

CQS SOLUTIONS

Alterations & Refurbishment of Dance Studio

Transforming an existing building through carefully managed refurbishment

Client: Mid and North Powys MIND
Location: Arlais Road, Llandrindod Wells

Project Overview

The £475,497 project comprised alterations and refurbishment to the existing building, together with external repairs and associated external works. Delivered within a restricted site and against tight funding requirements and deadlines, the project required careful commercial management and a responsive, pragmatic approach throughout.

Client	Mid & North Powys MIND
Location	Arlais Road, Llandrindod Wells, LD1 5HE
Contract Value	£475,497
Contract	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	November 2024
Completion Date	September 2025
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

The project combined the complexities of refurbishing an existing building with restricted site access, tight funding deadlines and specific funding requirements and targets.
Maintaining control of the available budget was therefore essential, with commercial decisions needing to be considered alongside the client's funding commitments and overall project objectives.
As a charitable organisation with limited experience of managing construction projects, Mid & North Powys MIND also required advice to be clear, accessible and practical. CQS Solutions adopted a patient and responsive approach, helping the client understand commercial matters and make informed decisions throughout the project. This approach is independently reinforced by the client's testimonial.

- **Restricted site access**
- **Tight funding deadlines**
- **Specific funding requirements and targets**
- **Refurbishment and alteration of an existing building**
- **Maintaining effective cost control**
- **Providing clear and accessible commercial advice to the client**

Careful cost management and pragmatic advice supported the client through a challenging refurbishment programme and demanding funding deadlines.

Project Objectives

- Deliver the required alterations and refurbishment within the available budget
- Complete necessary external repairs and associated external works
- Support the client in meeting funding requirements and deadlines
- Maintain effective commercial control from pre-contract through to completion
- Secure competitive market pricing through a structured tender process
- Provide clear and accessible advice to support informed client decision-making



Scope of Works

The construction project comprised:

- Alteration and refurbishment of the existing building
- External building repairs
- Associated external works
- Contractor-designed elements delivered under the JCT Intermediate Building Contract with Contractor's Design 2016 Edition

The works were procured through a single-stage competitive tender process, providing the client with competitive market testing before contract award. Tender returns were commercially and mathematically reviewed, anomalies investigated and a formal recommendation made.

The completed project transformed and refurbished the existing building while addressing essential external repairs and improvements.

Role & Services Provided

CQS Solutions provided full pre- and post-contract Quantity Surveying services, supporting initial cost planning and procurement through to the construction phase.

- Cost planning and budget management
- Preparation of Schedules of Works
- Preparation and issue of tender documentation
- Tender analysis and commercial evaluation
- Tender reporting and recommendation for contract award
- Post-contract cost management
- Assessment of interim valuations
- Management of retention and payments



Full pre- and post-contract cost management provided commercial control from initial budgeting and tendering through to project completion.

Overcoming Key Challenges

CQS Solutions combined rigorous cost management with an approachable and pragmatic service tailored to the client's requirements.

During procurement, tender returns were carefully reviewed and commercially assessed, with anomalies investigated before a recommendation was made for contract award. This provided Mid & North Powys MIND with greater confidence in the commercial position before entering into the construction contract.

During construction, regular interim valuations maintained visibility over expenditure and payments as the refurbishment progressed. CQS assessed the value of works completed, applied the relevant retention and determined amounts due under the contract.

Clear communication was particularly important. The client's own feedback highlights the value of CQS's patience, responsiveness and pragmatic guidance in helping the organisation navigate both the construction process and tight funding deadlines

Our Approach

- Structured commercial review of tender submissions
- Clear advice to support contract award
- Regular assessment of works and payments
- Close attention to funding requirements and deadlines
- Responsive commercial support throughout delivery
- Clear communication tailored to the client's level of construction experience

The Outcome

- Refurbishment and alteration of the existing building completed
- External repairs and associated works delivered
- Competitive tender process undertaken
- Commercial oversight maintained throughout construction
- Client supported through demanding funding deadlines



A challenging refurbishment successfully delivered with commercial control and responsive support tailored to the client's needs.

Testimonial / Client Details

"CQS Solutions were very patient with our novice level of understand and very tight funding deadlines. They were responsive, pragmatic, knowledgeable and integral in enabling us to complete a challenging renovations project."

Mid and North Powys MIND
Arlais Road, Llandrindod Wells,
LD1 5HE

Contact: Mary Griffiths
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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 ◆

Supporting Clients Every Step of the Way

Our responsive and pragmatic approach helped the client navigate a challenging refurbishment, tight funding deadlines and key commercial decisions with confidence.

Get in touch:
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Quantity Surveying ◆ Project Management ◆ Employer's Agent ◆