



# Partnership Overview

## For Architects & QSs

---

BoQ-friendly.

Programme-protected.

Delivering complex residential and commercial projects.

Specialist Contractor · Pembrokeshire · Ceredigion · Carmarthenshire



## WHAT WE'RE BEST FOR

Project size £250k–£1.5m+; architect-led residential and commercial construction. Design-intensive projects requiring coordinated delivery of structure, envelope, services, and finishes. Well suited to schemes where programme control and interface management are critical.

## HOW WE PROCURE

Negotiated contracts preferred. QS-prepared BoQs welcomed. Two-stage and architect-led tenders by preference. Open tenders considered selectively — where scope clarity and programme realism exist.

## PROGRAMME PROTECTION

1. **Early long-lead procurement strategy** — Critical items identified and secured during pre-construction to protect the critical path.
2. **Formal change control** — Time and cost implications assessed and agreed prior to instruction.
3. **Defined stage gates** — No progression beyond key construction stages without inspection, sign-off, and interface confirmation.
4. **Active programme monitoring** — Regular review of sequencing, specialist coordination, and supply chain performance.

## CLARIFICATIONS & VALUE ENGINEERING

We price with clear assumptions and exclusions, flag provisional sums, and state programme and interface risks upfront. We propose VE only where it improves buildability, programme certainty, or long-term performance.

**We will not compromise:** Structural integrity · Thermal, airtightness, or acoustic performance · Waterproofing systems · Architectural details critical to building fabric, weathering, or longevity

## H&S, INSURANCES & SITE CONDUCT

Formal Construction Phase Plans on all projects. Task-specific RAMS prepared and briefed. Regular inspections and toolbox talks. Managed under a formal H&S system (Citation / Atlas).

Employers' Liability <b>£10m</b>	Public Liability <b>£10m</b>	Contract Works <b>Project-specific</b>
-------------------------------------	---------------------------------	---

*All works are undertaken with full RAMS, inspections, and a formal health & safety management system.*

## RECENT PROJECTS



### Dol y Frenni Barn

Pembrokeshire | £500k+ | Architect: Rural Office of Architecture

**Programme:** Delivered over 52-week construction period, including phased works

**EOT:** Agreed due to unfavourable drying conditions affecting lime-based elements

**Highlight:** Successful conversion of rural barn into high-quality residential dwelling

**Challenge:** Managing programme sequencing around weather-dependent lime applications



### North Lodge

Ceredigion | £400k+ | Architect: Dow Jones Architects

**Programme:** Delivered in line with agreed construction programme

**EOT:** No Extension of Time claimed

**Highlight:** Contemporary family home completed without programme overrun

**Challenge:** Surface and ground water ingress risk identified and mitigated early



### Ty Canol

Pembrokeshire | £700k+ | Architect: Rural Office of Architecture

**Programme:** Delivered in accordance with agreed construction programme

**EOT:** No Extension of Time claimed. Risks managed proactively

**Highlight:** Structurally complex in-situ swimming pool delivered without impact

**Challenge:** Coordinating pool structure with retaining walls and high-spec finishes

## Book a 20 Minute Project Review

Share your drawings or specifications. We'll return a written summary covering buildability risks, long-lead items, and programme flags.

### Our project reviews include:

**Written summary:** key risks, clarifications, and decisions required.

**Programme view:** long-lead items and critical path notes.

**Risk checklist,** updated where appropriate.

### BUILDABILITY NOTES

*Short technical notes on common RIBA Stage 2–4 decisions:*

**Floor build-ups and underfloor heating** — sequencing, curing periods, and finishes coordination

**Building services integration** — design freeze, procurement timing, and commissioning sequence

**Envelope and glazing packages** — long-lead management and interface control

**Structural and service penetrations** — coordination prior to construction

**Variation control** — maintaining scope, cost, and programme alignments

## BUILDABILITY NOTES

Short technical notes on common RIBA Stage 2–4 decisions:

**Floor build-ups and underfloor heating** — sequencing, curing periods, and finishes coordination

**Building services integration** — design freeze, procurement timing, and commissioning sequence

**Envelope and glazing packages** — long-lead management and interface control

**Structural and service penetrations** — coordination prior to construction

**Variation control** — maintaining scope, cost, and programme alignments

## CAPABILITIES

- Delivery of architect-led residential and commercial projects
- Enabling works, groundworks, and infrastructure
- Structural and envelope construction
- Coordinated services installation through specialist supply chain
- External works and integrated site delivery
- Full internal construction and fit-out
- Programme, interface, and quality management

---

### WHAT OUR CLIENTS SAY

“

If you have Adref as your builders, then you are very lucky indeed! They are professional, a pleasure to work with and have a rare eye for detail. The renovation of our Grade II listed Georgian House was a complicated project with many moving parts and difficult deadlines imposed by us. Adref always rose to the challenge. We couldn't recommend them more highly.

**Edmund Caldecott — CEO Whoosh**

“

Adref took great care to understand our building plans and the team were so efficient and effective in attending to every detail. Their work was high quality, and the team were polite and friendly and made sure that the whole project ran smoothly and to schedule. We are delighted with the results and are glad to have already booked Adref for more renovation work on our holiday cottages next year.

**Emma Mitchell — Cwm Connell Coastal Cottages**

“

Adref Construction were a delight to work with from start to finish. They communicate openly and worked extremely well as part of the team. They actively problem solve and think through every aspect of the work which is just critical on a project of this type. The quality of their work, finishing and eye for detail was simply excellent.

**Ruth Marie — Truewool — Wool insulation Wales**

“

Adref helped us through a top to bottom house renovation and they were great. From initial meetings at the planning stage through to completion of the job we were happy with it all. The team they have built were fantastic — courteous, hard working, clean and professional. We felt informed and in control throughout the process.

**Mr & Mrs Snow**

# ADREF

CONSTRUCTION

Specialist Contractor · Pembrokeshire · Ceredigion · Carmarthenshire

*"We work best where there is clarity, collaboration, and a shared commitment to quality."*



**E:** [info@adrefconstruction.co.uk](mailto:info@adrefconstruction.co.uk) · **T:** 07729 719652 · **W:** [adrefconstruction.co.uk](http://adrefconstruction.co.uk)

