

CQS SOLUTIONS

The Dementia Centre, Canolfan Glanhwfa

Delivering refurbishment works for a specialist community and care facility

Client: Canolfan Glanhwfa
Location: Llangefni, Anglesey

Project Overview

The Dementia Centre project involved the refurbishment and adaptation of an existing building to create a dedicated community facility supporting dementia care. The scheme provides improved, accessible spaces designed to meet the needs of vulnerable users while supporting wider community use.

Client	Canolfan Glanhwfa
Location	Llangefni, Anglesey
Contract Value	£764k
Procurement Route	Traditional – JCT Intermediate with Contractor's Design 2016
Start Date	July 2024
Completion Date	February 2026
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project was delivered within an occupied and sensitive environment, presenting several key challenges:

- **Maintaining the safe operation of the facility during refurbishment works**
- **Protecting vulnerable users throughout the construction period**
- **Managing phased works to minimise disruption to ongoing activities**
- **Coordinating construction activities within a constrained, operational site**

Careful planning and stakeholder engagement were essential to maintaining continuity of use.



Project Objectives

- Create a dedicated dementia care and community facility
- Improve accessibility, usability and internal layout of the building
- Deliver refurbishment works within an operational environment
- Ensure safety and comfort for vulnerable users during construction
- Maintain cost certainty through effective commercial management







Scope of Works

The project comprised refurbishment and adaptation works, including:

- Internal reconfiguration to support dementia care and community use
- Upgrading finishes, layouts and building services
- Improvements to accessibility and circulation
- Associated external works to support safe access

The completed development provides a more functional, inclusive and supportive environment for users.

Role & Services Provided

CQS Solutions were appointed as Quantity Surveyor, providing full cost consultancy services throughout the project lifecycle, including:

- Preparation of cost plans and Bills of Quantities
- Procurement support and contract documentation
- Tender analysis and contractor appointment
- Post-contract cost control and financial reporting
- Valuation of works and change management
- Contractual advice and stakeholder liaison
- Ongoing commercial and risk management



This ensured clear financial oversight throughout the project lifecycle.

Overcoming Key Challenges

The Dementia Centre project required careful management of works within an occupied and highly sensitive environment, where user safety and wellbeing were critical considerations.

Refurbishment activities were carefully phased and managed to ensure safe segregation between construction works and building users. Close coordination with the client enabled programming adjustments aligned with operational needs, while quiet working practices and controlled access arrangements minimised disruption to vulnerable occupants.

Through proactive planning, stakeholder engagement and robust commercial management, programme sequencing and cost control were maintained throughout the project.

Project Complexity Overview

- Occupied facility maintained throughout construction
- Works delivered within a sensitive, user-focused environment
- Phased programme implemented to minimise disruption
- Safety and access carefully managed at all stages
- Programme and cost impacts proactively controlled

The Outcome

- Creation of a dedicated dementia care and community facility
- Improved accessibility and usability of the building
- Safe delivery within an occupied and sensitive environment
- Strong cost management supporting informed decision-making





The completed project delivers long-term benefits for both users and the wider community.

Testimonial / Client Details

"Canolfan Glanhwfa worked with Alwyn on the project to refurbish and adapt a late 19th century chapel building into a modern community hub facility. His support throughout the project was invaluable and Alwyn demonstrated a strong understanding of our requirements, working collaboratively with all those involved in the project to achieve positive outcomes. He certainly looked after our interests at all times. We have no hesitation in recommending CQS Solutions."

Canolfan Glanhwfa

The Dementia Centre
Llangefni

Contact: Ieuan Jones
Email: Ieuan@canolfanglanhwfa.cymru

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 Healthcare and Community Refurbishment Projects

CQS Solutions provide independent cost consultancy and commercial management services for healthcare, community and public-sector clients.

Get in touch:
cqssolutions.co.uk
info@cqssolutions.co.uk



Quantity Surveying ◆ Project Management ◆ Employers Agent ◆