

CQS SOLUTIONS

Attingham Park Visitor Centre and Trail Network

Supporting the delivery of a major visitor destination within a historic estate

Client: National Trust
Location: Attingham Park Estate, Shropshire

Project Overview

CQS Solutions were appointed by the National Trust to provide independent cost consultancy services for the proposed development of a new visitor centre and outdoor activity hub at Attingham Park. The project forms part of a wider estate masterplan designed to enhance visitor engagement while respecting the site's historic and environmental significance.

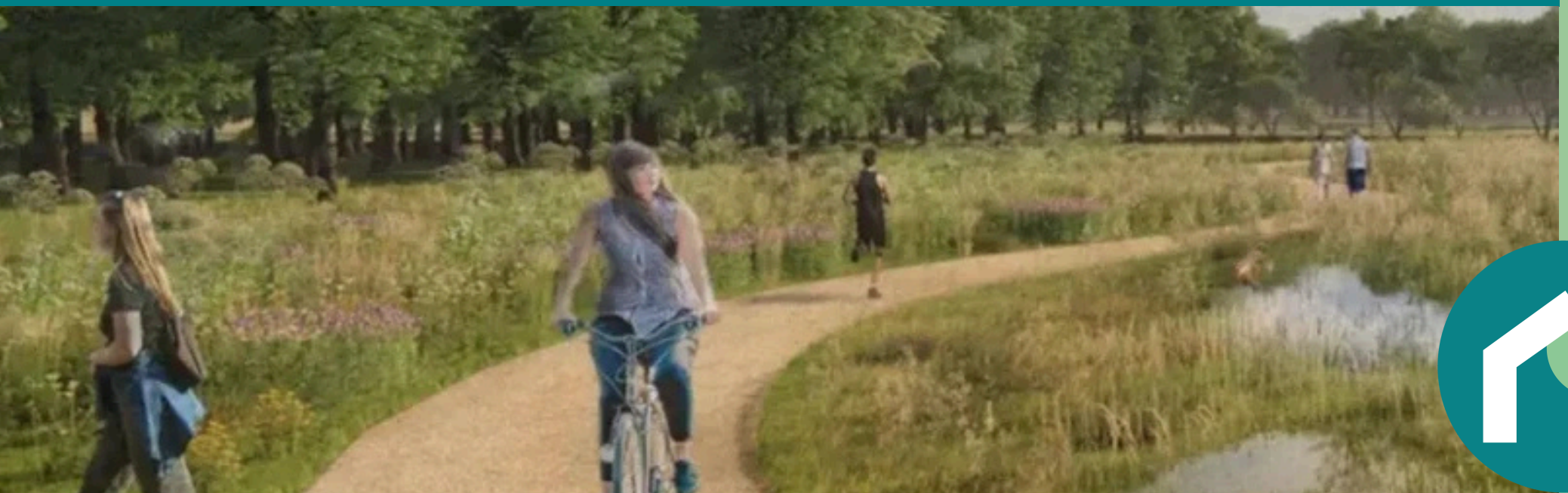
Client	National Trust
Location	Attingham Park Estate, Shropshire
Contract Value	Approx £12m
Procurement Route	Traditional Procurement (Bills of Quantities)
Start Date	January 2024
Completion Date	Ongoing
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project presented a series of strategic, financial and stakeholder challenges:

- **Initial project costs exceeded the available budget**
- **Delivery needed to be aligned with funding availability**
- **Multiple stakeholder interests required coordination**
- **The development sits within a historically and environmentally sensitive estate**
- **Parts of the site are associated with the former RAF Atcham WWII airfield**

Maintaining the project's core objectives while achieving affordability was essential to its progression.



Project Objectives

- Create a new visitor centre and outdoor activity hub
- Enhance visitor experience and engagement
- Deliver a network of recreational trails and activity facilities
- Maintain the historic and environmental integrity of the estate
- Develop an achievable phased delivery strategy aligned with available funding



Scope of Works

Key elements of the proposed development include:

- Construction of a new visitor centre
- Development of multi-use walking, running and cycling trails
- Creation of mountain biking skills courses and outdoor recreation facilities
- Associated infrastructure and landscaping works across the estate
- Phased implementation of development packages

The scheme has been structured to allow delivery in manageable stages while maintaining flexibility around funding and programme priorities.

Role & Services Provided

CQS Solutions were appointed as Cost Consultant, providing comprehensive commercial support throughout the project's development, including:

- Initial cost estimating to support funding applications
- Development of a detailed NRM1 cost plan
- Cost checking and design-stage review
- Preparation of fully measured Bills of Quantities
- Procurement strategy advice
- Management of the contractor PQQ process
- Contractor evaluation and selection support



Through detailed cost planning and value engineering, CQS Solutions supported the refinement of the scheme to align with the client's budget aspirations.

Overcoming Key Challenges

The Attingham Park project required a structured and collaborative approach to balance ambitious development objectives with budget, environmental and heritage considerations.

Early cost reviews identified a significant affordability challenge. Working closely with the National Trust and the wider design team, CQS Solutions undertook detailed value engineering and cost analysis exercises to identify savings opportunities while protecting the client's key project objectives.

A phased delivery strategy was developed, dividing the development into 24 work packages to align implementation with funding availability and programme priorities. This approach improved flexibility, reduced risk and enhanced overall project deliverability.

Project Complexity Overview

- Historic estate and environmentally sensitive setting
- Multi-stakeholder project environment
- Development structured into 24 phased packages
- Procurement and contractor selection process managed
- Cost savings exceeding £6 million achieved through value engineering

The Outcome

- Comprehensive cost plan developed for a major estate investment project
- Delivery strategy aligned with available funding
- Procurement process successfully managed
- Design development supported through ongoing cost advice
- More than £6 million of savings identified, reducing projected costs from approximately £18m to £12m while maintaining the key objectives of the scheme



The project demonstrates CQS Solutions' ability to deliver strategic cost management on large, complex heritage and leisure developments.

Testimonial / Client Details

"CQS have been assisting the National Trust as it has worked through options and designs relating to a new outdoor hub development on the Attingham Estate. CQS has been invaluable in helping us to understand the cost implications of options and designs assisting in the creation of a development which is within our budget limitations. They worked closely with our other consultants as part of the design team and provided good challenge to ensure the National Trust was getting value for money. In the more recent stages, they have guided us through the PQQ process, organised meetings and provided comprehensive scoring and advice around contractor selection. We are looking forward to continuing working with CQS through the tender process through to contract administration"

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The named contact is able to confirm the accuracy of the information provided and act as a referee if required.

CQS SOLUTIONS

Detail-driven ◆ Client-focused ◆ Future-ready ◆

Supporting Major Heritage, Leisure and Visitor Destination Projects

CQS Solutions provide cost consultancy, procurement support and commercial management services across heritage, tourism, estate and public-sector developments.

Get in touch:
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