



Integrated Consultancy Solutions: Redcar Town Centre Transformation

Client: C R Reynolds Ltd (Principal Contractor)

Consultant: Magnus Civil Engineering Ltd

Contract Type: JCT Design & Build 2016 with NEC4 PSSC overlay

Project Value: £7 million (Town Deal Fund)

Location: Redcar, North Yorkshire

Completion Date: May 2026 (targeted for early completion)





Project Background

The Redcar Town Centre Transformation is a flagship initiative under the UK Government's Town Deal programme. With £25 million in funding secured, the project focuses on rejuvenating Redcar's High Street and surrounding public realm to:

- **Attract more visitors year-round**
- **Support local businesses through increased footfall**
- **Create safer, more welcoming civic spaces**
- **Enhance links between the seafront and town centre**
- **Celebrate local identity through public art and urban design**

Project Challenges

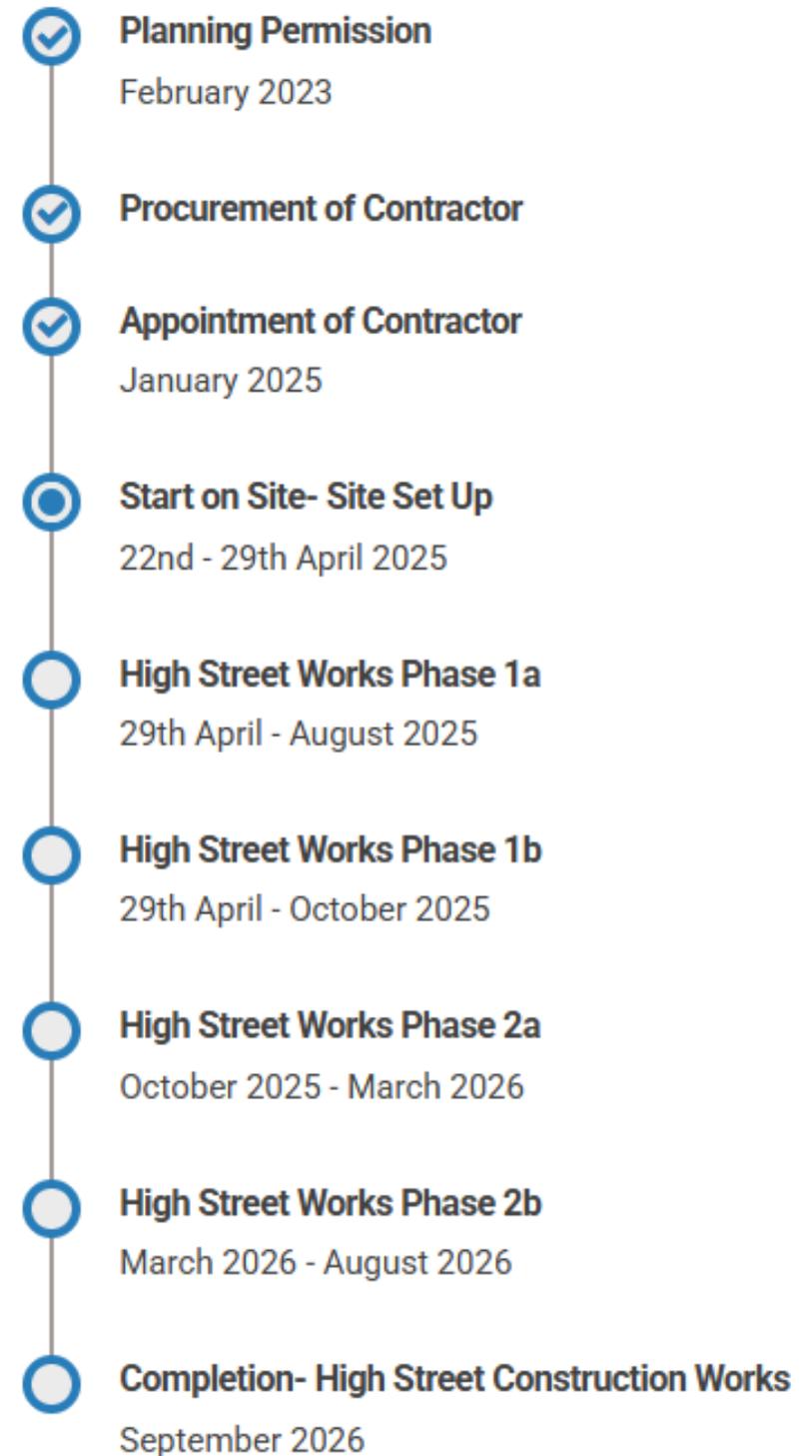
- **Programme Acceleration:** C R Reynolds identified that early completion would unlock significant prelim cost recovery and internal efficiency gains.
- **Design Volatility:** A JCT D&B structure presented uncertainty in managing mid-programme design change.
- **Stakeholder Coordination:** Public and political visibility meant that any delay could erode community and funder confidence.



Magnus' Strategic Approach

- Scope defined with the Client, appointing Redcar-based DMB Bentley & Sons Ltd under Clause X6 to lead programme controls and stakeholder engagement.
- Introduced weekly forecasting with escalation triggers to maintain progress.
- Aligned with CR Reynolds' commercial team to ensure subcontractor outputs stayed on track.
- Identified design volatility as a key risk to early, defect-free completion.
- Appointed RW Surveying Ltd under Clause X20 to provide high-frequency as-built validation, QA records, and variation substantiation.

Lifecycle





MAGNUS

Performance Incentives and Payment Structure

To align behaviours with client outcomes, Magnus embedded the following bonus structure

Bonus Incentive Clause

Derived from NEC X6 Early Completion Bonus and added as Z. Clause to NEC4 PSSC.

To drive early completion, a tiered bonus scheme was built into the Project Management Consultancy:

- **10% of total invoiced day rate if completed within 52 weeks**
- **7.5% if completed within 54 weeks**
- **5% if completed within 56 weeks**
- **2.5% if completed within 58 weeks**
- **0% if completion exceeds 58 weeks**

Eligibility criteria included:

- **Practical Completion certified and accepted**
- **QA documentation complete and approved**
- **No outstanding defects**
- **Key Person continuity maintained**

Bonus remained at risk unless all deliverables were met and verified.





X20 KPI-Linked Engineering Outputs

- Engineering deliverables were directly tied to payment eligibility:
- Paving as-builts (weekly): Required to substantiate subcontractor valuations
- Full as-builts (fortnightly): Evidence of delivery across ducting, lighting, trenching
- Material stock checks (fortnightly): Support procurement tracking and variation claims
- QA packs (monthly): Required for release of monthly valuations and final accounts





Benefits to C R Reynolds

- **Prelim Recovery:** Every week gained on programme translated directly into cost savings on site overheads.
- **Commercial Protection:** Variations were evidenced and tracked in real time, protecting JCT entitlement.
- **Resource Stability:** Bonus clauses ensured continuity of key personnel, reducing learning curves and handover risk.
- **Audit Trail Strength:** Output-linked payments created a defensible record for funder audits and drawdowns.
- Supported Local Supply Chain initiatives to support community engagement.

Benefits to Redcar Borough Council and the Town Deal Programme

- **Faster Delivery:** An accelerated programme meant earlier public access to upgraded civic spaces.
- **Economic Boost:** High street improvements opened sooner, boosting local business revenue and confidence.
- **Reputational Credibility:** Demonstrated success in managing public funds efficiently and visibly.
- **Minimized Disruption:** Early delivery reduced the duration of construction-related disruption to residents and traders.



Outcome

Magnus' approach translated a traditional consultancy appointment into a performance-driven, risk-managed delivery system:

- Created a win-win scenario: cost efficiencies for the contractor and tangible public value for the community
- Embedded NEC4 rigour into a JCT environment, increasing commercial discipline
- Enabled a local Redcar firm to take a leading delivery role—aligning social value with practical outcomes

