

CQS SOLUTIONS

Llain Ddysg, Niwbwrch

Delivering affordable housing through design and build procurement

Client: Isle of Anglesey County Council
Location: Niwbwrch, Isle of Anglesey

Project Overview

The Llain Ddysg project comprises the design and build delivery of an affordable housing development on a former school site in Niwbwrch. The scheme forms part of the local authority's programme to increase the supply of high-quality, affordable homes within rural Welsh communities.

Client	Isle of Anglesey County Council
Location	The Old School Site, Niwbwrch, Anglesey
Contract Value	£3.15m
Procurement Route	JCT Design and Build Contract 2016
Start Date	January 2024
Completion Date	April 2026
CQS Role	Quantity Surveyor and Employers Agent

The Challenge

The project presented a number of technical, statutory and stakeholder challenges, including:

- **Delivery of affordable housing within a Welsh-speaking, close-knit community**
- **Managing statutory and compliance requirements linked to Welsh Government funding**
- **Coordination of Design & Build procurement on a constrained brownfield site**
- **Presence of a live Scottish Power substation and underground high-voltage cables**
- **Market volatility requiring appropriate commercial risk management at tender stage**

Careful planning and early risk identification were essential to project success.



Project Objectives

- Deliver a high-quality affordable housing scheme for the local community
- Employ a Design and Build procurement route to achieve programme and cost certainty
- Clearly define Employer's Requirements to support effective tendering
- Manage statutory, utility and compliance risks proactively
- Maintain robust governance and transparent reporting throughout delivery



Scope of Works

The project involves the delivery of 14 new affordable residential units, comprising:

- 4 × 1-bedroom flats (2-person)
- 8 × 2-bedroom houses (4-person)
- 1 × 3-bedroom dwelling (5-person)
- 1 × 4-bedroom dwelling (6-person)

The works also include estate roads, drainage, service coordination and associated external works required to support occupation and long-term asset performance.

Role & Services Provided

CQS Solutions were appointed following a competitive fee bid via Sell2Wales, providing an integrated service including:

- Employer's Agent duties under a JCT Design & Build contract
- Quantity Surveying services from feasibility through construction
- Principal Designer (CDM) services to manage statutory health and safety duties
- Development of Employer's Requirements and tender documentation
- Cost planning, procurement support and contract administration
- Ongoing financial reporting, valuations and change control



This integrated approach provided the client with clarity, consistency and effective governance.

Overcoming Key Challenges

The Llain Ddysg project required proactive management of a number of site-specific and statutory complexities from pre-contract through construction.

Key challenges included accommodating a live Scottish Power substation and underground HV cables located centrally within the site, requiring detailed liaison, legal coordination and planned service diversions to allow construction activities to proceed safely.

Additional considerations included managing market volatility through the inclusion of appropriate contractual mechanisms, and ensuring compliance with Welsh Government and Secure by Design requirements through close collaboration with the design team and contractor.

Project Complexity Overview

- Design & Build procurement successfully managed
- Live utility infrastructure coordinated and mitigated
- Statutory and Welsh Government requirements embedded
- Market volatility risks addressed at tender stage
- Programme and cost control maintained throughout

The Outcome

- Delivery of 14 new affordable homes tailored to community needs
- Strong cost certainty achieved through early planning and control
- Safe and compliant delivery within a constrained site environment
- Effective collaboration across client, consultant and contractor teams



The project contributes long-term social and economic value to the local community.

Testimonial / Client Details

"We have had the pleasure of working with CQS Solutions as Quantity Surveyors and Project Managers on numerous construction projects in the housing sector, including both refurbishment and new-build developments. They have consistently demonstrated a high level of professionalism, experience, and a proactive approach to delivering successful outcomes. Their knowledge, attention to detail, and ability to work collaboratively have helped foster a strong and positive working relationship across all projects. I would have no hesitation in recommending their services and would certainly employ them again on future developments."

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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 ◆

Delivering Affordable Housing Across Wales

CQS Solutions provide integrated Employer's Agent, Quantity Surveying and Project Management services for public-sector residential and affordable housing projects.

Get in touch:
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