

FINANCIAL REPORT NR 10

THE MAUDE COMMUNITY CENTRE

at

NEW ROMNEY TOWN COUNCIL

for

New Romney Town Council

10 February 2025

THE MAUDE COMMUNITY CENTRE

FINANCIAL REPORT

Report Nr.10



NOTES/ COMMENTS

Date: 10 Feb 2025

Ref. Description

- 1 Works continue in accordance with Kent Structures Ltd's construction programme
- 2 An extension of time has been previously issued to cover for the nesting bird ecology matters and for the intrusive UXO survey, and an overall award of 15 working days has been granted.
- 3 The current Contract Completion date has been extended to 19th May 2025.
- 4 The Contractor has requested a further extension of time for 3 weeks, due to delays with the UKPN meter and connection works, and the additional S278 Highways Works requested by KCC. This has yet to be confirmed.
- 5 Four formal Contract Instructions have been issued to date
- 6 Potential variations currently awaiting instruction will be identified in Appendix B together with associated costs
- 7 Adjustment of Provisional Sum expenditure (excluding Contingency) will be identified in Appendix C
- 8 Key changes in the since the last report include:
 - Updated budget costs for the 278 Highways works including EOT allowances
 - Updated budget costs for the foul drain to the bin store
 - Allowances now included for external works improvements, including:
 - Fencing and hoop protection
 - Vehicle entrance barrier / height restrictor
 - Additional parking bays to comply with planning
 - Infrastructure for EV charging points
 - Soft planting and landscape
 - Fold down seats for officials
 - Finalisation of costs for the Annex kitchen
 - Annex reception counter omitted
- 9 The combined further effect of variations, anticipated variations and provisional sum expenditure in the intervening period is shows an increase in costs of circa £55,000, however the project remains within budget and with a remaining Employer Contingency allowance of around £54,000, as noted on the main summary.
- 10 The eleventh valuation has been carried out in the intervening period, and the cashflow section of the Cost Report has been updated to reflect the gross value of works to date.

THE MAUDE COMMUNITY CENTRE

Employer New Romney Town Council Town Hall, High Street New Romney TN28 8BT				Report No: 10								
Employers Agent Synergy Construction & Property Consultants LLP 8 / 9 Faraday Road Guildford GU1 1EA				Date of Issue: 10-Feb-25								
Contractor Kent Structures Ltd Unit 6, The Glenmore Centre Moat Way, Ashford TN24 0TL				Reference: SY14032								
Contract Dates:	Possession: 29-Apr-24	Completion 28-Apr-25	Extended to: 19-May-25	Contract dated: 06-Mar-24								
Contract Period (in weeks)	Total Weeks 55	Weeks elapsed 41	Weeks Remaining 14									
CONTRACT SUM Less Contingency Related Allowances				£3,291,506 £0								
				£3,291,506								
		<table border="1"> <thead> <tr> <th>Omit</th> <th>Add</th> </tr> </thead> <tbody> <tr> <td>£0</td> <td>£17,585</td> </tr> <tr> <td>£0</td> <td>£15,200</td> </tr> <tr> <td>(£108,500)</td> <td>£169,963</td> </tr> </tbody> </table>	Omit	Add	£0	£17,585	£0	£15,200	(£108,500)	£169,963		£17,585 £15,200 £61,463
Omit	Add											
£0	£17,585											
£0	£15,200											
(£108,500)	£169,963											
EMPLOYER'S AGENT INSTRUCTIONS: Actual as Appendix A Anticipated as Appendix B												
PROVISIONAL SUMS : See Appendix C												
CLAIMS 15 working days claimed in total - to be reviewed. Allowance on account				£8,000								
Sub-total				£3,393,755								
Employer contingency remaining		£53,956		£53,956								
ANTICIPATED FINAL COST OF MAIN CONTRACT WORKS				£3,447,711								
ADDITIONAL CLIENT ITEMS: See Appendix D		£0	£0	£62,500								
PROFESSIONAL FEES: - See Appendix E				£106,405								
Sub-total				£3,616,616								
VALUE ADDED TAX (on construction costs and all fees except planning fee)				EXCLUDED								
ANTICIPATED TOTAL FINAL COST OF WORKS				£3,616,616								
Delays and Extension of Time												
Delays notified by Contractor to Employers Agent		30 days										
Extension of Time Granted by Employers Agent		15 days										
Extended date for Completion		19-May-25										
		Approved by: Signed:		J Cook 								
		Date:		10/02/2025								

APPENDIX A - EMPLOYER'S AGENT INSTRUCTIONS

[illegible]

APPENDIX B - POTENTIAL VARIATIONS AWAITING INSTRUCTION

[illegible]

APPENDIX C - PROVISIONAL SUMS

Item	Brief Description	Tender allowance		
			Omit	Add
	<u>PROVISIONAL SUMS</u>			
	<u>Employer Provisional Sums for Defined Works</u>			
A	Boot cleaning area	£7,500	(£7,500)	£0
B	Additional client fit out: Notice boards etc	£5,000		
C	Building external signage	£3,000		
D	Additional acoustic measures	£25,000		
E	Additional external works	£50,000	(£50,000)	
	Foul drain to bin store			£2,486
	Additional S278 highways works			£66,000
	Vehicle entrance barrier			£6,400
	Extension of car park for additional spaces			£7,666
	Site fencing and hoop protectors			£13,000
	Soft planting and landscape			£7,500
	EV Charging points including infrastructure			£5,600
	Additional EOT costs for UKPN and S278 delays			£8,000
	<u>Contractor Included Provisional Sums</u>			
F	Kitchen / bar fit out & reception desks			
	Nursery kitchen	£7,500	(£7,500)	£7,811
G	Pavilion - ground floor kitchen and bar	£10,000		
H	Pavilion - first floor kitchen, bar and servery	£10,000		
I	Nursery reception and counter	£3,500	(£3,500)	£1,500
J	Incoming mains services supplies	£40,000	(£40,000)	£44,000
K	Covered cycle canopy and bike racks	£15,000		
	Employer Contingencies		See Summary	

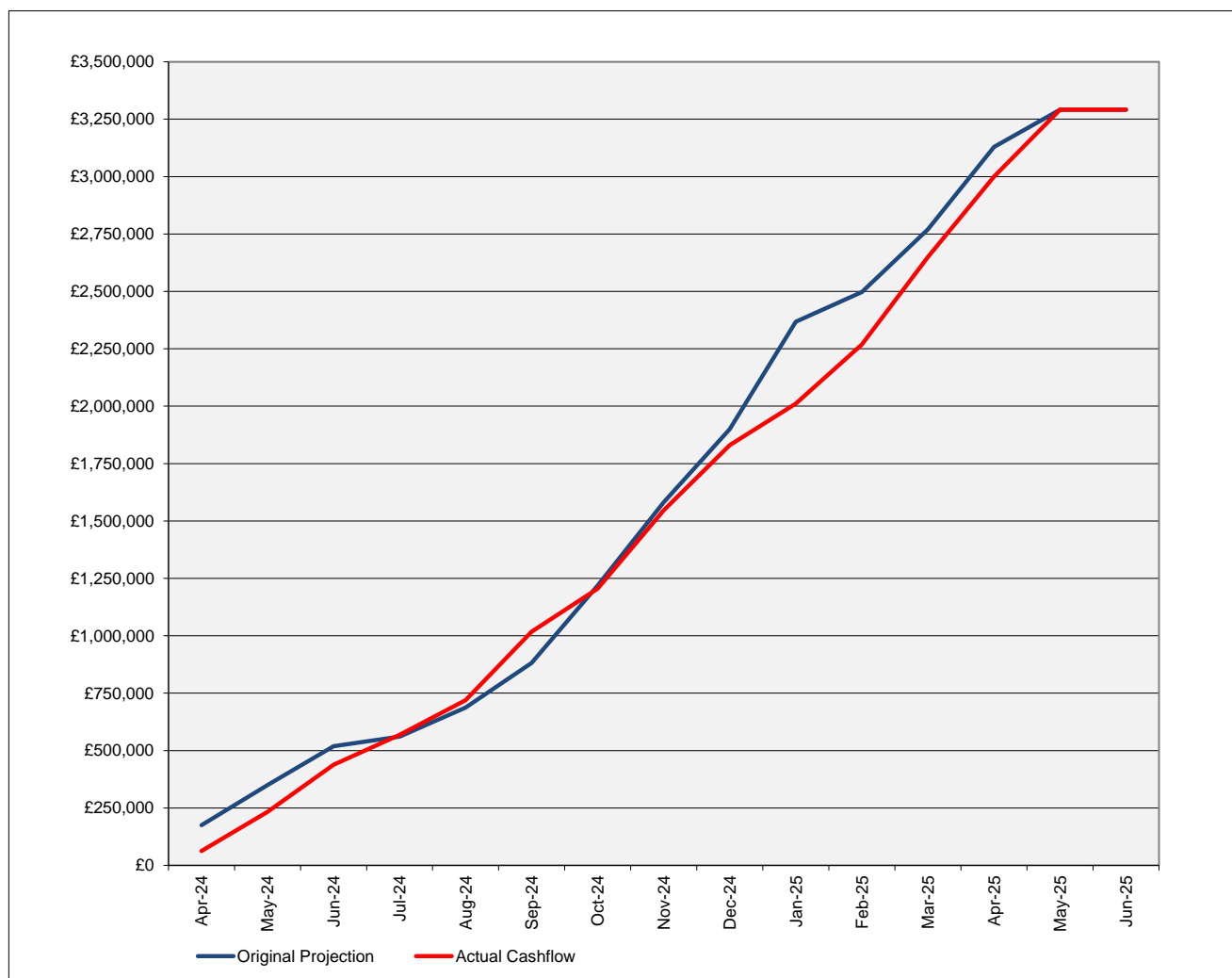
APPENDIX D - CLIENT DIRECT COSTS

Instruction/ Variation	Brief Description		
			Add
	<p><u>CLIENT DIRECT COSTS</u></p> <p><u>Client Fixtures & Fittings - furniture / specialist fit out etc</u></p> <p>Budget</p>		£62,500
	Carried to Summary		£62,500

APPENDIX E - PROFESSIONAL AND OTHER FEES

[illegible]

APPENDIX F - PROJECT CASHFLOW



ORIGINAL PROJECTION							ACTUAL CASHFLOW / REVISED PROJECTION				
	Val Due Date	Gross Projection	Retention	Nett	Previous	Monthly Payment	Gross value	Retention	Nett	Previous	Monthly Payment
1	15-Apr-24	£175,000	-£5,250	£169,750	£0	£169,750	£62,599	-£1,878	£60,721	£0	£60,721
2	13-May-24	£350,000	-£10,500	£339,500	£169,750	£169,750	£233,170	-£6,995	£226,175	£60,721	£165,454
3	13-Jun-24	£518,989	-£15,570	£503,419	£339,500	£163,919	£438,608	-£13,158	£425,450	£226,175	£199,275
4	15-Jul-24	£560,432	-£16,813	£543,619	£503,419	£40,200	£568,359	-£17,051	£551,308	£425,450	£125,858
5	13-Aug-24	£687,540	-£20,626	£666,914	£543,619	£123,295	£719,680	-£21,590	£698,090	£551,308	£146,782
6	13-Sep-24	£881,995	-£26,460	£855,535	£666,914	£188,621	£1,017,301	-£30,519	£986,782	£698,090	£288,692
7	14-Oct-24	£1,219,229	-£36,577	£1,182,652	£855,535	£327,117	£1,205,636	-£36,169	£1,169,467	£986,782	£182,685
8	13-Nov-24	£1,581,424	-£47,443	£1,533,981	£1,182,652	£351,329	£1,546,868	-£46,406	£1,500,462	£1,169,467	£330,996
9	13-Dec-24	£1,900,762	-£57,023	£1,843,739	£1,533,981	£309,758	£1,830,456	-£54,914	£1,775,542	£1,500,462	£275,079
10	13-Jan-25	£2,367,431	-£71,023	£2,296,408	£1,843,739	£452,669	£2,010,738	-£60,322	£1,950,416	£1,775,542	£174,874
11	13-Feb-25	£2,496,773	-£74,903	£2,421,870	£2,296,408	£125,462	£2,268,593	-£68,058	£2,200,535	£1,950,416	£250,119
12	13-Mar-25	£2,770,305	-£83,109	£2,687,196	£2,421,870	£265,326	£2,650,000	-£79,500	£2,570,500	£2,200,535	£369,965
13	14-Apr-25	£3,129,024	-£93,871	£3,035,153	£2,687,196	£347,957	£3,000,000	-£90,000	£2,910,000	£2,570,500	£339,500
14	13-May-25	£3,291,506	-£49,373	£3,242,133	£3,035,153	£206,980	£3,291,506	-£49,373	£3,242,133	£2,910,000	£332,133
15	13-Jun-25	£3,291,506	-£49,373	£3,242,133	£3,242,133	£0	£3,291,506	-£49,373	£3,242,133	£3,242,133	£0
16	14-Jul-25	£3,291,506	-£49,373	£3,242,133	£3,242,133	£0	£3,291,506	-£49,373	£3,242,133	£3,242,133	£0
17	05-May-26	£3,291,506	£0	£3,291,506	£3,242,133	£49,373	£3,393,755	£0	£3,393,755	£3,242,133	£151,622
TOTAL						£3,291,506	£3,393,755				

Note: All figures are exclusive of VAT, which shall be charged at the prevailing rate where applicable