

Control. Transparency. Delivery.

Construction Management

Four Consult provides specialist Construction Management services for clients delivering complex, high-value and technically challenging developments.

In a market where traditional procurement routes are increasingly constrained by programme pressure, cost escalation and contractor insolvency risk, Construction Management provides a more transparent, flexible and commercially intelligent approach to project delivery.

We act as an extension of the client team, managing the procurement, coordination and delivery of trade packages directly on behalf of the employer. This creates earlier supply chain engagement, improved programme control, enhanced cost transparency and greater flexibility throughout the construction process.

Our approach combines contractor-side delivery experience with commercial and development expertise, allowing us to manage projects proactively from pre-construction through to completion and handover.

Our Construction Management Approach

Construction Management offers a more flexible and transparent alternative to traditional lump sum procurement. Rather than transferring all delivery risk to a single main contractor, the client directly engages specialist trade contractors while the Construction Manager coordinates and manages the works on an open-book basis.

This approach enables earlier mobilisation, faster programme delivery, improved design coordination and greater control over cost, quality and change management, while also reducing exposure to contractor insolvency and hidden risk allowances typically embedded within lump sum contracts.

Our Construction Management Services

Clients can appoint Four Consult for a single service or a fully integrated delivery solution, each appointment is tailored to suit the specific needs, risks and objectives of the employer and/or project.

Pre-Construction Strategy

Four Consult supports clients during the early planning and pre-construction stages by developing procurement, delivery and risk strategies that establish a clear route to project delivery. Our service includes buildability reviews, programme and logistics planning, design coordination, cost benchmarking and supply chain engagement to ensure projects are commercially and operationally prepared before construction commences.

Trade Contractor Procurement

Four Consult manages the procurement of trade contractors through a structured tendering and evaluation process focused on value, capability and programme certainty. Including preparing trade package documentation, managing tender returns, undertaking commercial negotiations and carrying out supply chain due diligence to secure specialist contractors aligned with the project's technical and commercial objectives.

Construction Phase Delivery

As Construction Manager, we coordinate and manage all trade contractors throughout the delivery phase on behalf of the client. Our role covers programme management, site coordination, quality assurance, health and safety oversight, commercial reporting and stakeholder management, providing clients with clear visibility over project performance, risk and progress during construction.

Commercial Management

Our Quantity Surveying and Commercial Management expertise provides robust financial control throughout the project lifecycle. We manage budgeting, forecasting, valuations, change control, cash flow and final accounts through transparent commercial processes designed to maintain project viability, control risk and support successful project delivery.

Why Four Consult?

Four Consult combines contractor-side delivery experience with strong commercial and project management expertise, giving clients greater control over cost, programme, procurement and delivery.

Hands-On Delivery Experience

We understand how projects are built, sequenced and managed on site, not just how they are administered.

Greater Cost & Programme Control

We provide clear oversight of procurement, trade packages, budgets, programme and project risk.

Flexible Procurement

Construction Management allows packages to be procured progressively, helping maintain momentum and adapt to changing project requirements.

Direct Commercial Oversight

We provide transparent reporting, package-level cost control and early identification of commercial exposure.

Single Point of Coordination

Four Consult coordinates the client, design team, trade contractors and supply chain to maintain accountability and keep the project moving.

Focused on Delivery

Our approach is practical, proactive and solutions-led, with one objective: getting the project delivered efficiently, safely and commercially.

Discuss your project with Four Consult

www.fourconsult.co.uk