
Distressed Project Recovery

Four Consult specialises in the recovery and delivery of distressed construction projects. In an industry facing continued economic uncertainty, contractor failures, supply chain disruption and increasing financial pressure, we provide practical solutions for employers, developers and funders.

When construction stalls or a project becomes distressed, early intervention is critical. Four Consult provides the commercial, contractual and project expertise needed to assess the position, protect value and establish a clear route forward.

Our distressed site recovery and project turnaround services help stakeholders regain control, reduce risk and move projects through to successful completion with greater certainty and commercial clarity.

What is a Distressed Site?

Distressed sites are construction projects where financial, contractual or operational difficulties have placed delivery at risk. Four Consult provides rapid commercial and project intervention to assess the position, protect value, stabilise the site and establish a practical route to completion or recovery.

Our Expertise

Whether you're a developer, funder, housing association, or property owner, our team brings a unique blend of consultancy insight and practical delivery capability to every engagement.

We offer tailored solutions as either:

Construction Consultants - Advising on procurement strategy, construction risk and mitigation, cost control, programme and stakeholder management.

Employers Agent - Tendering and contract administration for the completion of the project.

Completion Contractors - Where required, we can assist with the delivery of your project on either a construction management basis or carry out a PCSA process so that the completion risks are quantifiable.

Our services are adaptable to work around our clients' needs.

Our Approach

The successful recovery of a distressed project starts with early engagement and a structured action plan.

This consists of:

Project Assessment

We undertake a detailed review of the existing project status analysing planning, design compliance, procurement documentation, health & safety, quality benchmarks, and site conditions.

Risk Mitigation

Understanding why the project became distressed enables our clients to identify potential problems and define the next steps to minimise future risk and protect their long-term interests.

Commercial and Delivery Strategy

We advise our client on the most suitable commercial strategy and contract mechanism. This may be a negotiated, single-stage or two-stage procurement process, aligned with their risk profile and delivery ambitions.

Supply Chain and Stakeholder Engagement

Where required we will re-engage previous supply chain and subcontractors to understand how the project progressed. Where required we engage our trusted partners to supplement delivery and ensure continuity.

Programme & Cost Reporting

Clear outcomes require transparent reporting and clear communication. We prepare a detailed report on the progress of the development and where instructed to tender we will produce tender documents, programme forecasts, risk registers and cost plans so our client can move forward to completion with certainty.

Why Four Consult?

Four Consult combines contractor-side delivery experience with specialist distressed project recovery expertise. We quickly assess the commercial, contractual and operational position, protect value and establish a practical route to completion.

Hands-On Expertise

Practical construction and commercial experience, not just advisory input.

Rapid Assessment

We identify key risks, liabilities and recovery priorities quickly.

Value and Risk Protection

Robust commercial control, due diligence and recovery planning.

Flexible Support

From strategic advice and contract administration to procurement, construction management and full recovery oversight.

From Distress to Delivery

One team providing continuity from initial assessment through to remobilisation and completion.

Discuss your project with Four Consult

www.fourconsult.co.uk