

CQS SOLUTIONS

COMMERCIAL CLARITY

From concept to completion.

DETAIL-DRIVEN CLIENT-FOCUSED FUTURE-READY


BUILDING A
SUSTAINABLE
FUTURE,
TOGETHER

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About Us



YOUR PROJECT IS OUR PROJECT

“Our approach is best illustrated through lived experience. From a starting point where the business consisted of just two individuals, we saw first-hand the impact of close mentorship, exposure and trust. That experience shaped our ethos.

Today, as we continue to grow, we are committed to preserving that same level of care, investment and opportunity for every apprentice who joins us.”

CQS Solutions provides expert Quantity Surveying, Project Management and Employer's Agent services, combining technical expertise with a practical, collaborative and client-focused approach.

Since 2008, we've supported clients across the built and managed environment - treating every project as if it were our own.

Founded by Managing Director Tim Lloyd, the business has grown steadily from a small team into a multi-office, multi-disciplinary consultancy. Our growth has always been deliberate - driven by quality, relationships, and doing the right thing.

Our team brings together experience at every level, from apprentices and graduates to seasoned professionals. This balance allows us to combine fresh thinking with deep industry expertise, ensuring clear advice, meticulous cost control, and confident decision-making throughout every stage of a project.

WHAT SETS US APART IS HOW WE WORK. WE ARE:

- **Detail-driven**
- **Client-focused**
- **Future-ready**

Our ability to integrate seamlessly with clients, consultants, and contractors enables us to achieve strong, collaborative outcomes.

We are equally committed to the future - investing in our people, supporting our communities, and embracing innovation to deliver smarter, more sustainable solutions.

Above all, we take ownership. Every project matters.

Our Values

VISION

To redefine value across the built environment through precision, partnership, and purposeful impact.

MISSION

To bring clarity, control and confidence to every project through expert advice, proactive management and a genuine commitment to our clients' success.



Own It

Every decision, number, and outcome matters. We take responsibility and treat every project as our own.



Get It Right

Detail is our differentiator. Accuracy isn't a checkbox, it's the foundation of our reputation and our clients' success.



Be Clear

We communicate openly and honesty.
Clear advice, no surprises, no silos.



Work as One

We work seamlessly with clients and project teams, building trusted relationships and shared ownership of outcomes.



Think Ahead

We embrace new tools, technologies, and ways of working to deliver smarter, more efficient outcomes.



Build to Last

We champion sustainable, responsible solutions that stand the test of time and deliver lasting value for people and places.



Our Team

At the heart of our business is a commitment to developing people. Our motivation for employing apprentices stems from a clear belief: a successful, resilient organisation requires a balanced mix of experience and emerging talent. By combining senior expertise with junior ambition, we create a dynamic, collaborative environment where knowledge flows freely and innovation thrives.

By embedding apprenticeships into our culture, we are not only developing skilled professionals but also building a sustainable future for our business and the wider industry.

A team spanning every stage of the profession, combining decades of industry experience with the fresh thinking and ambition of our graduates and apprentices.

Developing new talent through a variety of entry-level roles and career pathways.

Committed to creating a sustainable legacy for communities and the built environment.

MEET OUR SENIOR LEADERSHIP TEAM

Our senior leadership team brings together the commercial, technical and operational expertise that drives CQS Solutions.



Tim Lloyd

MANAGING DIRECTOR

E: tim@cqssolutions.co.uk

With over 25 years' industry experience, Tim leads CQS Solutions, providing strategic commercial direction and senior oversight across our projects and wider business.



Richard Vickers

ASSOCIATE DIRECTOR

E: richard@cqssolutions.co.uk

Richard combines commercial expertise with practical construction knowledge, supporting project delivery, quality and technical development while mentoring the wider CQS team.



Alwyn Williams

SENIOR QUANTITY SURVEYOR

E: alwyn@cqssolutions.co.uk

Alwyn brings over 25 years' experience in quantity surveying and employer's agent services, with particular expertise in public-sector and social housing projects.



Laura Fairbairn

BID & OPERATIONS MANAGER

E: laura@cqssolutions.co.uk

Laura leads CQS's bids, operations and marketing activities, supporting business development and ensuring a coordinated, consistent approach across the company.



Our Services

From initial feasibility through to completion, we provide clear, practical advice and proactive support, helping clients maintain control, manage risk and make confident decisions at every stage of their project.

Our experienced team combines commercial insight with hands-on project expertise, working collaboratively with clients, consultants and contractors to anticipate challenges, protect value and keep projects moving forward. Whether supporting a project from the outset or providing specialist input at a critical stage, our focus is always on delivering practical solutions and successful outcomes.

OUR SERVICES INCLUDE:



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Quantity Surveying

Protecting your budget and maximising value from concept to completion.

- Feasibility studies & budget estimates
- Cost planning and cost management
- Bills of Quantities and take-offs
- Procurement strategy & tendering
- Value engineering
- Cost control & valuations
- Change & risk management
- Final accounts & financial reporting



Project Management

Providing clear leadership, coordination and control throughout delivery.

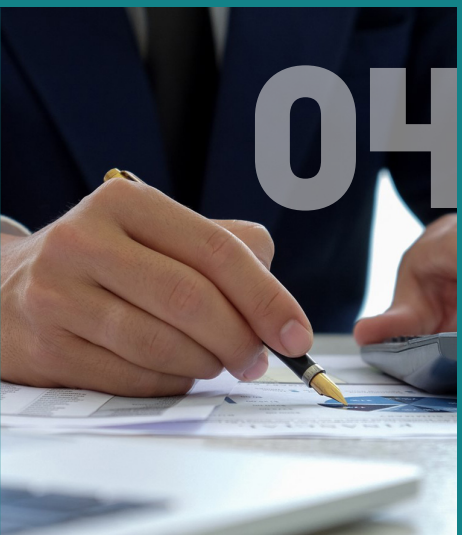
- Project brief & delivery strategy
- Programme management
- Consultant & design team coordination
- Stakeholder management
- Procurement management
- Risk & change management
- Progress monitoring & reporting
- Handover & project close-out

Employer's Agent

Representing and protecting our client's interests throughout procurement, construction and completion.

- Employer's Requirements coordination
- Procurement & contract preparation
- Contract administration
- Contractor performance monitoring
- Instructions & change control
- Progress & programme monitoring
- Completion & handover
- Defects management





Specialist & Commercial Support

Providing flexible commercial expertise when and where it's needed.

- Measured surveys & drone services
- Quantified cut & fill / 3D modelling
- Fund monitoring
- Cost assurance
- Claims management
- Independent review & advice
- On-demand commercial support
- Contractor commercial support

Our Experience

We work across a diverse range of sectors and project types, from public sector and private development to refurbishment, remediation, infrastructure, and asset management.

From early feasibility through to completion, we bring together commercial insight, project leadership and practical delivery expertise to provide clarity, control and confidence at every stage. Our focus is always on protecting our clients' interests, managing risk and achieving successful, long-term outcomes.

WE OPERATE IN THE FOLLOWING SECTORS:

HOSPITALITY & LEISURE **HEALTHCARE** **EDUCATION**

RESIDENTIAL **COMMERCIAL** **RETAIL** **CIVIC/LOCAL GOVERNMENT**

PLACES OF WORSHIP



ATTINGHAM PARK VISITOR CENTRE & TRAIL NETWORK

HOSPITALITY & LEISURE

FOUNDATION UNIT DEVELOPMENT, YSGOL Y GRAIG

EDUCATION



HOPE CHURCH REDEVELOPMENT

PLACES OF WORSHIP



SUPPORTED LIVING APARTMENTS – WHITCHURCH ROAD

RESIDENTIAL



Our Clients

Our clients value the care, clarity and commercial insight we bring to every project. From early cost planning through to final delivery, we work collaboratively to protect their interests, overcome challenges and achieve successful outcomes.

"CQS Solutions provided clear, practical consultancy and were a pleasure to work with. Their professional and structured approach helped us achieve the right outcomes efficiently and with confidence"

ANDREW CROCKETT | ROYAL WELSH AGRICULTURAL SOCIETY

"CQS helped us understand the cost implications of our options and develop a scheme within budget. They worked closely with the design team, challenged costs to ensure value for money and provided clear guidance through contractor selection."

HELEN ROYALL | NATIONAL TRUST

"CQS Solutions helped us deliver a complex project on time and within budget. Their advice, support and prompt responses were much appreciated by the architectural designer and building contractors."

GWERFYL PIERCE JONES | CHAIR OF TRUSTEES, HAHAV CEREDIGION

“CQS provided an expert resource whose work has delivered exactly on the brief. The professional attitude of CQS and close collaboration with our site team has given us real confidence in the final output”

ANDY DUNN | EUROVIA

“CQS Solutions have consistently demonstrated professionalism, experience and a proactive approach across our refurbishment and new-build housing projects. Their knowledge, attention to detail and collaborative working have helped deliver successful outcomes.”

TRYSTAN EVANS | ISLE OF ANGLESEY COUNTY COUNCIL

“Alwyn’s support in transforming a late 19th-century chapel into a modern community hub was invaluable. He understood our requirements, worked collaboratively with everyone involved and looked after our interests throughout the project.”

IEUAN JONES | CANOLFAN GLANHWFA

“Richard brought a calm, methodical and detailed approach, looking beyond the drawings and costs to understand the project fully. His constructive advice protected quality while improving value, buildability and clarity.”

KIERAN DANBY | TAILORED LIFESTYLE GROUP

Our Commitment

Our commitment extends beyond the projects we deliver.

We invest in people, support the communities in which we work and take practical steps to reduce our environmental impact.



Member of the local colleges Skills Panel



Regularly attending careers fairs



Funding an enterprise programme within a school on Anglesey



Giving back to communities where we work



Charity Skydive to support HomeStart Telford & Wrekin



Carbon Literacy Training



Committed to CPD Training



Apprenticeship award winners



Mentoring scheme with local Universities

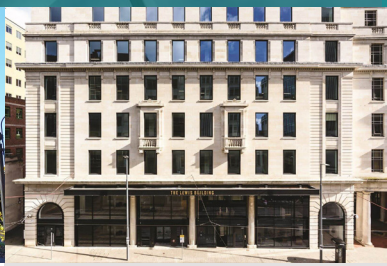


Sponsorship of a new youth facility

Our Locations







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Get in touch with our team today

Whatever the scale or stage of your project, our team is ready to provide the clear advice, commercial insight and proactive support needed to move it forward with confidence.

Get in touch to discuss how we can support your next project:

CALL US ON:

01952 455 302

EMAIL US ON:

info@cqssolutions.co.uk

VISIT US AT:

cqssolutions.co.uk

Scan the QR code to view in your preferred language:

English

Welsh

Keep up-to-date with our socials

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Instagram
https://www.instagram.com/cqssolutionsltd



FEATURED PROJECT

LLAIN DDYSG, NIWBWRCH
ISLE OF ANGLESEY COUNTY COUNCIL



CQS SOLUTIONS

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Visit our website:

QUANTITY SURVEYING **PROJECT MANAGEMENT** **EMPLOYER'S AGENT**