

Manor Street

Braintree District Council



Key Facts

Scheme Name	Manor Street, Braintree	Client	Braintree District Council
Local Authority	Braintree DC	Contract Value	£25,884,144

Scheme Description

This new build mixed use scheme comprises of 35 apartments, 70-room budget hotel, Live-Well health facility, pharmacy, retail unit, restaurant, 2 decks of car-parking and a new 9-bay bus interchange and is located in central Braintree. The project is the first phase of a strategic intervention to revitalize the town centre

Project Team	Lead Consultant / PM	Red Loft – Aidan Kelly/ Ray Ford
	Architect	AHR Architects
	EA/QS	Potter Raper LLP

Key Dates	Acquisition	Already in BDC ownership
	Planning	12 March 2019
	Start on Site	16 March 2020
	Practical Completion	20 September 2021

Red Loft's Role

Involved immediately following receipt of tenders, leading negotiations with the main contractor and developing a funding strategy to ensure delivery. Redloft is also now overseeing the construction process, mitigating risk and taking a lead role in stakeholder management.

Added Value

Value engineered to achieve an acceptable tender outcome. Secured Cabinet approval to a revised funding strategy. Negotiated the block sale of 35 apartments to a local Registered Provider

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