

CQS SOLUTIONS

Ysgol Morswyn Community Building

Delivering flexible community facilities within an operational school environment

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

Project Overview

The Ysgol Morswyn project involved the construction of a new standalone community building within an operational school site. The facility provides flexible, multi-use space designed to support both educational activities and wider community use.

Client	Isle of Anglesey County Council
Location	Ysgol Morswyn, Holyhead, Anglesey
Contract Value	£474k
Procurement Route	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	August 2024
Completion Date	March 2025
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project was delivered within a live school environment, presenting several operational challenges:

- **Maintaining safe separation between construction activities and school operations**
- **Managing site access and deliveries during school hours**
- **Minimising disruption to pupils, staff and visitors**
- **Coordinating works within a constrained and active site environment**

Careful planning and communication were essential to ensure safe and efficient delivery.



Project Objectives

- Provide a flexible, multi-use community facility within the school grounds
- Support both educational and community activities
- Deliver works safely within an operational school environment
- Maintain effective cost control throughout the project
- Minimise disruption to daily school operations



Scope of Works

Key elements of the project included:

- Construction of a new standalone community building
- Associated external works including access routes and landscaping
- Installation of mechanical and electrical services
- Internal finishes and fittings to support flexible use

The completed facility provides adaptable space for a range of school and community functions.

Role & Services Provided

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

- Cost planning and financial management
- Procurement support under JCT Intermediate contract
- Tender analysis and contractor appointment
- Ongoing cost monitoring during construction
- Assessment of valuations and variations
- Final account negotiation and agreement



Effective cost control ensured delivery within the approved project budget.

Overcoming Key Challenges

The Ysgol Morswyn project required careful coordination of construction activities within a live and operational school environment.

Strict controls were implemented to maintain safe segregation between construction works and school users, with particular attention given to site access, delivery management and working hours. Close collaboration between the contractor, school staff and project team enabled construction activities to be planned and sequenced to minimise disruption.

Through proactive management and clear communication, the project was delivered safely while maintaining the continued operation of the school.

Project Complexity Overview

- Live school environment maintained throughout construction
- Safe access and site logistics carefully managed
- Works coordinated to minimise disruption to school operations
- Programme and cost control maintained throughout

The Outcome

- Delivery of a flexible community facility within school grounds
- Safe construction within a live operational environment
- Minimal disruption to pupils, staff and visitors
- Strong cost control achieved throughout the project



The completed building enhances both educational provision and community engagement.

Testimonial / Client Details

"Anglesey County Council have worked with CQS Solutions as Project Quantity Surveyors on a number of hugely successful projects. The service provided has always been professional and to the highest standard!"
Gareth Thomas, Architectural Services Manager

Isle of Anglesey County Council
Council Offices, Llangefni
Anglesey, LL77 7TW

Contact: Gareth Thomas
Email: GarethThomas@ynysmon.llyw.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 Education and Community Infrastructure

CQS Solutions provide independent cost consultancy services across education, community and public-sector developments.

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



Quantity Surveying ◆ Project Management ◆ Employers Agent ◆