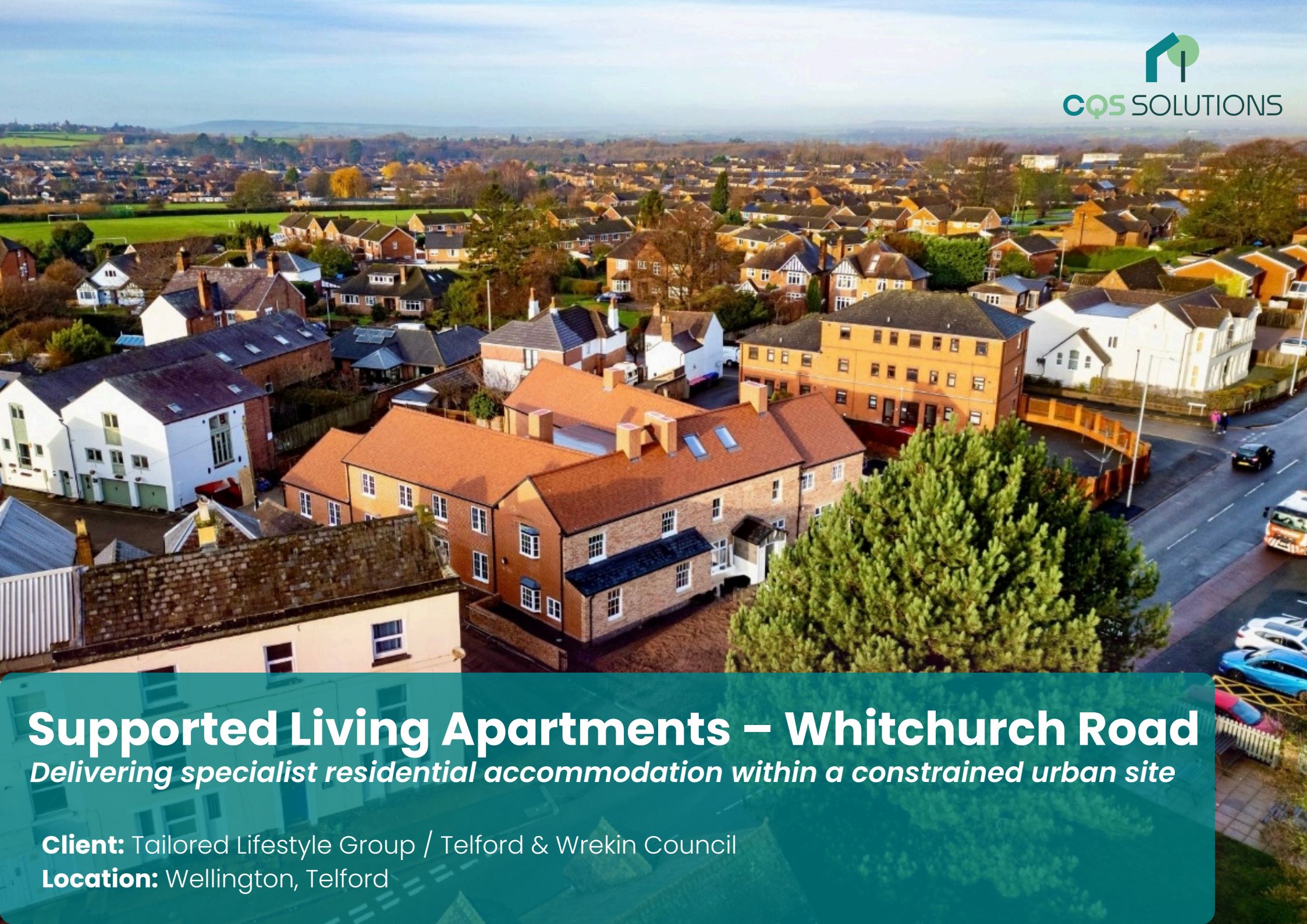


Supported Living Apartments – Whitchurch Road

Delivering specialist residential accommodation within a constrained urban site

Client: Tailored Lifestyle Group / Telford & Wrekin Council
Location: Wellington, Telford

Project Overview

The project involved the design and construction of 11 supported living apartments, providing transitional and sheltered accommodation. The development replaces a former public house and delivers high-quality residential accommodation alongside associated infrastructure and public realm improvements.

Client	Tailored Lifestyle Group / Telford & Wrekin Council
Location	Wellington, Telford
Contract Value	£3.50m
Procurement Route	JCT Design and Build Contract 2016
Start Date	January 2025
Completion Date	November 2025
CQS Role	Quantity Surveyor & Estimator

The Challenge

The scheme presented a number of technical, logistical and stakeholder challenges:

- **Construction within a constrained urban site surrounded by existing properties**
- **Retention of the original street-facing façade for planning and heritage reasons**
- **Coordination of specialist construction techniques and systems**
- **Delivering a residential scheme with heightened stakeholder and community sensitivity**
- **Managing risk within a Design & Build Contract**

Successful delivery relied on strong coordination & proactive commercial management.



Project Objectives

- Deliver high-quality supported living accommodation for vulnerable users
- Integrate new construction within an existing urban streetscape
- Retain the character of the original building façade
- Manage cost and programme within a Design & Build procurement route
- Minimise disruption to neighbouring properties and the local community



Scope of Works

The project comprised the construction of 11 supported living apartments, including:

- Demolition of the former public house
- Installation of screw pile foundations
- Construction of a lightweight steel frame superstructure
- Retention and replication of the original street-facing façade
- External wall systems including render and brick slip finishes
- Pitched and flat roofing systems
- Installation of infrared heating systems
- Associated Section 184 works and landscaping

The development provides modern, energy-efficient accommodation for supported living.

Role & Services Provided

CQS Solutions were appointed to provide a combined Estimator and Quantity Surveying service, including:

- Preparation of Bills of Quantities during the pre-contract phase
- Cost planning, tender analysis and contract negotiation
- Procurement support and contract documentation
- Post-contract cost control and reporting
- Valuation of works and change management
- Contractual advice to the main contractor
- Client liaison and ongoing commercial risk management



This ensured effective commercial oversight from feasibility through to completion.

Overcoming Key Challenges

The Whitchurch Road project required proactive management of technical and commercial challenges associated with specialist construction methods and constrained site conditions.

A key issue arose in relation to the retention of the existing façade, which was found to be structurally unsound following demolition works. A collaborative solution was developed to carefully dismantle and replicate the façade, maintaining the required appearance while ensuring structural integrity.

The project also incorporated specialist systems, including screw pile foundations and infrared heating technologies, requiring early engagement with specialist contractors and careful coordination of design, cost and installation requirements.

Project Complexity Overview

- Constrained urban site successfully managed
- Existing façade retained and sensitively replicated
- Specialist construction systems coordinated
- Stakeholder and community considerations carefully managed
- Programme and cost impacts proactively assessed and controlled

The Outcome

- Delivery of 11 high-quality supported living apartments
- Successful integration within an existing urban streetscape
- Effective management of technical and structural challenges
- Strong cost control and transparent commercial reporting



The completed development provides valuable supported accommodation, contributing positively to the local community.

Testimonial / Client Details

"Richard brought a calm, methodical and detailed approach to the pre-construction stage. What stood out for me was that he looked beyond the drawings and numbers. He took time to understand the design, why certain choices had been made, whether they were the right fit for the project, and whether there was a better way to achieve the same outcome both financially and in deliberately. He did this in a constructive way though. It never felt like challenge for the sake of it. It felt like care and attention. Where alternatives were available, Richard was able to suggest options that protected quality while improving value, buildability and clarity. That is important on any project, but especially on a scheme like Whitchurch Road. The work we did together helped deliver a successful scheme, but the real measure is how the people now living there are proud and comfortable in. That was his brief and is ultimately what the detail, challenge and careful pre-construction work was all for."

Tailored Lifestyle Group

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

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Delivering Supported Living and Residential Developments

CQS Solutions provide cost consultancy, estimating and commercial management services across residential, supported living and public-sector developments.

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Quantity Surveying ◆ Project Management ◆ Employers Agent ◆