CAPABILITY STATEMENT
VERSION 3 · NOVEMBER 2026

VATRA

DEVELOPMENTS

Fewer projects. Greater attention.
Exceptional results.

Director-led residential construction for architects, designers, project managers and their clients.

Our Managing Director has been the client on five family builds in seven years, two of them his own homes. He knows what your client needs to see in writing because he needed to see it himself.

Renovations and full remodels, extensions, basements, loft conversions, bespoke new builds and outbuildings across North London, North West London and South Hertfordshire.

VATRA Developments Ltd was formed on 30 September 2026. The projects in this statement were built by Andrei Barote's team before VATRA was formed. We build only to your design and never approach your client without you.

TENDER DESK

vatradevelopments.co.uk/tenders-and-architects

020 7183 3487 · info@vatradevelopments.co.uk

An itemised, line-by-line price against your drawings, delivered by the directors who priced it.

COMPANY DETAILS

LEGAL NAME	VATRA Developments Ltd
COMPANY NO.	17491623 (England and Wales)
FORMED	30 September 2026
REGISTERED OFFICE	Prospect House, Suite 141v, The Brentano Suite, 2 Athenaeum Road, London, England, N20 9AE
DIRECTORS	Punit Depala, Managing Director Andrei Barote, Director of Site Operations
DATA PROTECTION	ICO registration ZC275669
INSURANCE	Checked for each job and in place before work starts: public liability (£10m), employers' liability (£10m) and contract works cover set to each job's value; certificates given when the contract is signed

THE VATRA STANDARD

Seven commitments, in writing

1. An itemised, line-by-line price against your drawings
2. A director on site at every key stage
3. Every change agreed in writing before it is built
4. A 5% deposit, then payment only for completed work
5. A weekly written update, with photos at key stages
6. 12 months' aftercare for serious defects such as leaks, in addition to your client's legal rights
7. Insurance in place before work starts

CONTRACTS, REPORTING AND COMPLIANCE

- **Contracts and reporting:** for homeowner projects we use the RIBA Domestic Building Contract. Where you administer the contract, we work to the form you choose (for example a JCT contract), with a 12-month rectification period written in. Milestones are reviewed on site with you and your client in RIBA Stages 5 and 6.
- **CDM 2015:** where appointed, we act as Principal Contractor, with a construction phase plan before work starts and health and safety file information for handover; for a domestic client we also take on the client's duties, including any F10 notification, unless the principal designer agrees in writing to do so.
- **Building Regulations Part 2A:** where appointed principal contractor, we plan, manage and monitor the work so it complies, notify building control at each inspection stage and, at completion, sign the principal contractor's statement for the local authority or a registered building control approver.
- **Pricing and payment:** a line-by-line price for every item in your drawings or schedule. A 5% deposit on signing, then stage payments as each stage is completed (against your certificates where you administer the contract). 2.5% of the contract price (excluding VAT), up to £5,000, is retained by your client from the completion payment until the end of the 12-month defects period.
- **Changes:** every change is agreed in writing before it is built: by your instruction (price and time agreed first wherever the contract allows), or our Variation Order signed by the client where there is none.
- **Design responsibility:** we build to the design team's drawings and don't offer design and build. Temporary works are designed by a structural engineer we appoint, under that engineer's own professional indemnity insurance. Specialist designers (such as for steel connections) carry their own PI insurance and designer duties, and their design is approved by you and the engineer before we order.

Punit and Andrei oversee every project. A director on site at every key stage.

SITE



Andrei Barote

DIRECTOR OF SITE OPERATIONS

Andrei has over 15 years' hands-on construction experience in London. He runs our site operations, and a director is on site at every key stage, so design intent is built as drawn without the design team chasing it.

QUALIFICATIONS

- ProQual Level 6 NVQ Diploma in Construction Site Management (Building and Civil Engineering)
- CITB Site Safety Plus Temporary Works Coordinator certificate

TEMPORARY WORKS

Temporary works are designed by a structural engineer we appoint, checked by someone other than the designer, and released for loading by our Temporary Works Coordinator before structural work starts. Our site manager, or the named lead hand on days the site manager is not on site, checks them each working day; no loading, striking of props or open excavation unless the site manager or Andrei is present.

ON SITE

Punit and Andrei personally oversee every project, from the first conversation to completion. A director is on site at every key stage, and you always know who is in charge on site. We take on up to four projects a year, depending on their size.

CONTRACT



Punit Depala

MANAGING DIRECTOR

Strategy, pre-construction and architect relationships

Punit leads pricing, contracts, payments and communication with clients and design teams. His background is in finance, strategy, risk and operations, where compliance and risk control came first.

WHAT THAT MEANS FOR THE DESIGN TEAM

- Risks identified and planned before work starts, so issues are resolved on paper, not on site
- Line-by-line pricing against your drawings and schedule, so tender returns compare cleanly
- Every change agreed in writing before it is built: through your instruction, with price and time agreed first wherever the contract allows, or our signed Variation Order where there is no contract administrator
- A weekly written progress report, with photos at key stages, the programme and decisions needed, copied to you whenever you are contract administrator
- We take on up to four projects a year, depending on their size, so a director can be on site at every key stage

Your contacts: Punit for contract, pricing and payments; Andrei for site, programme and technical queries. We aim to reply to every tender enquiry and technical query within one to three working days.

DIRECTOR-LED

Punit and Andrei personally oversee every project, and a director is on site at every key stage.

REGISTERED TRADES

Electrical work certified to Part P of the Building Regulations, and gas work by Gas Safe registered engineers only.

SPECIALISTS

Scaffolding and piling by specialist firms. Heat pumps and solar: provision only, with an MCS installer the client appoints.

WASTE

Registered waste carriers only, with a transfer note for every load.

Judged on the junctions, not the walls.

Most problems on a high-end project sit where two trades or two materials meet. We plan those junctions before the first fix.

- **Setting-out:** laser setting-out to the drawings, including large-format stone and tile layouts, so joints fall where the drawings show them.
- **Flush transitions:** floor build-ups and thresholds agreed before screeding, for flush changes between materials and rooms.
- **Concealed lighting and niches:** recesses, niches and lighting channels formed in the first fix, not cut in afterwards.
- **Boxing and concealed services:** cisterns, pipework and access panels planned so finishes stay clean and services stay maintainable.
- **Structure:** steelwork, roof carcassing and basements built to the structural engineer's design and inspected before they are covered; temporary works designed and checked, and party wall procedures followed, before basement excavation.
- **Fabric first:** insulation, airtightness membranes and cold-bridge details built as drawn and photographed before they are covered, for you and Building Control.
- **Consented work:** samples and details a planning condition needs go to you in time for the condition to be discharged, nothing is ordered until approved in writing, and we start only once you confirm the pre-commencement conditions are discharged.

All photographs on this page are from homes in Hillingdon and Harrow built by Andrei Barote's team before VATRA Developments was formed.



TIMBER WALL UNITS OVER A STONE SPLASHBACK · HILLINGDON



SHOWER ROOM, BRASS FITTINGS · HARROW



OAK ISLAND, LED CEILING · HILLINGDON



LEVEL-ACCESS SHOWER · HILLINGDON



WALL-MOUNTED TAPS · HILLINGDON

A 1930s semi, rebuilt as a four-bedroom family home, London Borough of Barnet



FRONT ELEVATION · BEFORE



FRONT ELEVATION · AFTER



KITCHEN · BEFORE



KITCHEN · AFTER

A family home, built by Andrei and his team to an independent practice's drawings, with a few changes agreed along the way: the project that made Punit and Andrei decide to become business partners and form VATRA.

SCOPE	Everything rebuilt except the party wall and front bay: a two-storey side extension, rear extension, loft conversion with dormer, new roof, insulated render, a new ground-floor wet room and a full interior finish
SIZE	Three bedrooms to four
KEY ELEMENTS	Dormer on steels, underfloor heating, large-format tiling, a ceiling LED line following the island, wider doorways
SITE LEAD	Built under the direction of Andrei Barote
STATUS	Completed in 2026 by Andrei Barote's team, before VATRA Developments was formed.
VALUE BAND	£400k to £500k

STRUCTURE AND FINISHES



ROOF ON STEELS



LARGE-FORMAT TILING



REAR EXTENSION

05 · CASE STUDY · BEFORE VATRA

A full home renovation and extension, London Borough of Harrow

SCOPE	Full home renovation and extension
DESIGN TEAM	Architectural design and interiors by an independent London practice
SITE LEAD	Built under the direction of Andrei Barote
LOW-CARBON	Air source heat pump and solar panels installed by specialist installers, with the building work coordinated around them
STATUS	Completed by Andrei Barote's team before VATRA Developments was formed.
VALUE BAND	£500k to £600k



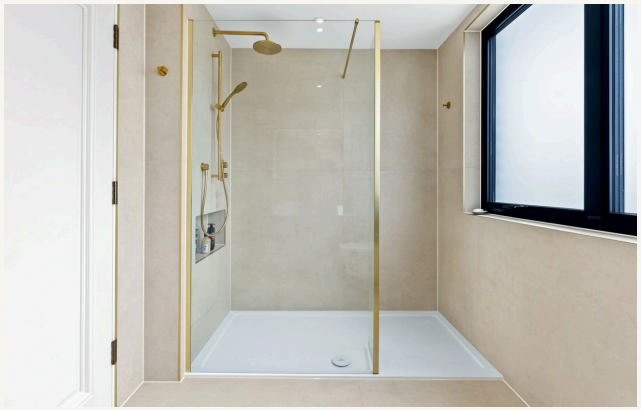
FRONT ELEVATION · BEFORE



FRONT ELEVATION · AFTER



KITCHEN WITH WATERFALL ISLAND



WALK-IN SHOWER

IN THE FAMILY'S WORDS

"Andrei and his team undertook an extensive renovation of our family home, helping turn our plans into a place we are so proud to call home. This was a hugely important project for our family, and we really appreciated the hard work, care and dedication they put into bringing it to life. Their efforts have helped create a home where we look forward to making memories for many years to come. We're incredibly happy with the transformation and would happily recommend Andrei and his team to others planning a major renovation."

CLIENT, HARROW (a home built by Andrei Barote's team before VATRA was formed)
Written testimonial, October 2026, published with their permission

How we work with architects and designers, from tender to handover.

01
TENDER

Send your drawings and schedule of works through the Tender Desk. We return a fully itemised, line-by-line priced schedule within 7 working days of receiving a complete package, or by your tender return date if that is later. We sign a mutual NDA first if you ask, and can give early indicative budget ranges if helpful (indicative, not a quotation).

You receive: an itemised, priced schedule with any provisional sums named and valued, and our written queries.

02
TECHNICAL QUERIES

Any discrepancy or gap in the drawings is raised in writing as a numbered Technical Query, kept in a TQ log and resolved with the design team before the affected work starts. We build only from the latest issued revision.

You receive: a numbered TQ log, updated as each query is closed.

Included once your client signs: the VATRA Studio walkthrough before work starts, and the VATRA Layout Sign-Off before first fix.

03
CONSTRUCTION

A weekly written report, with photos at key stages, the programme and decisions needed. No change is built until it is agreed in writing: by your instruction, with price and time agreed first wherever the contract allows, or our signed Variation Order where there is no contract administrator. Changes are valued at our tender rates, or at fair rates built from them and agreed first; daywork only as a last resort.

You receive: the weekly written report, the updated programme, and photos of hidden work before it is covered.

04
HANDOVER

Snagging walked with you and your client against the drawings before practical completion, which you certify as contract administrator. A 2.5% retention (maximum £5,000) is held until the end of the 12-month rectification period in the contract. 12 months' aftercare for serious defects such as leaks, in addition to your client's legal rights: we reply within one working day, deal with safety and water first, agree a date to put things right and look over the work near month 12.

You receive: one handover pack with certificates, the engineer's calculations and any inspection letters they issue, the building control completion or final certificate once issued, and health and safety file information.

NEXT STEP

Send us one live tender and judge us on the return.

Upload drawings, schedules of works and specifications (PDF, DWG or ZIP) securely through the Tender Desk, or call to discuss project constraints directly with a director. We aim to reply within one to three working days, and if we can't price a tender properly, we tell you within that time.

Available on request: a sample week-by-week programme, construction phase plan, health and safety policy, competence statement, temporary works register and permit forms, technical query log and sample weekly report.

TENDER DESK

vatradevelopments.co.uk/tenders-and-architects

TELEPHONE

020 7183 3487

EMAIL

info@vatradevelopments.co.uk