

Four Consult provides effective commercial and cost management support. We provide independent commercial and cost management services to developers, employers, funders and project stakeholders, helping clients understand their financial position, make informed decisions and maintain control from feasibility through to final account.

Four Consult actively manages cost, risk, procurement, change, and contractual exposure throughout the project lifecycle.

Our team combines professional quantity surveying expertise with practical contractor-side experience, giving us a detailed understanding of how projects are priced, procured, delivered and commercially managed.

Our Commercial & Cost Management Services

We provide commercial oversight throughout the project lifecycle, from establishing the initial development budget through procurement, construction and final account.

Our approach is proactive rather than retrospective. We identify emerging cost pressures, challenge assumptions, interrogate change and provide clients with clear information before issues affect the wider project.

From early feasibility and procurement through construction, completion and final account, Four Consult provides the commercial oversight needed to protect project value and maintain financial control.

Cost Planning & Budget Development

Establishing and understanding the project construction costs is critical to making informed development decisions.

We prepare and manage:

- Initial development budgets
- Elemental cost plans
- Design development cost reviews
- Cash-flow forecasts
- Feasibility cost assessments
- Benchmarking and market testing
- Risk and contingency allowances
- Value engineering assessments

We continually reconcile design development against the agreed budget, identifying cost pressures and opportunities before they become embedded within the project.

Procurement & Tender Management

The procurement strategy adopted can have a significant impact on cost, programme, risk and ultimately project success.

Four Consult supports clients in selecting and implementing the most appropriate route for their project.

Our services include:

- Procurement strategy
- Pre-qualification
- Tender management
- Commercial negotiations
- Recommendation reports
- Contractor and supply-chain selection
- Tender documentation
- Tender analysis and clarification
- Contract sum analysis
- Contract documentation

Our focus is not simply obtaining the lowest tender, but establishing whether the proposed contractor, price, programme, risk allocation and delivery strategy represent a sustainable commercial solution and best value for our client.

Construction Phase Cost Management

Once construction work commences, maintaining visibility and control over the developing commercial position becomes critical.

We provide:

- Interim valuation assessment
- Cost reporting
- Change control
- Cash-flow monitoring
- Contingency management
- Contractor account review
- Payment recommendations
- Forecast final cost reporting
- Variation assessment
- Risk and opportunity tracking
- Commercial meeting attendance
- Early warning of emerging commercial issues

Our reporting focuses on what the client needs to know: where the project is today, where the final cost is heading, and what action is required.

Change Control

Four Consult provides a structured change management process to ensure proposed changes are properly instructed, valued, recorded and incorporated into the project forecast.

We assess:

- Scope changes
- Contractor quotations
- Provisional sums
- Programme-related cost impacts
- Risk drawdowns
- Design development
- Variations
- Loss and expense implications
- Client changes

This provides a transparent audit trail and prevents the reported project cost from becoming disconnected from the actual commercial exposure.

Contract Administration & Commercial Management

We support clients with the commercial administration of construction contracts, including:

- Payment procedures
- Change mechanisms
- Loss and expense
- Practical completion
- Final account
- Contractual risk management
- Contract notices
- Extensions of time
- Retention
- Defects obligations
- Commercial correspondence

Where issues arise, we provide a clear commercial assessment of the contractual position and the options available to the client.

Final Account Management

Four Consult actively manages final accounts throughout the construction phase, maintaining visibility of agreed and outstanding changes so that commercial matters can be resolved progressively.

Our services include:

- Final account strategy
- Variation agreement
- Loss and expense assessment
- Retention management
- Final account recommendation
- Change reconciliation
- Provisional sum reconciliation
- Contra-charge review
- Final account negotiation

Why Four Consult?

Contractor-Side Commercial Experience

We understand how contractors price risk, manage change, prepare applications, build claims and develop final accounts.

That experience enables us to interrogate commercial submissions rather than simply administer them.

Proactive Cost Control

We focus on identifying issues before they crystallise into additional cost.

Our approach combines cost management, contractual awareness and active risk management throughout delivery.

Clear Commercial Advice

Complex commercial issues are translated into clear advice, allowing clients to understand their exposure, options and recommended course of action.

Hands-On Support

We remain actively involved in the project rather than simply producing periodic reports.

Where an issue needs resolving, we engage with the project team, contractor and wider stakeholders to drive it towards a conclusion.

Independent & Solutions Focused

Our advice is driven by the client's commercial objectives and the realities of the project.

We challenge costs, assumptions and commercial positions where necessary, while remaining focused on finding practical solutions that allow the project to progress.

Discuss your project with Four Consult

www.fourconsult.co.uk