

Project Management Group report to the PCC – September 5th 2019

Cost Plan

Our Quantity Surveyor, Adrian Stenning has prepared a revised cost plan for us, based on all the latest architect's design drawings.

The Overall Total Cost is shown as £759,815.00

However the following observations should be noted

- The cost plan includes loose tables and chairs which if we purchase ourselves will save the main contractor's mark up.
- The cost plan includes a gross figure for all necessary professional fees, almost half of which we have already expended.
- The cost plan includes for VAT on all building works and professional fees.

Without going into a full explanation of the savings, the Overall Total Cost may be able to be brought down to £564,867.00 (The PMG have my full analysis)

This figure is still above the budget set at £500,000.00 but is within the last reported figure for the value of the Church House Fund.

The PCC must consider the acceptability of this overspend.

Please note the following comments

- Having examined the cost breakdown I believe the plan to be comprehensive and the cost allowances to be reasonable.
- Adrian Stenning is a very experienced QS dealing mostly with works to listed churches. He has worked frequently with Benjamin and Beauchamp so he knows their projects and the level of their detailing.
- This cost plan is still very much a budget estimate and may vary for all sorts of reasons before we get a firm price from a contractor.
- However, I would hope that the final price will be within +/- 5%

The most significant variable at the moment is the establishment, without any doubt, of our ability to reclaim VAT in full.

With David Pope not able to assist at the moment, and the correct financial advisor at the Diocese being away on holiday, this question remains unresolved. I am no VAT expert and am not willing to give an opinion. David Pope is our VAT expert.

I request PCC approval for the following

- I propose that the current scope of our reordering works remains as planned and that we go forward to obtain DAC approval for the full scheme.
- In the mean time we obtain the expert advice needed to resolve the question of our ability to reclaim VAT.
- The extent of the works is only amended, if necessary, once tenders have been received, the question of VAT payment resolved and any extra over the budget is known with certainty.

Progress

Progress with the working drawings has been a little slow and it is likely that the intended DAC deadline may be missed.

The works are still due to start in early 2020, with completion within the year.

The architects are being chased.

The display at the back of church

Many members of the congregation have looked at the display board at the back of church and members of the PMG have been on hand to explain the plans and answer questions.

The proposals have met with a very satisfactory level of approval with only small observations noted, with nothing of significance.

The main question remains “When is it going to happen?”

DWR 26th August 2019