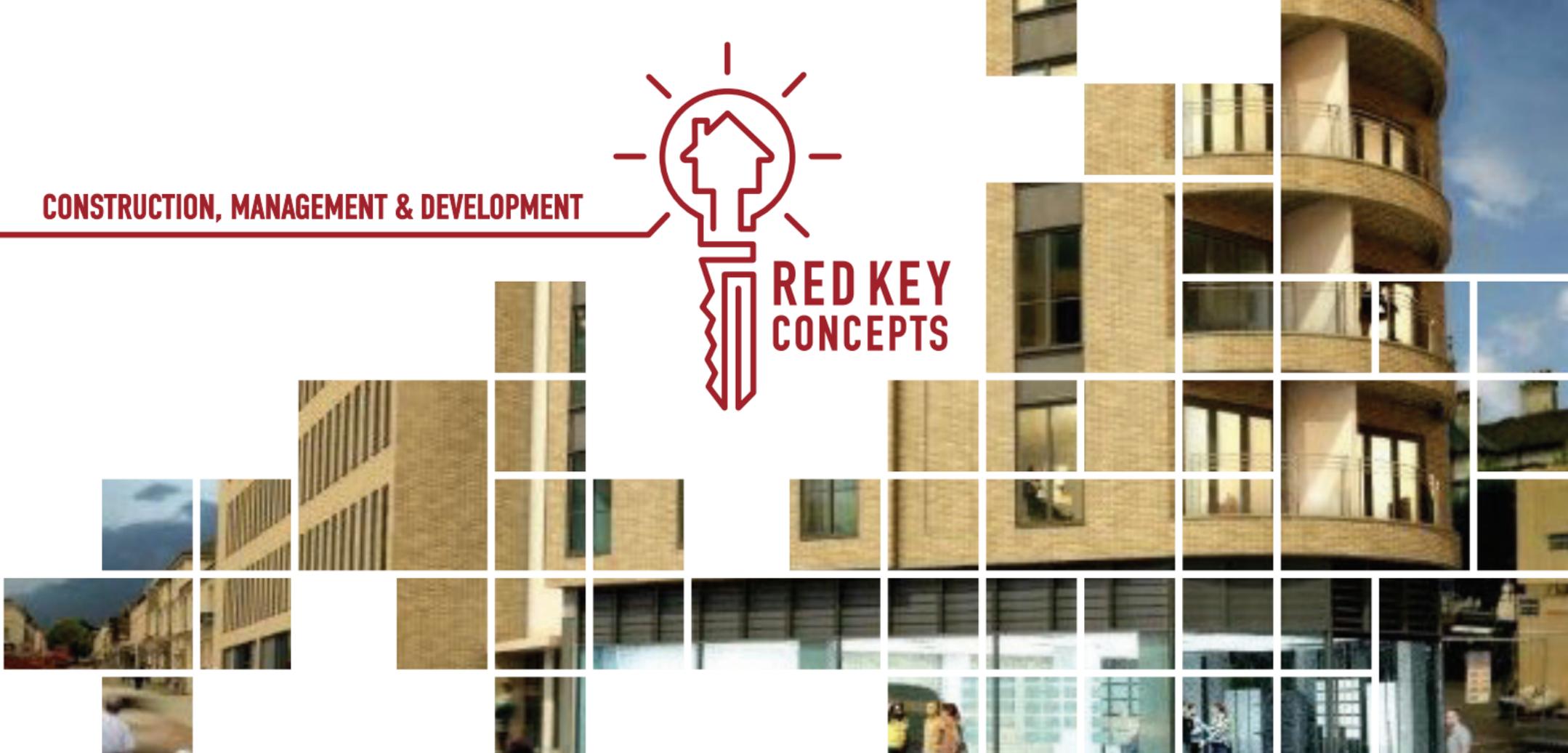


CONSTRUCTION, MANAGEMENT & DEVELOPMENT

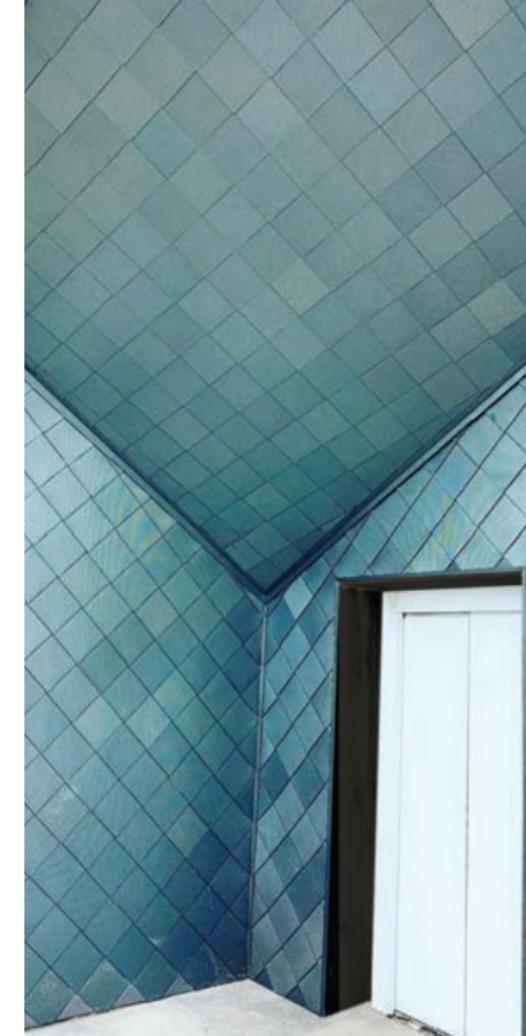


**RED KEY
CONCEPTS**





Red Key Concepts is a dynamic, professional, forward thinking Construction Management and Development company based in Whitstable, Kent but covering the whole South East and London. We pride ourselves on our 15 years + of specialising in the project management techniques to oversee the planning, design and construction of your project from the early 'ideas' stage to the end result. We aim to take away the stresses and strains that come with construction projects by offering a fully transparent and proactive service.



After a combined 19 years of working in the Construction Industry in Kent the Directors (Chris Gremo and Charley Gremo-Gilham) saw a gap in the market for an alternative to a Fixed Price Main Contractor where the Client and Project Manager could work in partnership to achieve the best project outcome. We have the flexibility to agree a Joint Venture with a Client or simply be appointed as the Construction Manager. So far, we have successfully seen ourselves be appointed to package up a project with the assistance of good independent Qs's, architects, funders and design teams to take away the stress and strains from our clients that such projects produce. We do the majority of the hard work for their approval to ensure we maximise their profit.



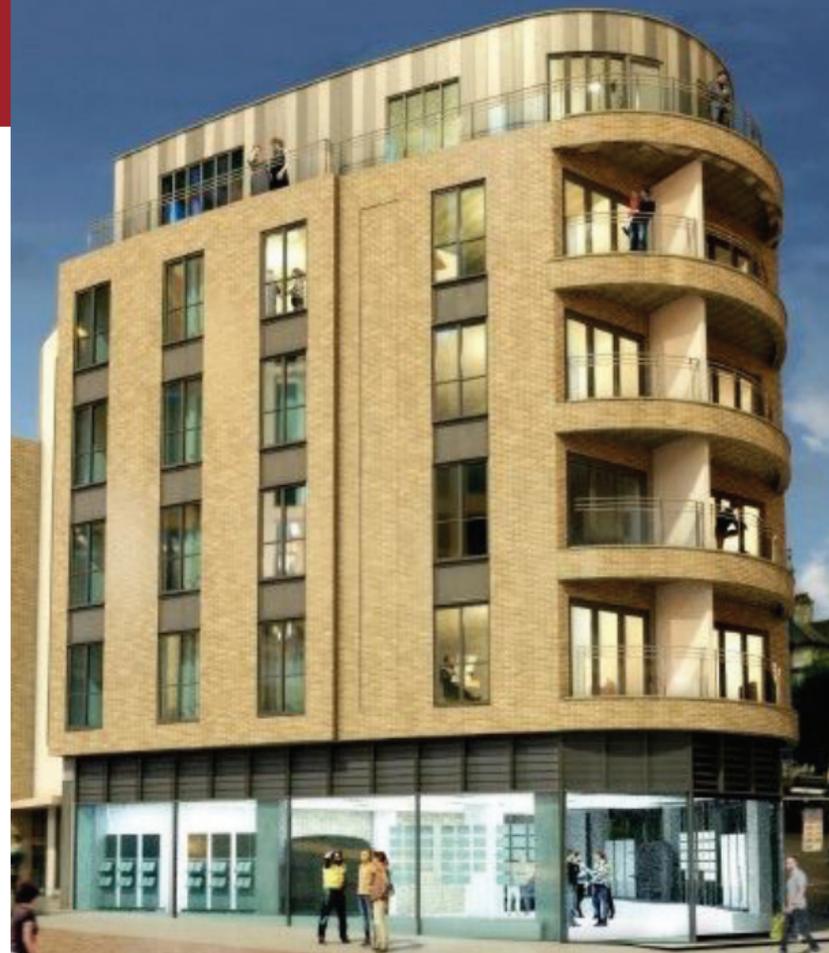
We take time to plan each project meticulously, ensuring that we work with the client from day 1 in partnership. Our method is a very simple one, obtaining a minimum of 3 quotes for each item and construction service to ensure we secure the best supply chain for that build. We work very closely with Estate Agents in the area and ensure that we are able to advise our clients of the demand, sales prices and competition in the location, we want our builds to stand out from the crowd. We join forces with the architects and design teams to ensure that the development plots and spaces are maximised inside and out. By doing this and staying ahead of the game we are market leaders in our field.



ELWICK STUDIOS, ASHFORD, KENT

14 NEW BUILD RESIDENTIAL APARTMENTS AND A COMMERCIAL GROUND FLOOR.

Taking on the full Construction Management role to fully manage and ensure this exciting project is completed on time and within budget.



PARKWOOD, MAIDSTONE

We successfully delivered an exciting internal and external renovation of two commercial units totalling 62500 ft² within an incredibly tight deadline.



SUZUKI FLAGSHIP SHOWROOM

BROADOAK, CANTERBURY

We carried out a full Construction Management role for this very tight deadline driven showroom renovation that was delivered on time and within budget.



ELIOT PARK, LEWISHAM, LONDON

HIGH END BESPOKE HOUSE

Taking on the full Construction Management role for this high end £1m+, bespoke one off house located in SE London.



ROSEWOOD HEIGHTS, COOMBE VALLEY ROAD, DOVER

PHASE 1 & PHASE 2 RESIDENTIAL NEW BUILD UNITS

We successfully delivered both phases for the client in the forms of a standard JCT contract overseeing all aspects of the build. The project involved the construction of 41 houses and apartments over 2 phases. The site was a former major gas works during the War and was heavily contaminated. We worked closely with the Environment Agency to ensure that the contamination was successfully cleared from the site and considerable underground structures. They formed the foundations for the large cooling towers, and were excavated and removed to give the client a 'clean site'. The construction was complex in that the site consists of 4 tiers making the foundation design and buildability very problematic. Despite the obstacles, we were able to deliver all units on programme and on budget.

By delivering an additional 41 residential units to an otherwise traditionally low income and under developed area we have provided significant income to the immediate vicinity as well as contributed to the overall and much needed redevelopment of the Coombe Valley Road area, which in turn has stimulated growth in other local areas.



BOURNE DRIVE, LITTLEBOURNE, KENT

Shortlisted for RICS 2019 award - Community Benefit

This project was a combined residential and commercial JV contract development in Littlebourne, Kent. The remit was to design and build nine very high spec unique homes forming a private gated community and a superbly spacious Doctors Surgery for the village. We were able to include two very spacious double fronted timber framed carpports with pitched and tiled roofs in the scheme, offering a secured parking facility to the residents. Additional off road parking adjacent to the houses and within the gated scheme ensured that each property had plenty of parking available that did not encroach onto the already busy main road (Court Hill).

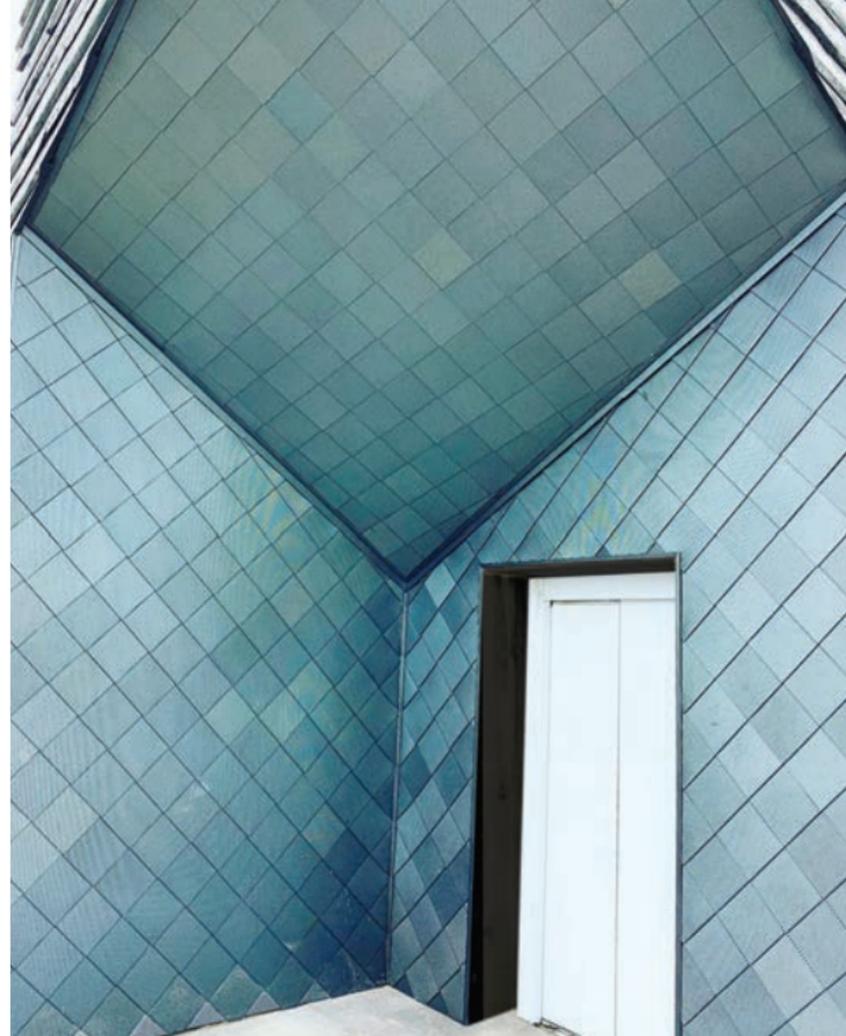


The site was formally a blackberry field so we were lucky to be involved from the offset with a huge influence with the design team to ensure the scheme was sympathetic with the existing surroundings. The intention from the start was that the 9 unique residential houses were to be sold as the demand for housing was obvious and the much needed Doctors surgery to be leased out to Practices from the Canterbury area.

With the onus being on thoughtful architectural features and the finish to an impressive specification we paid careful attention when sourcing materials and local subcontractors to ensure we delivered the best solutions within budget and time. All nine houses were designed to be spacious, light and airy with generous living areas, kitchens and bathrooms, enjoying an outlook over the immediate environment and untouched fields.

THE VIADUCT LIFT, FOLKESTONE HARBOUR

We were instructed to take over this project and oversee the successful installation and delivery of this breathtaking lift and new landmark in the centre of Folkestone harbour.



RED KEY CONCEPTS - HOW WE ARE DIFFERENT

Red Key Concepts are able to offer the Client a Construction Management Service which negates the need for a traditional Main Contractor role. We operate an open book, transparent policy in all aspects of what we do to ensure that the project is delivered at cost by a team of skilled and experienced Sub Contractors and Suppliers, under the strict guidance of the Red Key Management Team. This way of working cuts out the 'middle man' – a role that a traditional Main Contractor would fill – and ensures that the Client only pays what the project costs.

This relationship ensures that the Sub Contractors and Suppliers are all paid in a timely manner leading to our sites being rewarded with the best resources. They also feel part of the team and that they are directly contributing to the success of the project and are not there purely to

maximise a Main Contractor's profit and then, once the work is complete, to have protracted debates about their final account which can drag on for months.

It is inevitable on any project, that there will be variations and additional works. A traditional Main Contractor would look to maximise the cost of these to their own benefit, leaving the Client with little choice but to accept the percentage mark up. Red Key Concepts have a very different approach. We do not look to benefit from any such extras and instead take a pro-active approach to mitigate the cost of any additional works elsewhere in the project.

Working directly with the Client & Consultants helps to limit contractual conflict, improves communication, team cooperation and provides for a better quality of delivery.

RED KEY CONCEPTS - HOW WE ARE DIFFERENT

Red Key Concepts will provide a bespoke Management service to support the Client and their team which will include, but not be limited to, the following-

- Logistics, Planning & Coordination
- Management of Welfare and Site Facilities
- Traffic Management and Coordination of deliveries
- Construction Management
- Cost Comparison and Value Engineering
- Package Enquiries and Tender Returns
- Inspection and Testing and Quality Audit
- Programme Management and Coordination
- Document Control
- Commercial Management, Trade Contractor Valuation Process including Change Management Control
- Health & Safety and Environment Management
- Testing, Commissioning and Project Validation

Cost Management Procedures and Added Value

It is our intention to provide a dedicated Commercial Team to the project. All trade packages will be awarded following a strict and robust tender exercise and in conjunction with the Client QS and Management Team.

Red Key Concepts will provide a detailed report and recommendation for the selection of each trade Contractor and strict cost controls will be in place to ensure that the project budget is managed and controlled accordingly. We will work very closely with the Client appointed QS to ensure that the budget is managed very closely throughout the build programme.

Red Key Concepts will offer Value Engineering advice to the design team at every stage of the build and will capture

RED KEY CONCEPTS - HOW WE ARE DIFFERENT

benefits and savings achieved for the project at every opportunity.

We encourage a transparent and open book approach for all commercial dialogue and discussions with the Contractors engaged to the project, to ensure that the Client achieves best value. This also negates contractual conflict between the parties.

Health And Safety

The management of Health & Safety is considered to be a top level commitment to the Company's operation.

Our policies, arrangements and procedures aim to protect all employees to a syllabus approved by the Construction Industry Training Board and other training organisations to

which the Company subscribes. All of our Health and Safety documentation and policies are available at any time on site to view upon request and will be subject to the Client Project Manager's approval.

We employ an independent Safety Company that provides Health and Safety specialism to support and advise our Management and workforce in maintaining the highest level of Health and Safety standards.

We have and will continue to offer assistance, support and advice to the Client in all matters relating to Health and Safety within the confines of the site and the construction works. All trade Contractors will be required to attend specific Health and Safety meetings, sharing good practices and providing measurement of performance in an open and honest forum.

RED KEY CONCEPTS IN THE COMMUNITY

Our nominated charity to support at Red Key Concepts is The Pilgrims Hospices and our Red Key Runners team were thrilled to have taken part in the Folkestone half marathon in 2018 and raise in excess of £3,000 in sponsorship.

We are delighted to be the official sponsors of the SMS under 15 football team.

We are also proud sponsors of Canterbury Rugby Club and, in addition, this player Will Hilton for all home and away matches.



Shortlisted for BITA: Fastest Growing Company in 2018



2019 Shortlisted



For further information on the work of Red Key Concepts please call us on: **01227 639 030** or email: charley@redkeyconcepts.com

For regular updates on our ongoing projects and exciting job opportunities please visit:

- www.redkeyconcepts.com
- www.facebook.com/redkeyconcepts
- www.twitter.com/redkeyconcepts
- www.instagram.com/redkeyconcepts

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