CQS SOLUTIONS



Plas Antaron - Extensions and Alterations

Delivering accessibility and refurbishment works within a live healthcare environment

Client: HAHAV
Location: Aberystwyth, Ceredigion

Project Overview

The Plas Antaron project comprised a phased programme of extensions, alterations and accessibility improvements within an operational care home. The works were designed to improve facilities for residents while ensuring the continued safe operation of the home throughout construction.

Client	HAHAV
Location	Plas Antaron, Antaron Avenue, Aberystwyth
Contract Value	£680,958.25
Procurement Route	Traditional Procurement – JCT Intermediate with Contractor's Design
Start Date	October 2024
Completion Date	April 2026
CQS Role	Pre and Post Contract Quantity Surveyor

The Challenge

The project involved delivering refurbishment and new works within a sensitive, live healthcare environment, presenting a number of challenges:

- **Maintaining resident safety and care home operations throughout construction**
- **Managing phased works to minimise disruption to residents and staff**
- **Coordinating deliveries and site access adjacent to a busy trunk road**
- **Integrating accessibility improvements within an existing operational building**

The project required detailed planning and ongoing stakeholder coordination.



Project Objectives

- Improve accessibility through the installation of a new lift
- Upgrade and refurbish internal areas to enhance resident facilities
- Deliver works safely within a live care environment
- Maintain robust cost and risk control throughout all project phases
- Minimise disruption to residents, staff and visitors





Scope of Works

Key elements of the project included:

- Extensions and internal alterations across multiple areas of the care home
- Installation of a new lift to enhance accessibility
- Refurbishment of communal areas and residents' rooms
- Coordination of works across a phased construction programme
- Delivery within a live healthcare setting adjacent to a trunk road

The works have resulted in improved accessibility and enhanced internal facilities for residents and staff.

Role & Services Provided

CQS Solutions provided a comprehensive pre- and post-contract Quantity Surveying service, including:

- Preparation of cost plans and Bills of Quantities
- Procurement support and contract documentation
- Post-contract cost control and financial reporting
- Valuation of works and interim assessments
- Change control, risk management and contractual advice
- Ongoing liaison with the client and project stakeholders
- Commercial risk management throughout all phases



Overcoming Key Challenges

Delivering the Plas Antaron project required careful management of logistical, operational and safety considerations inherent to working within a live healthcare environment.

The phased nature of the works enabled the continued operation of the care home, with safe segregation of construction activities and close coordination with staff and residents. Additional planning was required to manage site access and deliveries adjacent to a busy trunk road, ensuring minimal disruption and maintaining safety at all times.

Through proactive commercial management and collaborative working, programme sequencing, risk mitigation measures and cost control arrangements were successfully implemented.

Project Complexity Overview

- Live care home environment maintained throughout construction
- Phased works coordinated to minimise resident disruption
- Safe access and logistics managed adjacent to trunk road
- Programme and cost impacts proactively assessed and controlled

The Outcome

- Accessibility improvements delivered to support residents' needs
- Refurbishment works completed with minimal disruption to care home operations
- Phased construction delivered safely within a sensitive environment
- Strong cost control achieved through proactive post-contract management



The completed works have enhanced the functionality, accessibility and quality of the care home environment.

Testimonial / Client Details

"Working with 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 as well as ourselves and it was a pleasure working with them."

Gwerfyl Pierce Jones, Chair of Trustees, HAHAV Ceredigion

HAHAV

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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 Refurbishment Projects in Live Healthcare Environments

CQS Solutions provide independent cost consultancy and commercial management services across healthcare, education, and public-sector projects.

Get in touch:
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