

Protecting value. Restoring momentum.

Distressed site recovery

Project assessment and recovery planning
Procurement, remobilisation and delivery

When construction stalls, a clear route forward matters. Four Consult assesses the commercial, contractual and project position, helping stakeholders regain control and move towards completion.

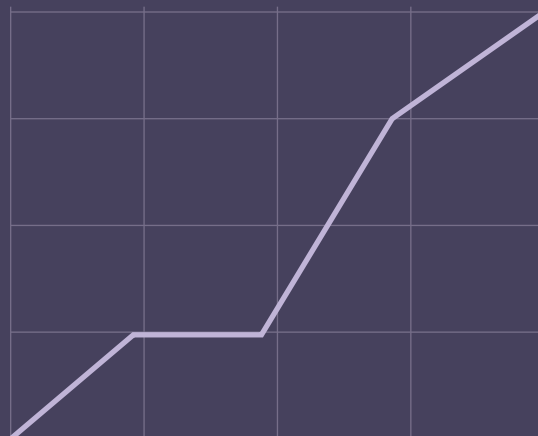
EMPLOYERS & DEVELOPERS

BANKS & FUNDERS

HOUSING ASSOCIATIONS & PROPERTY OWNERS

From distress to delivery.

www.fourconsult.co.uk



Establish the position. Protect the asset.

Early intervention for projects facing financial, contractual or operational difficulty.

A stalled site needs more than a new contractor.

Contractor failure, funding pressure, design issues or supply-chain disruption can put delivery at risk. We establish what has been completed, what remains outstanding and what must be resolved before a viable restart.

01

Assess the project

Review site condition, progress, quality, planning, design information and available project records.

02

Identify immediate risks

Assess priorities for site protection, health and safety, deterioration and outstanding compliance matters.

03

Test the cost exposure

Review remaining scope, contractual commitments, cost exposure and the assumptions behind completion budgets.

04

Set recovery priorities

Identify information gaps, specialist investigations and key decisions; develop a practical action plan.

A clear basis for decisions. An initial assessment of project status, key risks and the next steps needed to develop a credible recovery strategy.

Build a practical route to completion.

Align scope, cost, programme and procurement before work restarts.

The right restart begins with a tested plan.

We turn the assessment into a commercial and delivery strategy aligned with your objectives and risk appetite. Outstanding information and completion risks are addressed through a structured pre-construction process.

01 Define the scope and cost to complete

Identify remaining works, remedial requirements and information gaps. Prepare cost plans, programme forecasts and a risk register, with assumptions and allowances made clear.

02 Choose and procure the delivery route

Advise on negotiated, single-stage or two-stage procurement. Prepare tender documentation and assess returns. Use a pre-construction services agreement (PCSA), where appropriate, to investigate and price completion risks.

03 Re-engage the team and prepare the restart

Engage the existing supply chain where appropriate and identify replacement resources. Coordinate stakeholders, procurement priorities and outstanding actions to support remobilisation.

CLEAR SCOPE. INFORMED PROCUREMENT. CONTROLLED REMOBILISATION.

Construction knowledge. Recovery leadership.

Hands-on support from initial assessment through to remobilisation and completion.

We understand the project behind the problem.

Four Consult combines contractor-side delivery experience with commercial management and project recovery expertise. We connect site realities with cost, programme and procurement decisions to help protect value and maintain momentum.

Flexible support to suit your project

CONSTRUCTION CONSULTANCY	Recovery strategy, cost control, risk management and stakeholder coordination.
EMPLOYER'S AGENT	Tendering and contract administration for completion of the project.
CONSTRUCTION MANAGEMENT	Coordination of the delivery team, works packages and programme.
RECOVERY OVERSIGHT	Progress, cost and risk reporting to support timely client and funder decisions.

One team providing continuity from assessment through to delivery, with the scope of our appointment tailored to the project and your requirements.

Discuss your project with Four Consult.

Establish the position. Agree the priorities. Plan the route forward.

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