

# PC028/21: Monthly Report May 2021 - Community Hub Expansion

## Build Progress

Work on the Hub site has continued. Good progress has been made but a delay was incurred with the supply of two Glulam beams. These are lightweight specialised structural items made to order and which arrived nearly two weeks late. However, the building frame is now essentially complete and work has begun on the conversion of some internal spaces and the break-through into the original building. Roofing commenced on 18<sup>th</sup> May and is well advanced.

Project costs are under good control and an Extraordinary Meeting of Council held on 10<sup>th</sup> May 2021 agreed the re-deployment of now unneeded contingency funds for the internal finishing of the building. Contracts have been confirmed for both painting and re-flooring. A summary of the budget status is shown below.

Project completion and reopening will not be before late June 2021.

Due to the Covid-19 support arrangements to hospitality venues like the Hub from government the financial impact of a slightly delayed opening date is not significant.

## Governance

In addition to the Extraordinary Meeting of the Full Council on 10<sup>th</sup> May, weekly Steering Meetings involving the Clerk, RFO, MPC Chair, 1731 Ltd and Hub management were held on

28<sup>th</sup> April 2021

5<sup>th</sup> May 2021

19<sup>th</sup> May

The committee refers any significant changes to the full council to be noted or for formal ratification. (See below for item on Air Conditioning cost increase).

## Financial Status – Spend vs. Budget

See attached Schedule

## Events and Decisions

- As noted above, two Glulam beams were significantly overdue, resulting in a two-week delay to the overall project. It will not be possible to recover this lost time as these items were on the critical path.
- The re-routing of the Gas supply to the site was successfully brought forward and completed w/e 14<sup>th</sup> May.
- An error in the air conditioning element of the approvals submitted at the 10<sup>th</sup> May 2021 Extraordinary Meeting made it necessary for the Steering Committee to approve a further £430 towards the cooling equipment required for the new staff/IT system room. For noting at Full Council.
- A total of £38,191.25 was transferred from now unrequired contingency funds so that detailed scheduling of internal finishing works can commence.

**Hub Extension Project  
Budget Tracking – Spend Summary May 2021**

<b>Item</b>	<b>Budget</b>	<b>Expenditure to date</b>	<b>Balance Remaining</b>	<b>Balance %</b>	<b>Notes</b>
Main Building Contractors	53,010.00	28,493.10	24,516.90	46%	Some transfers of work between Jordan and Sons and Brownstone to reduce costs and elapsed time
Materials Supplies	39,615.00	20,460.11	19,154.89	48%	Concrete costs eliminated as included in Jordan and Sons ground works quote
Plumbing and Heating	15,000.00	0.00	15,000.00	100%	
Professional Services	11,100.00	10,371.67	723.33	7%	Added costs due to Gas Supply increased quote and further structural engineering fees.
Landscaping Works	3,900.00	3,230.00	670.00	17%	Landscaping advanced to mitigate unforeseen Building Control requirements
Contingency (8.4% of total)	13,455.80	0.00	13,455.80	100%	Amended contingency following May 10 <sup>th</sup> MPC Meeting
Other Costs		373.42	-373.42	- 100%	Previously incurred admin costs
Internal Finishing	38,191.25	2,555.44	35,635.81	93%	Costs agreed at MPC meeting 10 <sup>th</sup> May 2021
<b>Totals</b>	<b>174,272.05</b>	<b>65,483.74</b>	<b>108,788.31</b>	<b>63%</b>	
<b>Funds Available</b>	<b>174,272.05</b>				Community Capital Grant, TTP s106 grant & s016 funds allocated to Hub storage works