

Project Profile

Coatham Links

Client	Persimmon
Client Sector	Residential Leisure Regeneration
Project Value	£80m
Services Provided	Cost planning Grant Funding Partnership Liaison JV Advice
Project Size	
Architect	
Contractors	



Persimmon Homes and Redcar & Cleveland Borough Council are working in partnership to rejuvenate Coatham Links, a major coastal development site located 3 miles to the north of Redcar Town Centre.

The development aims to create a vibrant leisure destination in Redcar, providing quality attractions and leisure facilities for the local community and visitors to recapture the energy and vitality of the area, drawing people back into the town and wider resort.

Key elements of the mixed use development master plan include a state of the art leisure centre, a visitor and performance centre, an 'Extreme Sports Village' and a range of high quality and affordable housing, all set within a significantly enhanced public open space which maximises the project's coastal setting.

Rider Levett Bucknall is integral to the multi-disciplinary Persimmon team tasked with delivering the masterplan and liaising effectively with the Council to agree and progress the project within realistic timeframes and under achievable and reasonable obligations.

Rider Levett Bucknall are charged with the core responsibilities of detailed cost planning for the leisure centre, management of complex grant funding issues and assisting with the evolution of the development agreement. They also have an overarching responsibility for both Council liaison and project management issues.

A recent attempt by a local pressure group to halt the development failed but, nonetheless, has caused a series of delays to the project programme which the team are now working to overcome.

As Project Managers for the scheme, Rider Levett Bucknall initiated and implemented a range of clear priorities set within an objective timeline to get the project back on track to achieve a March 2008 completion.

Stringent reporting and resourcing procedures and policies were agreed and put into practice, enabling the planning application to be submitted on time in June 2006.

“Effective time management is critical to the success of a project like Coatham Links, when one seemingly small issue can cause a rolling impact upon funding, completion and future phases and we are happy to have RLB on board to stringently manage the project priorities.”

John Eynon, Persimmon

Key services:

- Development management
- Cost management
- Financial Programming
- Public Sector Grant Funding mechanisms