

Monthly Report April 2021 - Community Hub Expansion

Build Progress

Work on the Hub site has continued and progress remains on track. The Main Contractor, Brownstone, was unable to start on the previously agreed date due to delays in completing other contract commitments. Arrangements were therefore mutually agreed between Project Management, the Parish Council, the Groundworks Contractor Jordan and Sons and Brownstone that the delayed build elements would be transferred to Jordan and Sons. Brownstone finally commenced work on Monday April 19th 2021.

The foregoing decision has enabled the project to remain on schedule and has also saved some costs. (See table below).

The building work is continuing to the first floor stage with scaffolding in place to complete the first floor structure and roof.

Governance

Weekly Steering Meetings involving the Clerk, RFO, MPC Chair, 1731 Ltd and Hub management were held on

29th March 2021

6th April 2021

14th April 2021

21st April 2021

The committee refers any significant changes to the full council to be noted or for formal ratification.

Financial Status – Spend vs. Budget

Please see appended Summary.

Measurable savings are being made against expected spend, notably with respect to the transfer of work from Brownstone to Jordan and Sons. This action has saved build time and costs:

Item	Jordan	Brownstone	Saving
Brickwork & Plinth	1,080.00	1,113.00	33.00
Block & Beam	2106.00	3,696.00	1,590.00
Demolition & First Fix preliminaries	1,579.00	2,149.00	570.00
Totals	£4765.00	£6,958.00	£2193.00

In addition, an item was nominated as a cost to the approved Landscaping Budget (£3,900) for the project. This combined planned landscaping with the installation of rainwater surface drainage (ACO drains). Work assigned to Jordan & Sons.

Landscaping & ACO drains – Assigned to Jordan & Sons	£3,230.00
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Financial Summary

1. No approval category is overspent and the embedded 30% working contingency fund of £31,118.00 remains untouched.
2. A balance of £120,126.47 remains unspent, 78% of the approved sum.
3. The project is also carrying an additional unassigned funding surplus of £20,529.05 over and above the primary approved sum of £153,743.00

Events and Decisions

- As noted above, further work was transferred with the consent of both contractors so that demolition and some first fix timber panel preparations could be done while waiting for Brownstone to become available.
- Some additional costs have been incurred due to an unexpected Building Control request to install added surface water drainage. The project manager brought forward landscaping work, mitigating the resulting on-costs by incorporating this mandated additional drainage work while landscaping is done. Landscaping remains within budget.
- The prior plan to construct two-floor storage areas by annexing part of the foyer space was originally costed at £12,568.00. The project was not pursued separately, as there were obvious benefits of doing the storage conversion while the Hub extension works were carried out. It is proposed that Brownstone is offered this additional work for which they have quoted a price of £3,890.00. This much lower cost reflects the fact that carpenters and other trades are on site anyway. The item requires consideration for approval by the council.
- The re-routing of the Gas supply to the site is still pending, although an improved date has been offered (10th May). This delay will not hold up the construction works, however.