
SPECIALIST CONSTRUCTION CONSULTANCY

Commercial clarity. Stronger cost control.

Commercial & cost management

Independent quantity surveying and commercial advice
From feasibility and procurement to final account

Four Consult helps developers, employers and funders understand project costs, manage change and make informed commercial decisions. We combine quantity surveying expertise with practical contractor-side experience to protect value throughout delivery.

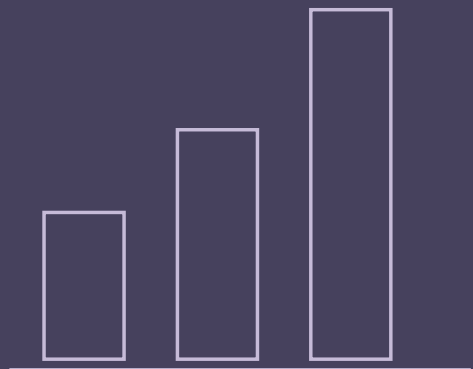
DEVELOPERS & EMPLOYERS

BANKS & FUNDERS

PROJECT TEAMS & PROPERTY OWNERS

**Know the cost.
Control the exposure.**

www.fourconsult.co.uk



Build a sound budget. Test the commercial plan.

Establish scope, cost and procurement priorities before committing to delivery.

Reliable cost advice starts with the detail.

We develop budgets that reflect the project scope, design information and delivery strategy. By testing assumptions and reconciling design development against cost, we help clients identify pressures early and make informed procurement decisions.

01

Cost planning

Feasibility assessments, development budgets and elemental cost plans, with key assumptions and exclusions made clear.

02

Risk & cash flow

Risk and contingency allowances, cash-flow forecasts and budget reviews to help clients understand their funding needs.

03

Procurement strategy

Advice on delivery routes, contractor selection and tender requirements aligned with programme and risk priorities.

04

Tender assessment

Tender analysis, clarifications and commercial negotiations, assessing scope, price and proposed risk allocation.

A tested commercial baseline. Clear budgets, documented allowances and informed appointments provide a stronger basis for construction.

See the developing cost. Act on change early.

Commercial oversight that connects today's position with the forecast final cost.

Useful reporting supports timely decisions.

We remain actively involved as work progresses, reviewing valuations, testing emerging costs and assessing contractual exposure. Our advice explains what has changed, what remains uncertain and which decisions need attention.

01 Construction phase cost management

Assess interim valuations and payment recommendations. Monitor cash flow, contingency and commercial risks, and report the forecast final cost alongside agreed commitments and outstanding exposure.

02 Structured change control

Review quotations, variations, provisional sums and scope changes. Assess cost and programme implications, maintain a change record and incorporate developing exposure into the project forecast.

03 Contractual and commercial support

Support payment procedures, notices, extensions of time, loss and expense, retention and completion matters within the appointment. Set out the commercial position and practical options when issues arise.

CLEAR REPORTING. CONTROLLED CHANGE. INFORMED DECISIONS.

Practical experience. Commercial focus.

Hands-on support from initial development budgets through to final account.

Understand the account behind the numbers.

Our contractor-side experience helps us interrogate applications, assess variations and challenge assumptions. We combine detailed valuation with clear commercial advice, engaging with the project team to resolve outstanding matters and maintain momentum.

How we support your objectives

FINAL ACCOUNT STRATEGY	Track agreed and unresolved items throughout construction, with a clear plan for closing the account.
ACCOUNT RECONCILIATION	Review variations, provisional sums, loss and expense, contra-charges and retention balances.
NEGOTIATION & AGREEMENT	Prepare substantiated assessments, negotiate outstanding items and provide final account recommendations.
INDEPENDENT ADVICE	Explain costs, options and exposure in clear terms, with recommendations aligned to your objectives.

Appoint us for a defined commercial task or continuing support throughout the project, with the scope tailored to your requirements.

Discuss your project with Four Consult.

Establish the budget. Understand the risks. Take control of cost.

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