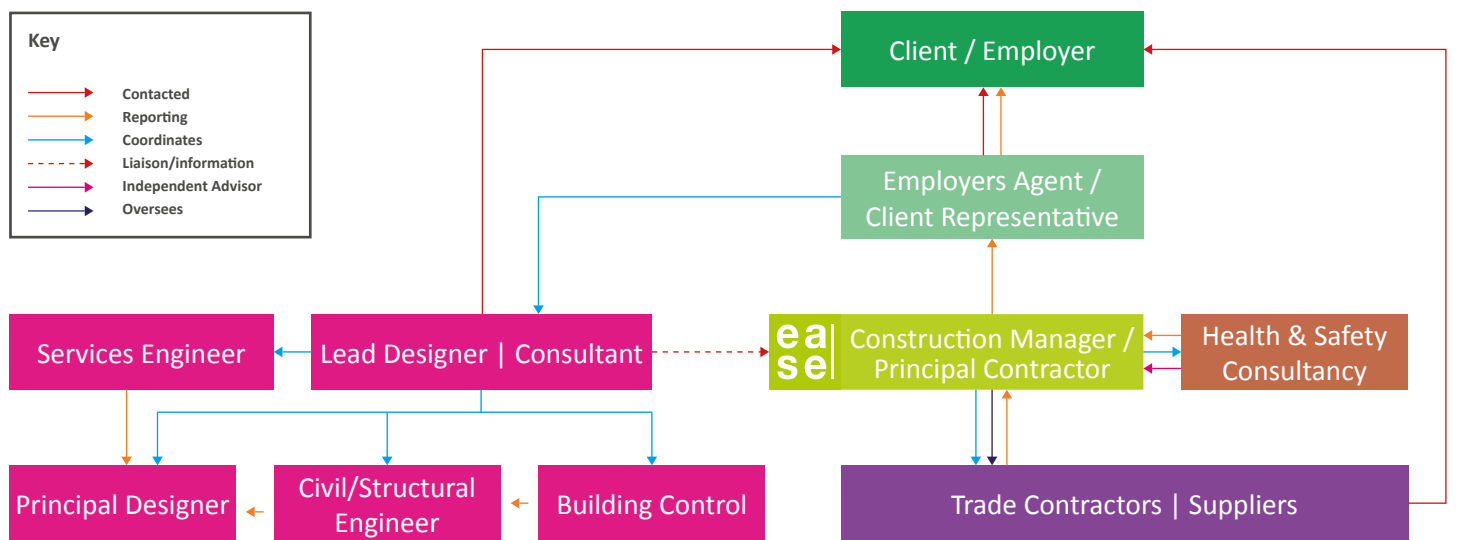
**Regular Progress Reporting:** Clear weekly reporting on cost and progress ensures complete transparency and confidence in project status.

**Clear Accountability:** We manage the consultant team to ensure timely release of information and packages, protecting the programme from delays.

**Active Risk Management:** Risks are identified early and actively managed out of the project. Any risk mitigation achieved delivers a saving to the client.

**CM keeps your project moving — even when BIG challenges arise:** When a traditional main contractor goes bust, the entire project stops — often leading to significant delays, increased costs, and uncertainty for the client. With CM, the risk is fundamentally different: if an individual Trade Contractor fails, the project continues. The affected package is isolated, and we immediately manage the process of replacing that Trade Contractor, while the remaining trades continue working on site. There is no single point of failure. This approach protects programme certainty, maintains momentum on site, and significantly reduces the disruption and risk typically associated with contractor insolvency.





## Construction Management Fees

Our fee structure is fully transparent and designed to ensure the appropriate level of professional resource, governance, and risk management is in place to deliver your project successfully. Our costs are generally made up of the following components:

- 1. Project Staff Costs:** The cost of the dedicated Construction Management team required to deliver your project on site. This is calculated based on agreed time allocations and the programme duration, ensuring the right level of resource is in place throughout the project.
- 2. Construction Management Fee (OH&P):** Our Construction Management fee is calculated at 3% of the total overall build cost, inclusive of preliminaries. This reflects our commercial leadership, procurement strategy, and overall responsibility for managing the delivery of the project on your behalf.
- 3. Principal Contractor Insurance Contribution:** A contribution of 0.4% of the total build cost, covering Ease acting as Principal Contractor under the CDM Regulations, including the associated insurances and statutory responsibilities.
- 4. Health & Safety Site Audit Costs:** We appoint an independent external health and safety consultancy to carry out regular site audits and reporting. This provides our clients with additional assurance that the highest standards of health and safety are being consistently achieved and maintained on site.
- 5. JCT Contract Drafting & Administration:** We utilise JCT's online contract drafting platform across the business, enabling us to prepare robust, detailed, and project-specific Trade Contracts. This ensures each Trade Contractor appointment is professionally administered and fully aligned with best practice contractual standards.





# Devon Projects

## Total Project Value: £83.98M

### Salcombe



Private Residence, Woolacombe - £1.9M



The Beachcomber Cafe, Woolacombe - £3.5M



Treedown Pool House & Landscaping, Mid Devon - £300K



Aller Gardens, Kingskerswell - £4.3M



Harrier Group, Newton Abbot - £1M



We Are Ease HQ, The Pavilion, Moorhaven, Near Ivybridge



Mount Pleasant, Hartley, Plymouth - £1.6M



Fowlescombe Farm, Ugborough - £5M



Lee Bay Apartments- £9.5M

Quintana Gate Student Accommodation, Exeter - £11.6M

Deer Park Country Hotel, Old Squash Court Cottage - £225K

Deer Park Country Hotel, The Orangery- £472K

Dillington House, Ilchester, Somerset- £8.5M

Deer Park Country Hotel, Treehouse & Bedrooms - £800K

Deer Park Country Hotel, The Motor House- £300K

Victoria Hotel & Spa, Sidmouth- £1.5M

Brownlands, Sidmouth- £2.4M

Bowlinger Court, Exmouth - £4.9M

Michael Caines MBE, Lympstone Manor- £1M

Riverside Meadow, Topsham Road, Exeter - £700K

Quay Hill, Exeter- £2M

LABC Award Winning Private Residence, Salcombe- £3M

Waterside Holiday Park, Goodrington Paignton- £3.4M

Pengellys Farm, Shillingford Abbot- £330K

Seaside House, Salcombe- £848K

Orestone End, Salcombe- £5.4M

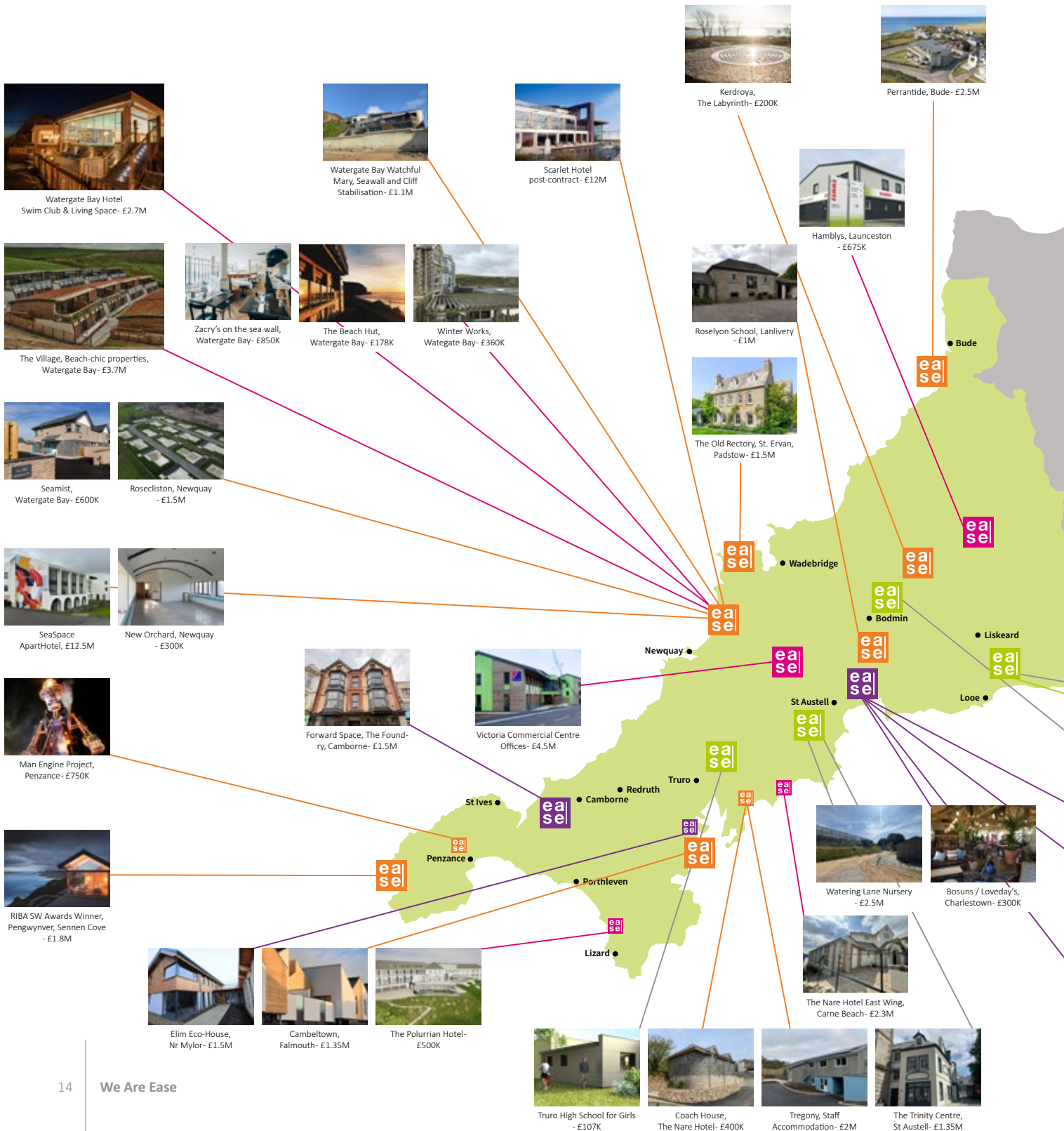
Harbour Beach Club Hotel & Spa, Salcombe- £15M

Gara Rock, Salcombe- £3M



# Cornwall Projects

## Total Project Value: £79.34M





## Watergate Bay, Newquay



We Are Ease HQ,  
The Pavilion, Moorhaven,  
Near Ivybridge



Residential Development,  
Widegates- £1.2M



Talland Bay Luxury Holiday  
Home Development,  
Looe- £3M



Private Residence- £5.4M



Eden Project, Canopy  
Walkway, Rainforest  
Biome-  
P1 £800K & P2 £465K



Eden Project, Bluff Bridge- £850K



Eden Project, Slips and  
Access Roads- £2M



Eden Nursery Growing  
Point- £3.1M



Eden Project,  
Invisible Worlds- £800K



# National Projects



Treehouses, Alton Towers - £2.5M



Another Place, Lake District - £6M



Union Wharf, London - £75M



Greenmeadow Community Farm - £3.7M



Private Residence, Bath - £1.6M



Dillington House, Ilchester - £8.5M



“

*As selling agents for the development we had a good working relationship with the team on site from We Are Ease. 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 Land and New Homes

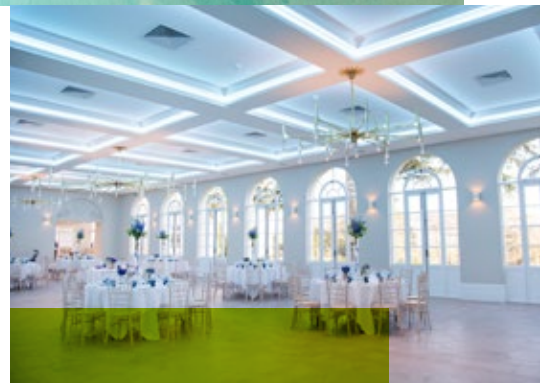




# Hospitality



**Project:** Watergate Bay Hotel Swim Club  
**Client:** Watergate Bay Hotel  
**Location:** Watergate Bay, Cornwall  
**Value:** £9m+



**Project:** The Orangery  
**Client:** Deer Park Hotel  
**Location:** Honiton, Devon  
**Value:** £472k



**Project:** The Lakes  
**Client:** Another Place  
**Location:** Lake District  
**Value:** £6m

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

**Project:** Quintana Gate  
**Client:** Ethos Developments  
**Location:** Exeter, Devon  
**Value:** £11.6m





**Project:** South Sands Harbour Hotel & 10 Apartments

**Client:** Nicolas James Building Ltd

**Location:** Salcombe, Devon

**Value:** £15m



**Project:** Victoria Hotel & Spa

**Client:** Brend Group

**Location:** Sidmouth, Devon

**Value:** £1.5m



**Project:** Gara Rock  
**Client:** Downing Capital  
**Location:** Salcombe, Devon  
**Value:** £3m



**Project:** The Scarlet Hotel

**Client:** Red Hotels

**Location:** Mawgan Porth, Cornwall

**Value:** £12m

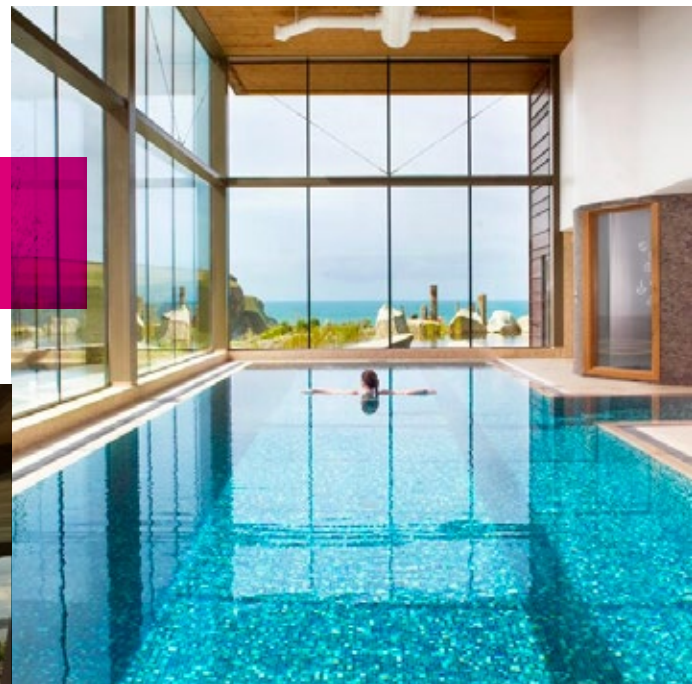


**Project:** The Nare Hotel- Multiple Phases

**Client:** Mr Ashworth

**Location:** Cornwall

**Value:** £11.7m





# Residential



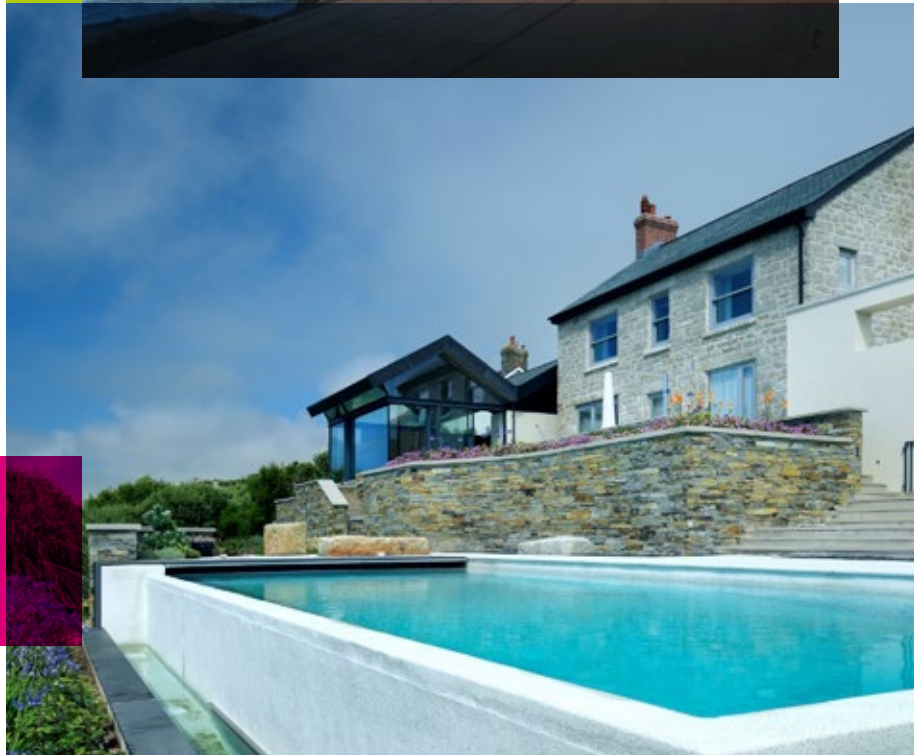
**Project:** Private  
**Client:** Private  
**Location:** Bath, Somerset  
**Value:** £1.6m

“

*We Are Ease managed this challenging job from the drawing board to completion. Working closely with the architects, contractors, and other specialist consultants, they overcame the problems of difficult access, a sloping and rocky terrain and a demanding design to see the job through to a high standard finish. Ease did an excellent job in organising and completing a complex build. They overcame a number of logistical and technical issues that arose en route and always went the extra mile to ensure the job was completed to our satisfaction. I have no hesitation in recommending.”*

**Mr. V Lewis**  
Sennen, Cornwall

**Project:** Private Residence  
**Client:** Private  
**Location:** Lands End, Cornwall  
**Value:** £1.8m





**Project:** Private Residence  
**Client:** Private  
**Location:** Salcombe, Devon  
**Value:** £3m

**Project:** Seamist  
**Client:** Watergate Bay Hotel  
**Location:** Watergate Bay, Cornwall  
**Value:** £600k



**Project:** Private Residence  
**Client:** Private  
**Location:** Wollacombe, Devon  
**Value:** £1.8m



**Project:** The Old Rectory  
**Client:** Private  
**Location:** St. Ervan, Cornwall  
**Value:** £1.5m



# Multi Unit Developments



*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 and 'We Are Ease' were those people. Our vision has been realised and we are delighted."*

**Nigel Grainge**  
Quay Hill, Exeter



**Project:** The Village, 12 Lodges  
**Client:** Watergate Bay Hotel  
**Location:** Watergate Bay, Cornwall  
**Value:** £3.7m

**Project:** Aller Gardens, 23 Houses  
**Client:** Bellfield Developments  
**Location:** Kingskerswell, Devon  
**Value:** £3.9m



**Project:** Perrantide, 9 Apartments  
**Client:** Marine Drive Ltd  
**Location:** Bude, Cornwall  
**Value:** £3.5m




**Project:** Enchanted Treehouses, 6 Units  
**Client:** Alton Towers  
**Location:** Staffordshire  
**Value:** £2.5m







**Project:** Quintana Gate Student Accommodation  
**Client:** Ethos Developments  
**Location:** Exeter, Devon  
**Value:** £11.6m



**Project:** Mount Pleasant, 7 Houses  
**Client:** Leander Developments  
**Location:** Plymouth, Devon  
**Value:** £1.6m



**Project:** Quay Hill, 4 Houses  
**Client:** Barbican 19 Ltd  
**Location:** Exeter, Devon  
**Value:** £2m



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



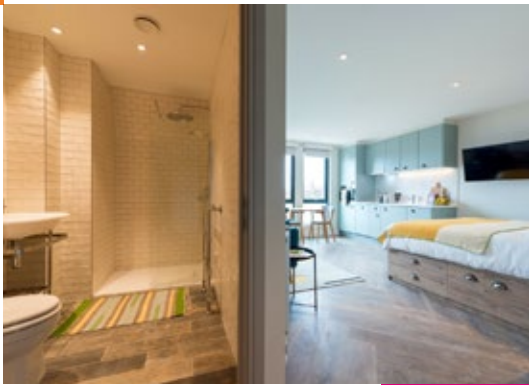
**James Clarke, Director**  
Lang Town & Country Land  
and New Homes



“

*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 a 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. 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 Kennedy**  
Investment Manager



**Project:** The Neighbourhood  
**Client:** Ethos  
**Location:** Exeter, Devon  
**Value:** £15m





# Commercial & Civil Engineering

**Project:** Victoria Commercial Centre  
**Client:** Murphy Construction  
**Location:** Victoria, Cornwall  
**Value:** £4.5m



**Project:** Land Slips Stabilisation & New Access Road  
**Client:** The Eden Project  
**Location:** St Austell, Cornwall  
**Value:** £2m

**Project:** The Nursery  
**Client:** The Eden Project  
**Location:** St Austell, Cornwall  
**Value:** £3m



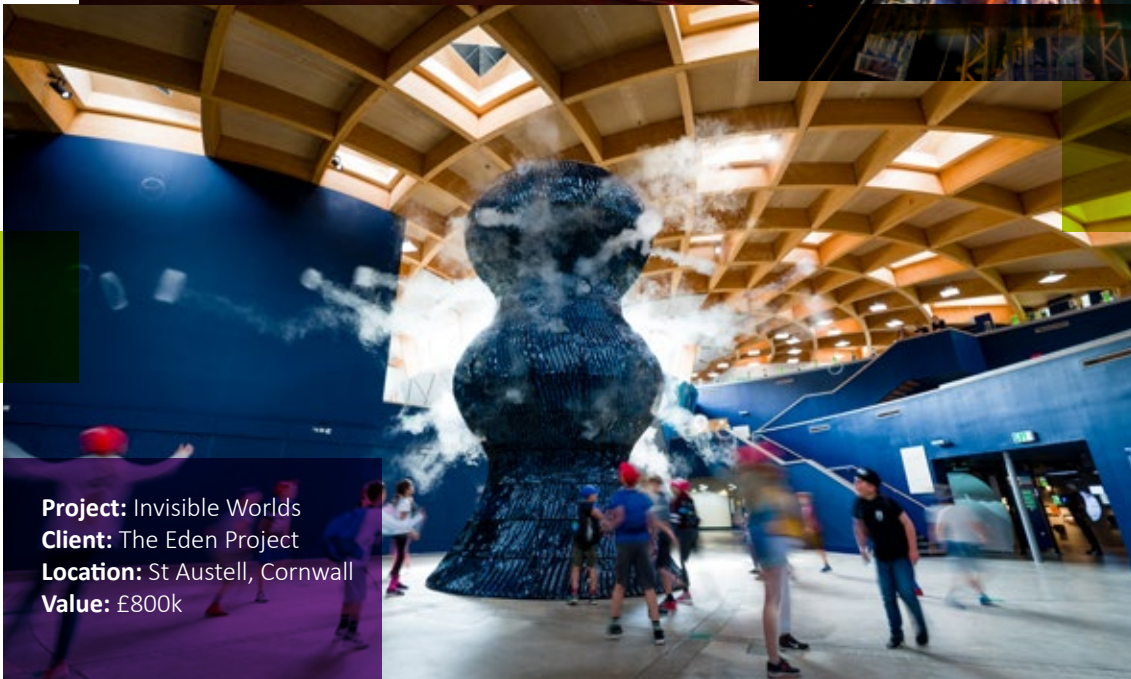
# The more unusual...



**Project:** Kerdroya  
**Client:** Golden Tree Productions CIC  
**Location:** Bodmin Moor, Cornwall  
**Value:** £500k



**Project:** Man Engine- The Resurrection UK Tour  
**Client:** Golden Tree Productions CIC  
**Location:** UK Tour  
**Value:** £750k



**Project:** Invisible Worlds  
**Client:** The Eden Project  
**Location:** St Austell, Cornwall  
**Value:** £800k



**Project:** Various Schemes  
**Image:** Canopy Walkway, Rainforest Biome  
**Client:** Eden Project  
**Location:** St Austell, Cornwall  
**Value:** £0.5m to £3.5m





*We were really delighted with the whole project both the Walkway and the process that got us there. We Are Ease made the project run with ease and gave us excellent results. Always helpful, always professional, delivering on time and on budget.”*

**Jo Elworthy, Director of Interpretation**  
Eden Project, Cornwall



*“ 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, CEO**

Watergate Bay Hotel and Another Place





**Project:** The Village  
**Client:** Watergate Bay Hotel  
**Location:** Watergate Bay, Cornwall  
**Value:** £3.7m

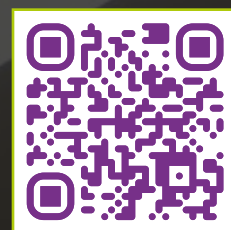




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Moorhaven, Bittaford,  
Ivybridge, Devon, PL21 0TZ

Company Reg. No.: 10436920  
VAT no.: 257842767



**Project:** Private House  
**Client:** Private  
**Location:** Wollacombe  
**Value:** £2m