

CONSTRUCTION & DEVELOPMENT



**RED KEY
CONCEPTS
DESIGN &
BUILD LTD**



Bourne Drive



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ABOUT RED KEY CONCEPTS DESIGN & BUILD LTD

Red Key Concepts is a dynamic, professional, forward thinking, privately owned Main Contracting and Development company based in Whitstable, Kent but covering the whole South East and London borders. We pride ourselves on our 15 years + specialising in 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 15+ years of working in the Construction Industry in Kent the co-founders (Chris Gremo and Charley Gremo-Gilham) saw a gap in the market for a Main Contractor where the client and contractor 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 Main Contractor. So far, we have successfully seen ourselves appointed to package up a plethora of projects with the

assistance of our in house quantity surveying & estimating team, external 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, delivering the development they require.

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, starting with obtaining a selection of 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 and Housing Associations 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.

RED KEY CONCEPTS DESIGN & BUILD LTD RESIDENTIAL PROJECTS

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.



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 and featured in Open House Magazine, September 2019.

ROSEWOOD HEIGHTS, COOMBE VALLEY ROAD, DOVER PHASES 1 - 3 RESIDENTIAL NEW BUILD UNITS

We successfully delivered 3 phases for the client in the forms of a standard JCT contract overseeing all aspects of the build. The project involved the construction of 54 houses and apartments over 3 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 54 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

9 HIGH END RESIDENTIAL DWELLINGS & A GP SURGERY

Shortlisted for RICS 2019 award - Community Benefit Award

This project was a combined residential and commercial JV contract development in Littlebourne, Kent. The remit was to design and build 9 very high spec unique homes forming a private gated community and a superbly spacious Doctors Surgery for the village. We were able to include 2 very spacious double fronted timber framed carports 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 9 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.



PIG & WHISTLE, GREAT CHART

6 HIGH END SPACIOUS COUNTRY HOUSES

The team has been appointed as Main Contractors on a Design & Build Contract to deliver these 6 stunning highend and extremely spacious country houses with own private gardens.

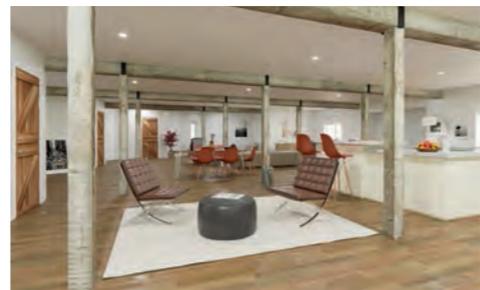


FOXSBURY FARM, SEVENOAKS

21 HIGH END RESIDENTIAL DWELLINGS

Shortlisted for RICS 2022 Residential Project Award

We were appointed as Main Contractors for this incredibly fascinating and diverse development in leafy Sevenoaks. Project works include converting a stunning listed 6 roundel oast house into 3 luxury apartments, building 6 spacious timber framed units for a secured Housing Association, converting 3 existing farm buildings into 3 bed detached houses and the creation of 9 new build timber houses. This very exciting development showcases 4 completely different build types and the delivery of 4 totally different styles of residences on completion.



THE CHOCOLATE FACTORY, TUNBRIDGE WELLS

35 RESIDENTIAL APARTMENTS

Appointed on a Design & Build contract we are thrilled to be delivering these 35 stunning residential apartments with under floor car parking in the heart of leafy Tunbridge Wells.



WESLEY HOUSE, CANTERBURY

7 RESIDENTIAL APARTMENTS

Appointed as Main Contractor we were thrilled to successfully restore this beautiful building on the heart of Canterbury and transform it into 7 stunning, contemporary apartments a short walk to all the local amenities.



SUFFOLK AVENUE, WESTGATE-ON-SEA

23 RESIDENTIAL DWELLINGS

We have been appointed as Main Contractor on 'Phase 1' of this avant-garde housing scheme of 23 total 'net zero carbon' residential homes on a former industrial site in the coastal town of Westgate-on-Sea.

As a business, we have recently really focused on ways in which we can work with Developers such as this forward thinking client who require us to deliver a much 'greener' scheme without compromising on the budget or quality.

We're thrilled to say that we have secured a very local, 'greener' business supply chain in order to facilitate such projects which we hope the sector will see increase going forward.



THE RETREAT, TUNBRIDGE WELLS

19 PENTHOUSE APARTMENTS

Appointed as Main Contractors we enjoyed restoring, refurbishing and developing this former 39 bedroom hotel into 19 very high end apartments fronting the green and within a short walk to the station.



RED KEY CONCEPTS DESIGN & BUILD LTD COMMERCIAL PROJECTS

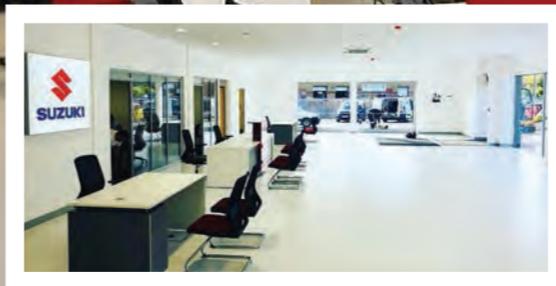
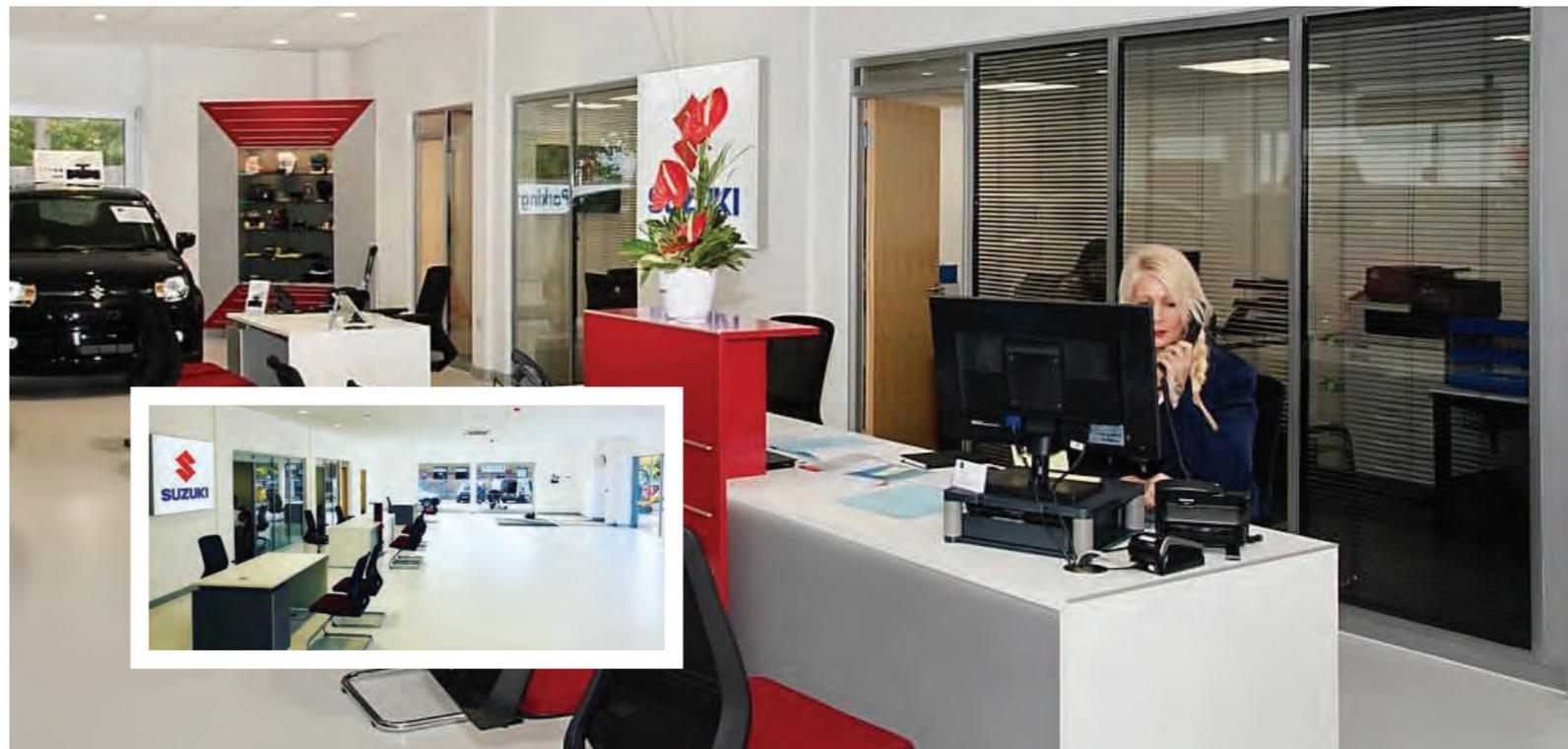
PARKWOOD, MAIDSTONE COMMERCIAL UNIT

We successfully delivered an exciting internal and external renovation of 2 commercial units totalling 62500 ft2 within an incredibly tight deadline.



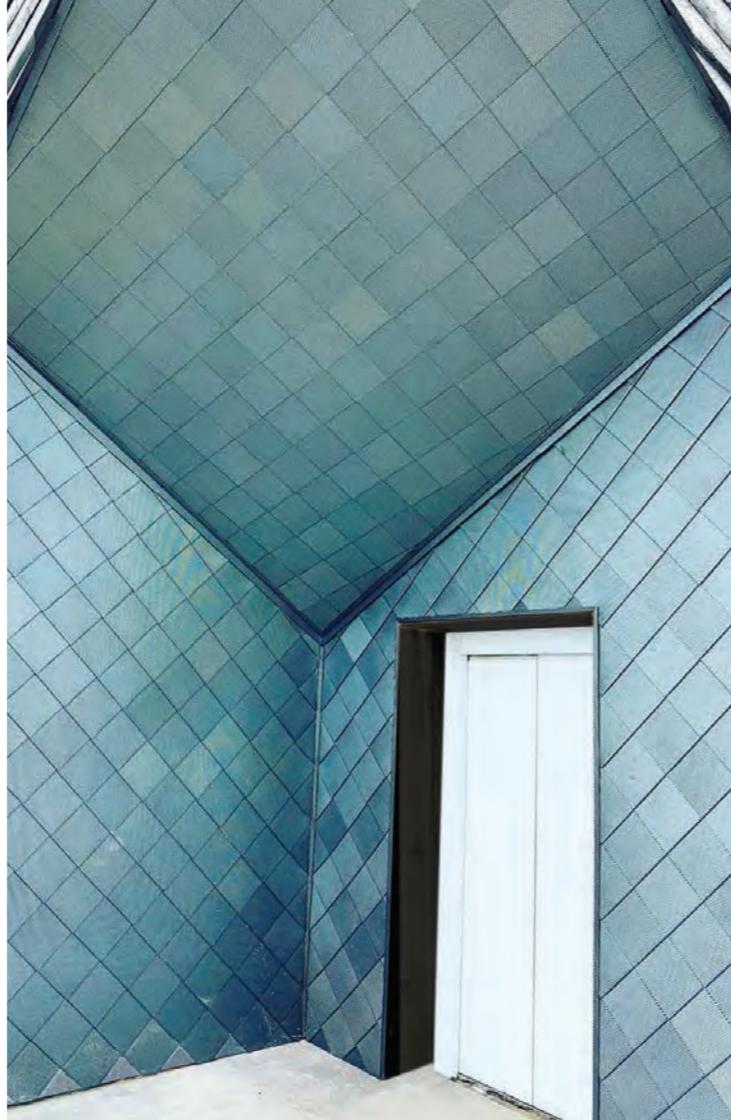
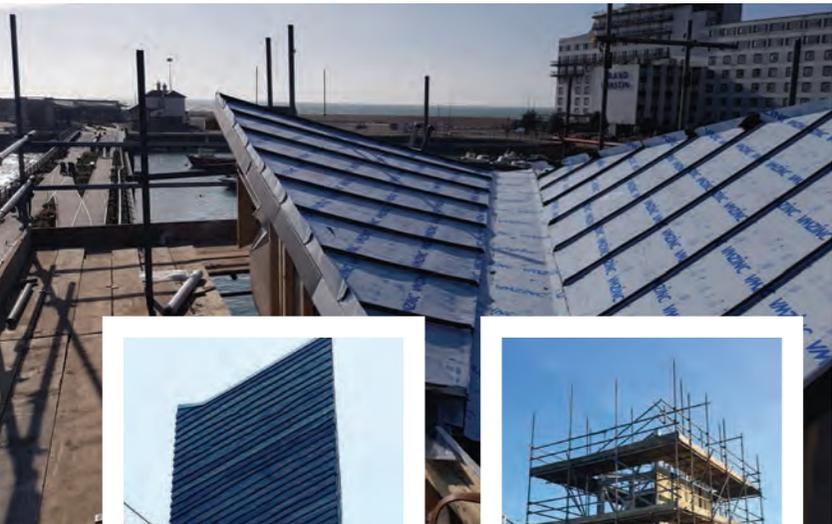
SUZUKI, BROADOAK, CANTERBURY FLAGSHIP CAR SHOWROOM

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



THE VIADUCT LIFT, FOLKESTONE HARBOUR COMMERCIAL LIFT

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.



RENAULT, CANTERBURY CAR SHOWROOM

Having secured this lovely local commercial scheme for such a superb client we ensured we stuck to the tight deadline and high spec to ensure the project was delivered on time and within budget.



RED KEY CONCEPTS DESIGN & BUILD LTD EDUCATION PROJECTS

CANTERBURY COLLEGE, CANTERBURY, KENT FIT OUT

This project consisted of 3 phases to refurbish and create further much needed classroom space.

Phase 1 - Library and New Classroom

Phase 2 - 3 New Classrooms

Phase 3 - New Catering Kitchen, Sensory Room, Assisted Toilet Facilities, Calming Room and 2 New Classrooms.



EAST SURREY COLLEGE FIT OUT

Construction of 2 new PC Suites, 4 new teaching areas, toilet facilities, first aid, COSH area, staff offices and the new science teaching facility.



JOHN RUSKIN COLLEGE

FIT OUT

Shortlisted for the Construction Excellence Awards 2022

A time sensitive programme to create a new Construction Skills Centre.



ST EDMUNDS SCHOOL, CANTERBURY

EXTENSION

To construct and provide much needed additional storage facility for the sports department.



EKC GROUP, HERSDEN, KENT

FIT OUT

We were delighted to have handed over this new superb facility to EKC Group ahead of the new academic term start 2022.



RED KEY CONCEPTS DESIGN & BUILD LTD HEALTHCARE PROJECTS

HAZELMERE NURSING HOME, BEXHILL-ON-SEA EXTENSION & FIT OUT

Being appointed as Main Contractor under a standard JCT to deliver a new extension to form 6 spacious rooms all including ensuite bathrooms on piled foundations. We will also be forming a bright and airy internal courtyard organgery for the residents to enjoy.

A new external parking layout will be formed to include electric car ports for staff, guests and residents to use. We have also been instructed to form a green living sedum roof to the development and design and build a new eco friendly fish pond in the communal wildlife garden.



THE SURGERY, LITTLEBOURNE, KENT DOCTORS SURGERY

In 2019 we successfully delivered a brand new high spec flagship Doctors surgery and pharmacy for the village of Littlebourne and surrounding area. The surgery was so highly recieved it was shortlisted for:
RICS 2019 Community Benefit Award South East
RICS 2020 Social Impact Award South East



EAST KENT HEALTHCARE TRUST FIT OUT

This measured term contact was secured with East Kent Trust and works included restoring unusable consultancy rooms and facilities, extending areas to form new consultancy and operating rooms, strategic planning, new builds and maintenance. In house teams were formed and remained on site for the duration in each of the following hospitals: William Harvey QEOM, Kent & Canterbury and Folkestone.



ST MICHAELS ROAD DOVER, KENT REFURBISHMENT

Conversion of a residential house into a safe and secure specialist adult care facility. Works included the formation of 10 rooms/living areas where residents could safely live in comfort independently and receive the care they required.



RED KEY CONCEPTS DESIGN & BUILD LTD - HOW WE ARE DIFFERENT

Red Key Concepts Design & Build Ltd are able to offer the client a traditional Main Contractor service, from conception to delivery. We operate a highly proactive & professional model 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 close relationship we have with our sub contractors and suppliers ensures all are paid in a timely manner leading to our sites being rewarded with the best resources.

We work directly with the clients & consultants to help limit contractual conflict which improves communication, team cooperation and provides for a better quality of delivery.

Red Key Concepts Design & Build Ltd will provide a bespoke 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
- Main Contracting Services

- 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 Design & Build Ltd 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's appointed QS to ensure that the budget is managed very closely throughout the build programme.

Red Key Concepts Design & Build Ltd will offer value engineering advice to the design team at every stage of the build and will capture benefits and savings achieved for the project at every opportunity.

We encourage a collaborative 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 DESIGN & BUILD LTD SUSTAINABILITY

We aim to protect and where possible improve the environment through good management and by adopting best practice whenever possible. We fully understand that sustainability in building developments, no matter their size, is a complex subject whereby the potential environmental impacts are very significant and therefore must be ascertained, researched and proactively considered from the very earliest stages to prevent harmful impacts.

We will work to integrate environmental considerations into our business decisions and adopt greener alternatives wherever possible, throughout our operations. In order to meet the above objectives, our best endeavours will include:

- Understanding our compliance obligations and how we fulfil these.
- Eliminating risk to the environment, where possible, through selection and design of materials, building facilities, equipment and processes.
- Ensuring that emergency procedures are in place at all locations for dealing with environmental issues.
- Establishing objectives and targets to measure the continual improvement in our environmental performance and review these at least annually.
- Carrying out regular audits of our Environmental Management System.

- Identifying and manage environmental risk and opportunities.
- Improving the environmental efficiency of our transport and travel.
- Minimising waste and increase recycling within the framework of our waste management procedures.
- Only engaging Contractors who are able to demonstrate due regard to the environment.
- Doing all we can in our power to prevent pollution to land, air and water.
- Promoting environmentally responsible purchasing where possible by sourcing materials from sustainable supply when practicable.
- Providing adequate resources to control environmental risk arising from our work activities.
- Providing suitable training to enable employees to deal with their specific areas of environmental control.
- Where possible seek to reduce the use of water, energy and other natural resources.

Examples of the key processes we constantly review to ensure that we meet the required sustainable principles can be illustrated in the practices below:

Local Supply Chain:

As the construction process involves ever changing stages of design, approval and construction from conception

to delivery it is paramount that the relationship between the contractors, consultants and suppliers is procured, managed and developed to ensure that expectations on both sides are facilitated. By obtaining a better insight into how the current market challenges have affected our supply chain and their individual businesses enable us to be in a much better position to appoint the most suitable supplier.

We are true advocates of galvanising these relationships with our 'local' supply chain especially in all of our construction projects. We try to overcome issues such as logistics and resources from the start to enable the local market to be in a position to happily partake in the competitive bidding process and focus on the longevity of the relationship with us all at RKC so that construction project's functionality, success and profitability is maximised for all parties. In doing so, we reduce the amount of material transportation required thus pollutants caused by the vehicles are also reduced whilst boosting and supporting the local economy.

Delivery options on projects:

We are always keen to offer our clients alternative options on how we deliver their build needs:

Traditional option: Awarding the packages required by the build to the most price competitive and local suppliers

Eco option: Awarding the packages to the most 'eco friendly' suppliers who are able to offer the most sustainable materials available.

We feel that working in this collaborative manner with our clients allows them to make the decision on the best method for them and their requirements/needs and are delighted to have gained our ISO 14001 and ISO 9001 accreditations.



RED KEY CONCEPTS DESIGN & BUILD LTD IN THE COMMUNITY

Our nominated charities are reviewed annually to ensure we are doing everything we can to give back. In 2019 Red Key Concepts Design & Build Ltd supported the Pilgrims Hospice and our Red Key runners' team were thrilled to have taken part in the Folkestone half marathon and raised in excess of £3,000 in sponsorship.

We are delighted to be the official sponsors of the SMS under 15 football team and the Rising Stars under 13 girls football team.

We are focused on committing to and adapting the principles of 'Building Mental Health Charter 2019' throughout our organisation.

We are proud UK Business Climate leaders committed to reaching net zero emissions.

We are also proud sponsors of Canterbury Rugby Club and have

sponsored the under 13 boys kit for 2022.

We are delighted to be main sponsors for Layla and assist her in every element of her athletics career.

Red Key Concepts Design & Build Ltd took part in the annual Canterbury Bike Ride in aid of many fabulous local charities, 50 miles completed in 2020!

We look forward to celebrating the Canterbury Festival this year as Corporate Member sponsors, as well as celebrating and sponsoring Canterbury Pride in 2022.

We are proudly working in partnership with Catching Lives Charity - A local independent organisation providing support and care for those unsheltered.

Working in Business Partnership with Kent Cricket at St Lawrence Spitfire Ground has provided us with a superb

opportunity to continue to support our local grass root sports.

This ties in nicely with our continued sponsorship of St Lawrence & Highland Court Cricket Club, providing superb opportunities for local children in the area.



Certificate of attendance

Charley Gremo-Gilham

has attended an Online Mental Health First Aid Adult course and is now a Mental Health First Aider. This course teaches in depth skills for providing first aid to people who may be experiencing mental health issues such as depression, anxiety and psychosis.

Date of attendance
Start date: 13 January 2021
End date: 21 January 2021

Instructor Member
Bill Ford

Simon Blake
Simon Blake OBE
Chief Executive
MHFA England

MHFA England is a social enterprise with a vision to improve the mental health of the nation. Through our training, campaigning, and retraining, we equip people with the skills to support their own and others' wellbeing.

MHFA England is a social enterprise with a vision to improve the mental health of the nation. We want mental health to be openly discussed and supported. Together, let's create a society where everyone can thrive.

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RICS Social Impact Awards

2020 Shortlisted



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