

# LONDON ROAD. EWELL

## COMMERCIAL MANAGEMENT.

### CLIENT: LNC PROPERTY DEVELOPMENT

Appointed by LNC Property Developments to provide commercial management and contract administration support during the construction phase of an 82-bed care home development procured under a design and build contract. The employer sought experienced, independent advice to address programme delays, mitigate delivery risks, and assess alternative construction methodologies that could reduce disruption while maintaining build quality and compliance standards.

Four Consult carried out a detailed review of project progress, contractual obligations and delay events before developing and implementing a structured recovery strategy.

This included re-programming the works, negotiating fair and commercially balanced extension-of-time agreements, and introducing targeted construction and sequencing adjustments to improve delivery efficiency. These measures enabled the project to regain momentum, stabilise commercial exposure and support the successful recovery of the scheme.

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