

**Nether Alderley  
Parish Council**

**Enclosures**

**1 - 3**

**Council Meeting**

11th February 2025

**Parish Hall Renovation**  
**Review of Funds and Costs – February 2025 to End of March 2025**  
**Part 1 Summary** (see Part 2 detail below)

**Contract Outturn £653,401.17**

**Renovation Contract Costs** left after paying Valuation 9 in January **£110,503.94**

**Extras on the above contract outturn £10,944.35,**

**Professional Fees £2040.48**

**NAPC general running cost February – end of March 2024/25 £14,476.19**

**Total Costs of the above £137,964.96**

**Total Council Available funds £195,483.03**

**Surplus** £195,483.03 minus £137,964.96 = **£ 57,518.07** including the unpaid VAT reclaims for June, November and January of £28,010.90 (see item 9 below) less £20,000 general reserves.

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**Part 2 Detail**

**Renovation Costs** ( Not including VAT which will be reclaimed)

**1. Contract Outturn Cost - £653,401.17**

At the Progress Meeting on 12<sup>th</sup> November, which including all timber repair and valley gutter issues, £637,277.33 was agreed. However this now includes extra costs from Currie and Bown Cost Report 9 15<sup>th</sup> January attached i.e.:

- a) Short section of eaves gutter to be redecorated
- b) Plywood infills within kitchen ceiling area. £165.20
- c) Renew first floor concrete lintel above DF02 £1,008.07
- d) Drain to kitchen waste alterations £500.00
- e) New stop tap to kitchen £500.00
- f) Blue grit and skim FR02 & FR03 £1,303.04
- g) Confirmation of quote for fire exit steps and balustrade £203.42
- h) Additional timber rails to fire exit path fence £1,000.00
- i) Omit cast iron grille replacement (£3,000.00)
- j) Enclose electrical board to 1st floor kitchen £2,000.00
- k) Provide vinyl floor finish to 1st floor kitchen £600.00
- l) Varnish Hall floor boards £1,275.00
- m) Blank off 1 no. light fitting to north-west corner of FR 02 £150.00
- n) Provide matting under the porcelain floor tiles above £1242.20

**Total Extra Cost £6,946.93** (£646,454.24 → £653,401.17)

This £653,401.17 projected outturn includes the cost of a contract extension until 24<sup>th</sup> February.

**2. Value of the work to date: £575,567.29**

Certificate (valuation) 9 dated 15<sup>th</sup> January 2025.

**3. Remaining contract cost to be paid £110,503.94**

£653,401.17 less £575,567.29 = £77,833.88 plus the 5% final retention of £32,670.06 = £110,503.94 Note: this retention is to be paid 50% at the end of the contract during his financial year and the remaining 50% twelve months later in 2025/26.

**4. Plus Extra Contract Related Items £ 10,944.35**

a) Blinds – the remaining cost of making and fitting 50% of £3,190 = £1,595. An NAPC cost outside the Contract. The first 50% has been paid by NAPC and is included in the attached bank reconciliation.

b) *Village Hall Gas and Power costs during the Contract will be funded from the NAPC none contract revenue account see attached Budget Outturn spreadsheet.*

c) Hall Furniture Chairs Deposit of £1,164.15 paid and £2,716.35 still to pay

d) Furniture Tables all paid for and the bank reconciliation (£1387.50).

e) AV equipment Grant £6,633 (No match funding required) is in the end of January bank reconciliation. Actual cost not yet known and unspent will have to be returned.

Total Blinds, Furniture and AV equipment still to pay £10,944.35 (e) still to be advised of final cost BUT if less than £6,633 we will have to refund grant to that level so no saving. We do not want to spend more!

**5. Plus remaining professional fees February to the end of Contract £2,040.48**

KPS – last instalment for January is included in the end of January bank reconciliation as is the Quantity Surveyor's (QS)

2 payments still due for both KPS and the QS

For KPS February £666.73 per month x 2 months = £1,333.46

The QS – £353.56 per month x 2 months = £707.12

Total Professional Fees January to contract end is circa £2,040.58

**6. Total Remaining Renovation Costs £123,488.77 (Paras 3+4+5) (including VAT which we will reclaim)**

**7. General Running Costs of the Parish Council February to end of March £14,476.19**

This 2024/25 loan charges (£1,983.58 have been paid and are included within the end of January bank reconciliation.

**8. Total Remaining Parish Council Costs February to end of March £137,964.96 (Paras 6 + 7)**

**9. Available Funds £195,483.03**

Current bank reconciliation 15<sup>th</sup> January including all receipts and payments up to 31<sup>st</sup> of January £146,472.07. This includes CEC's Greener Spaces Grant of £6,000 for LED Lighting and Grant of £6,633 for AV equipment and the final 50% of the the Alderley Edge Trust Grant.

Funds to be added to the above are shown in "a" to "d" below.

a) JMC transfer £21,000 expected

- b) June VAT Claim £2,229.06.
- c) November VAT Claim £15,717.62
- d) The January VAT Claim just submitted of £10,064.28.
- e) July, August, September, October and December VAT Claims have been received and are in the end of January bank reconciliation.

**Note:**

b) June and c) November VAT Claims have both been submitted to HMRC but not yet paid. This is because we are awaiting approval of the Option to Tax on the Village Hall. Both are the subject of routine samples taken by HMRC. The remaining claims have been automated payments. d) January's claim has just been submitted. HMRC appear to be waiting for our first Hall hiring VAT tax invoice in spite of being reminded including twice this month that the Hall will not be hired out until the end of February. It is recommended that we submit such invoices for firm booking received e.g. for the forthcoming wake and the booking by the flower club.

**10. Difference between Funds and Costs i.e. Surplus £56,518.01**

£195,483.03 minus £137,964.96 = £57,518.07 including VAT reclaims for June, November and January (see item 9 below) less £20,000 general reserves.

**11. Notes:** I have included documents to support these calculations:

Current Bank reconciliation 31<sup>st</sup> January 2025

B & E Boyes & Currie and Brown Valuation 9 for January payment.

A spreadsheet showing the remaining NAPC's non contract spend February to end of March.

Payment for Valuation 10 to be approved at The February Council Meeting when received.

David Naylor Parish Clerk & RFO  
Nether Alderley Parish Council  
7<sup>th</sup> February 2025

# ENCLOSURE 2

Quarterly Budget Comparison 2024/25, Projected Outturn 2024/25, Precept Calculation and Budget for 2025/26						
Budget Heading	Budget 2024/25	Cumulative to end QTR 3	Estimated QRT 4	Estimated Outturn 2024/25	Draft Budget 2025/26	2025/26 Budget Notes
All Figures are excluding VAT						
<b>PAYMENTS</b>						
<b>Staff Costs</b>						
1 Clerks Salary	£12,500.00	£8,940.31	£3,040.00	£11,980.31	£13,700.00	New Clerk's Salary
Hall Caretaker & Cleaner	£0.00	£0.00	£0.00	£0.00	£13,500.00	Caretaking and Cleaning Costs
Employer Pension	£0.00	£0.00	£0.00	£0.00	£2,500.00	Possible Pension New Clerk
Employer NI	£500.00	£316.36	£106.00	£422.36	£600.00	With Increased NI
Overtime	£500.00	£0.00	£0.00	£0.00	£0.00	
Back Pay	£333.30	£173.39	£0.00	£173.39	£400.00	
	<b>£13,833.30</b>	<b>£9,430.06</b>	<b>£3,146.00</b>	<b>£12,576.06</b>	<b>£30,700.00</b>	
<b>Adminstration</b>						
2 Pension Ill Health Insurance	£0.00	£0.00	£0.00	£0.00	£0.00	
Staff Training	£100.00	£0.00	£0.00	£0.00	£200.00	
Payroll Services	£350.00	£203.00	£0.00	£203.00	£250.00	
Stationery	£450.00	£281.59	£110.00	£391.59	£500.00	
Staff Travelling Expenses	£700.00	£401.40	£150.00	£551.40	£650.00	
Staff Mobile Phone	£130.00	£82.53	£27.51	£110.04	£140.00	
Other Admin costs/Office Equipment	£500.00	£0.00	£0.00	£0.00	£700.00	
Insurance	£3,250.00	£620.00	£4,120.00	£4,740.00	£3,750.00	£889 extra in 24/25 due to Renovation Insurance
Audit Fees	£650.00	£794.00	£0.00	£794.00	£800.00	
Annual Subscriptions	£650.00	£666.80	£0.00	£666.80	£700.00	
Honours Board	£150.00	£0.00	£150.00	£150.00	£160.00	
Bank Safety Deposit	£0.00	£0.00	£0.00	£0.00	£0.00	
Cloud Storage	£0.00	£0.00	£0.00	£0.00	£0.00	
Council Meeting Expenses	£0.00	£0.00	£0.00	£0.00	£400.00	
Councillor Training	£0.00	£80.00	£100.00	£180.00	£300.00	
	<b>£6,930.00</b>	<b>3,129.32</b>	<b>4,657.51</b>	<b>£7,786.83</b>	<b>£8,550.00</b>	
<b>3 Village Hall</b>						
Hire of Hall Public Events and Contingencies	£300.00	£0.00	£0.00	£0.00	£3,000.00	
Village Hall Rates & Water	£6,000.00	£0.00	£0.00	£0.00	£3,400.00	Possible Business Rates
Village Hall Safety Checks	£0.00	£0.00	£750.00	£750.00	£1,500.00	Routine Safety Checks
Village Hall Marketing	£0.00	£0.00	£0.00	£1,000.00	£2,000.00	Marketing in both 2024/5 and 2025/6
Village Hall Electricity	£6,000.00	£750.00	£1,500.00	£2,250.00	£2,000.00	EDF cheque £750 not cashed also repay VAT
Village Hall Gas	£0.00	£47.36	£1,500.00	£1,547.36	£4,400.00	New Gas heating more efficient and all LED Lighting)

Budget Heading	Budget	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
	2024/25	to end QTR 3	QRT 4	Outturn	Budget	Notes
				2024/25	2025/26	
Village Hall Refreshments	£0.00	£25.65	£25.68	£51.33	£300.00	
	<b>£12,300.00</b>	<b>£823.01</b>	<b>£3,775.68</b>	<b>£5,598.69</b>	<b>£16,600.00</b>	
<b>4 Village Hall Loan Charges</b>	<b>£8,500.00</b>	<b>£1,983.58</b>	<b>£0.00</b>	<b>£1,983.58</b>	<b>£16,885.36</b>	<b>2024/25 only one traunch 2025/26 2 tranches</b>
<b>5 Possibe Extra Gritting</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£2,000.00</b>	<b>Artists Lane Gritting Quote Needed.</b>
<b>6 Village Hall Re-development</b>						
6a Renovation Costs	£637,173.38	£503,004.24	£141,552.17	£644,556.41	£0.00	
6b Professional Fees	£30,000.00	£36,229.94	£3,000.00	£39,229.94	£0.00	
6c Ear Marked Reserves 2024/25	£136,136.36	£0.00	£0.00	£0.00	£0.00	
Public Works Loan	£250,000.00	£0.00	£0.00	£0.00	£0.00	
Section 106 Funding	£163,727.70	£0.00	£0.00	£0.00	£0.00	
Parish Hall Donations	£648.20	£0.00	£0.00	£0.00	£0.00	
Ald Edge Institute Grant	£47,775.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant Kitchen ~	£18,000.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant Lighting	£6,000.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Kitchn 50% refund	-£9,000.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant AV Equip	£6,633.00	£0.00	£0.00	£0.00	£0.00	
CIL Payments	£26,253.12	£0.00	£0.00	£0.00	£0.00	
Parish Hall; Refreshments at AP	£0.00	£0.00	£0.00	£0.00	£0.00	
JMC Capital *	£21,000.00	£0.00	£0.00	£0.00	£0.00	
CHAPS Payment	£0.00	£115.00	£0.00	£115.00	£0.00	
Not yet Provided * Received twice by mistake & 50% refunded	£667,173.38	£539,349.18	£144,552.17	£683,901.35	£0.00	
<b>7 Election Costs</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>Unlikely until 2027</b>
<b>8 Highways</b>						
Highways and PROW	£1,500.00	£0.00	£0.00	£0.00	£1,500.00	
<b>9 Burial Ground Expenses</b>	<b>£1,800.00</b>	<b>£2,295.32</b>	<b>£0.00</b>	<b>£2,295.32</b>	<b>£2,500.00</b>	
<b>10 Cllr Expenses</b>						
Chaiman's Allowance	£100.00	£0.00	£0.00	£0.00	£100.00	
Cllr Travelling	£0.00	£0.00	£0.00	£0.00	£0.00	

Budget Heading		Budget	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
		2024/25	to end QTR 3	QTR 4	Outturn	Budget	Notes
					2024/25	2025/26	
		£100.00	£0.00	£0.00	£0.00	£100.00	
11	Bank Fees	£0.00	£28.00	£0.00	£28.00	£50.00	
12	Neighbourhood Plan	£650.00	£48.00	£2,000.00	£2,048.00	£500.00	In both 24/25 and 25/26
13	Community						
	Newsletter	£1,200.00	£904.65	£1,000.00	£1,904.65	£2,250.00	
	Community Fund Other	£3,000.00	£0.00	£0.00	£0.00	£2,500.00	Lengths Person
		£4,200.00	£904.65	£1,000.00	£1,904.65	£4,750.00	
14	Earmarked Reserves 2025-26						
	Claims excess			£0.00	£0.00	£500.00	Insurance Claims excess Contingency
	Triange of Land planting etc			£0.00	£0.00	£1,500.00	Triange of Land planting etc
	2nd part Contract Retention C/O frm 24/25			£0.00	£0.00	£15,930.00	2nd part of Contract Retention C/O from 24/25
	New Website & Gov URL			£0.00	£0.00	£3,250.00	New Website & Gov URL
	Boundary Signage x 3			£0.00	£0.00	£3,000.00	Boundary Signage x 3
	2 x New Notice Boards			£0.00	£0.00	£2,000.00	2 x New Notice Boards
	Village Hall Signage from Congleton Road			£0.00	£0.00	£750.00	Village Hall Signage from Congleton Rioad
	Christmas Lights			£0.00	£0.00	£1,500.00	Christmas Lights
	Remembrance Sunday Reaths and Poppies			£0.00	£0.00	£1,000.00	Remembrance Sunday - Reaths and Poppies
	All Earmarked Reserves in 2024/25 are shown above in 6a - 6c	£0.00	£0.00	£0.00	£0.00	£29,430.00	These sums carried C/over from Renovation Suplus
15	General Reserves	£20,000.00	£0.00	£0.00	£0.00	£20,000.00	
	Total	£736,986.68	£557,991.12	£159,131.36	£718,122.48	£133,565.36	
	Total without Earmarked and General Reserves	£69,710.30	£18,538.94	£14,476.19	£34,118.13	£84,135.36	
	VAT Reclaimed on payments		£90,046.47				
RECEIPTS		Budget	Cumulative	Estimated	Estimated	Draft	
		2024/25	To end of	QTR 4	Outturn	Budget	
			QTR 3		2024/25	2025/26	
1	Corr. of under/over payment Pension Contributions	£0.00	£0.00	£0.00	£0.00	£0.00	
2	Ill Health Insurance refund	£0.00	£0.00	£0.00	£0.00	£0.00	

Budget Heading	Budget	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
	2024/25	to end QTR 3	QRT 4	Outturn 2024/25	Budget 2025/26	Notes
3 P/Hall Electricity refund	£0.00	£0.00	£0.00	£0.00	£0.00	
4 Parish Hall Donations	£0.00	£600.00	£48.20	£648.20	£0.00	
5 Parish Hall Rental Income	£2,000.00	£0.00	£0.00	£0.00	£10,000.00	
6 Burial Fees	£3,800.00	£2,580.00	£1,400.00	£3,980.00	£3,900.00	
7 Neighbourhood Plan	£0.00	£0.00	£0.00	£0.00	£0.00	
8 Greener Spaces Furniture Grant	£0.00	£6,000.00	£0.00	£6,000.00	£0.00	
Digital Grant for Av Equipment	£0.00	£6,633.00	£0.00	£6,633.00	£0.00	
9 Community Newsletter	£215.00	£0.00	£115.00	£115.00	£300.00	
10 Precept	£59,662.00	£59,662.00	£0.00	£59,662.00	£60,402.00	Plus any Agreed Precept increase
11 CEC /CIL	£26,253.12	£26,253.12	£0.00	£26,253.12	£0.00	May be CIL Payment in April & or Oct
12 Alderley Edge Inst. Grant	£47,775.00	£23,887.50	£23,887.50	£47,775.00	£0.00	
13 Public Works Loan	£250,000.00	£249,912.50	£0.00	£249,912.50	£0.00	
14 Greener Spaces Grant ~	£18,000.00	£9,000.00	£0.00	£9,000.00	£0.00	
15 JMC Transfer *	£21,000.00	£0.00	£21,000.00	£21,000.00	£0.00	
16 Section 106	£163,727.70	£164,539.79	£0.00	£164,539.79	£0.00	
17 Bank interest	£1,400.00	£344.87	£100.00	£444.87	£200.00	
18 Clean-up Grant	£0.00	£0.00	£0.00	£0.00	£0.00	
19 Refund - Hi-Viz Jackets	£0.00	£0.00	£0.00	£0.00	£0.00	
20 Other: - Advertising Fee	£0.00	£0.00	£0.00	£0.00	£0.00	
	£593,832.82	£549,412.78	£46,550.70	£595,963.48	£74,802.00	
Less Renovation Income	£67,077.00	£62,586.87	£1,615.00	£64,201.87	£74,802.00	
VAT Reclaimed on Payments		£90,046.47				
Not Yet Received *						
Duplicate Grant Paid. 50% refund in Parish Hall Payments~						
		Budget Shortfall with current precept			£9,333.36	Shortfall is covered by the agreed £14 precept rise a £14 increase brings in £9,387.56
		Potential	Precept Rise		£13.92	
Also we need to make sure that there is an outturn saving from the renovation costs to carry this over into next years						



FW: Government consultation on a new standards regime

Inbox

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**Sharon Angus-Crawshaw**

Tue 28 Jan, 12:37 (23  
hours ago)

Dear Cheshire East Clerk or Chair

Brian Reed, Head of Democratic Services & Deputy Returning Officer at Cheshire East Council has contacted ChALC to ensure that we are aware of a government consultation which seeks views upon introducing a mandatory minimum code of conduct for local authorities in England, together with measures to strengthen the standards and conduct regime in England to ensure consistency of approach amongst councils investigating serious breaches of their Member codes of conduct. [Strengthening the standards and conduct framework for local authorities in England - GOV.UK](#)

He has asked that we directly circulate the attached article for your information and so you have the opportunity to respond (article is aimed at officers, there is also one for elected members but it is simply a change of words). Please note that the deadline for consultation responses is 26 February 2025, and CEC Members and officers have been encouraged to respond individually, so you may wish to do the same.

ChALC will place an article, with a link to the consultation, in next week's bulletin for all to read.

Kind regards

*Sharon Angus-Crawshaw*

Communication and Member Development Officer (Part-time)

Please note I do not work on Wednesdays