

CQS SOLUTIONS

Hope Church Redevelopment

Completing a major community facility following contractor insolvency

Client: Hope Church
Location: Newtown, Powys

Project Overview

The Hope Church Redevelopment involved the completion of a major church and community facility following the liquidation of the original construction contractor. The project required the appointment of a replacement contractor and the careful management of remedial works to partially completed construction, culminating in the successful delivery of a modern multi-purpose community building.

Client	Hope Church
Location	Hope Church, Dolfor Road, Newtown
Contract Value	£4.36m
Procurement Route	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	September 2016
Completion Date	July 2020
CQS Role	Employer's Agent & Quantity Surveyor

The Challenge

The project faced a number of significant challenges that required robust commercial and contractual management:

- **Contractor insolvency part-way through construction**
- **Assessment and remediation of partially completed works**
- **Re-procurement of a replacement contractor**
- **Delivery across phased construction stages driven by client funding constraints**
- **Extended programme requiring careful cost control to maintain viability**

The successful completion of the building depended on stabilising the project and re-establishing momentum.



Project Objectives

- Complete a partially constructed church and community facility following insolvency
- Secure a suitable replacement contractor through an appropriate procurement route
- Protect the client's financial position through robust cost and risk management
- Deliver the project in manageable phases aligned with available funding
- Provide a fully operational, high-quality community and worship facility



Scope of Works

Key elements of the project included:

- Review and completion of a large church and community building
- Assessment and remediation of previously completed construction works
- Completion of building structure, internal spaces and external works
- Installation of mechanical and electrical services
- Internal finishes to create worship spaces, meeting rooms and ancillary facilities
- Delivery of site infrastructure and external areas

Works were delivered across three distinct construction phases to support the client's funding strategy.

Role & Services Provided

CQS Solutions were appointed as Employer's Agent and Quantity Surveyor, providing comprehensive commercial and contract administration services, including:

- Review and technical assessment of partially completed works
- Procurement and appointment of a replacement contractor
- Cost planning and budget management across phased delivery
- Contract administration under JCT Intermediate with Contractor's Design
- Monitoring of contractor progress, valuations and variations
- Final account negotiation and agreement



Through proactive management, the project was successfully brought back on track and completed.

Overcoming Key Challenges

Delivering the Hope Church Redevelopment required the resolution of complex commercial, contractual and technical challenges following contractor insolvency.

A detailed assessment of the existing works was undertaken to identify remedial requirements and inform the re-procurement process. The works were subsequently delivered across phased construction stages, enabling the client to align expenditure with funding availability while progressing the project towards completion.

Close collaboration between the client, replacement contractor and consultant team ensured that programme, cost and contractual risks were effectively managed throughout the remainder of the project.

Project Complexity Overview

- Contractor insolvency successfully managed
- Replacement contractor procured and mobilised
- Remedial works assessed and incorporated
- Phased delivery aligned with client funding
- Programme and cost control maintained throughout

The Outcome

- Completion of a major church and community facility
- Stabilisation and successful recovery of a complex project
- Phased delivery achieved in line with funding constraints
- Strong commercial management through to final completion



The completed development now provides a modern, multi-purpose facility supporting worship, community engagement and outreach activities.

Testimonial / Client Details

"CQS Solutions were professional, knowledgeable, and easy to work with. They took the time to understand our challenges and delivered tailored, practical solutions. We highly recommend them."
Alan Hewitt, Hope Church Newtown.

Hope Church
Dolfor Road
Newtown

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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 Complex Project Recovery and Delivery

CQS Solutions provide independent cost consultancy, employer's agent and contract administration services across community, education and public-sector projects.

Get in touch:
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Quantity Surveying ◆ Project Management ◆ Employers Agent ◆