

**Nether Alderley
Parish Council**

Enclosures

1-2

Council Meeting

14th January 2025

Parish Hall Renovation Review of Funds and Costs - January 2025 to End of March 2025 for the January Council Meeting

Summary (see detail below)

Contract Outturn £646,454.24 Still to be approved at the 14th Jan Site Meeting but a good estimate

Renovation Costs left after paying Valuation 9 approved at the January Council Meeting £49,636.05 will be £122,530.37

Remaining Professional Fees £2,200

NAPC general running cost Jan – March £14,579.19 (See attached Spreadsheet)

Potential Extras on the above contract outturn (a) (b) (c) and (e) see detail below £20,720.50,

Total Renovation and NAPC running cost to year end £137,109.56

Total Council Available funds £192,905.73

Surplus £55,796.17 including £20,000 general reserve for emergencies

Detail

Renovation Costs (Not including VAT which will be reclaimed)

1. **Agreed Contract Outturn Cost - £646,454.24**

From the QS Cost report 20th December (attached) the cost of the project has risen to £646,454.24 See the overall summary on page 1 and the reasons for it. This cost may also be influenced downwards depending on the choice of the material used for the rear steps and balustrade.

2. **Value of the work to date: £579,167.08 (Gross)**

Certificate (valuation) 9 to be confirmed at the site meeting on 14th January.

3. **Remaining contract cost to be paid £99,609.87**

£646,454.24 less £579,167.08 = £67,287.16 plus the 5% final retention of £32,322.71 = £99,609.87plu. Note: this retention is to be paid 50% at the end of the contract during this financial year and the remaining 50% twelve months later in 2025/26.

4. **Plus Extra Contract Related Items Costs - £20,720.50**

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) Rear door path balustrade and steps Wood or stone steps and wood or metal balustrade. Wood is likely for both and would cost £5,000.

c) Extra flags at the Hall entrance £2,125.50

d) *Parish Hall Gas and electric cost during the Contract will be funded from within the January – March NAPC General fund. £3,800 is included in that for Parish Hall Energy - see attached spreadsheet.*

e) Hall Furniture chairs and tables £12,000 NAPC Cost.

5. Plus remaining professional fees January to end of Contract £2,200

KPS 2 x £543.01 plus any reasonable expenses such as mileage. This is based on the £637,277 project outturn (9.75% of the £17,987 contract increase from the former £619,290 to £637,277). Total £1200

The QS_ – this is estimated to be circa £1,000

Total Professional Fees January to contract end is expected to be £2,200

6. Total Renovation Costs and professional fees £122,530.37 (Paras 3+4+5) (plus VAT which we will reclaim)

7. General Running Costs of the Parish Council January to end of March £14,579.19 this does not include 2024/25 loan charges (£1983.58 which have been paid and included within the bank reconciliation.

8. Total Parish Council Costs December to end of March £137,109.56 (Paras 6 +7)

9. Available Funds £192,905.73

Current bank reconciliation 14th January 2025 including all receipts and payments up to 31st of January which show £155,908.40 in our banks. This includes CEC's Greener Spaces Grant of £6,000 for LED Lighting and the Greener Spaces Grant £6,633 for AV equipment.

- a) Less January Contract Payment £49,636.05 plus VAT = £59,563.26 (we reclaim VAT)
- b) Plus JMC transfer £21,000 expected
- c) Plus the last half of AEI Heating Grant £23,887.50 Claimed and expected next week now that the heating is active.
- d) Plus the November VAT Claim £15,717.62 claimed and approved by December Council
- e) Plus the December VAT Claim £26,028.26 claimed and approved by December Council
- f) Plus the January VAT Claim to be claimed

10. Difference between Funds and Costs i.e. Surplus £55,796.17

£192,905.73 minus £137,109.56 = £55,796.17 (including £20,000 Emergency Reserve).

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

Current Bank reconciliation

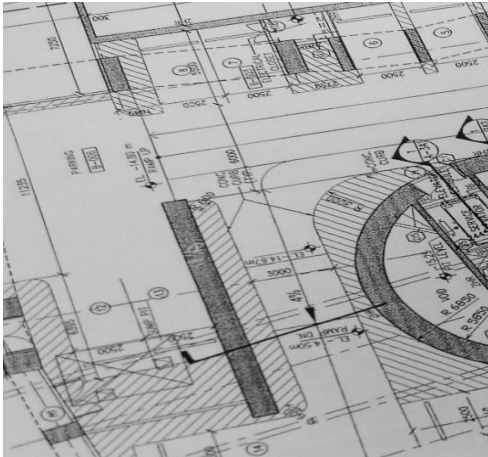
B & E Boyes & Currie and Brown Valuation 9 for January payment. This has been calculated by the Clerk from the Currie and Bown Cost Report 7 and the Gross Valuation for January supplied by them on 9th January of £579,167.08

A spreadsheet showing the remaining NAPC's non contract spend January to March

Payment for Valuation 9 to be approved at January Council and an updated Appendix A will be provided with the CHAPS form following the site meeting on the morning of the 14th January and the payment value has been confirmed and any changes to the contract outturn made. The method of calculation of this payment is value of work to date (Valuation 9) £579,167.08 less previous certificates up to and including valuation 8 £500,572.68 less 5% retention to date £28,958.35. This leaves a payment due of **£49,636.05** plus VAT. Note: we reclaim the VAT.

David Naylor
Parish Clerk & RFO

ENCLOSURE 1b



Nether Alderley Parish Refurbishment

Cost Report 7

20th December 2024

Reference: 504358

	Tender 23/07/2023 £	Last report £	Current Projected Costs £	Variance to base line £	Variance to last report £	Remarks
Overall Summary						
Construction Works	514,442.05	514,442.05	514,442.05	0.00	0.00	
Provisional Sums	57,500.00		-	(57,500.00)	0.00	
Contract Sum	571,942.05	514,442.05	514,442.05	(57,500.00)	0.00	
Architects Instructions		64,735.98	63,575.98	63,575.98	(1,160.00)	
Confirmation of Verbal Instructions		798.72	798.72	798.72	0.00	
Anticipated Variations		57,300.58	67,637.49	67,637.49	10,336.91	
Risk Items		0.00	0.00	0.00	0.00	
Projected Final Account	571,942.05	637,277.33	646,454.24	74,512.19	9,176.91	
Remaining Contingency/Dayworks	47,350.00	0.00	0.00	(47,350.00)	0.00	
Projected Outturn Cost	619,292.05	637,277.33	646,454.24	27,162.19	9,176.91	

Reasons for Cost Variance from Previous Report

	£
a) Omit the new external glass canopy	(1,160.00)
b) Clear triangular section of land adjacent to the new extension) 1,008.97
c) Supply and fit temporary electric boiler due to no gas meter being installed.	656.17
d) Rebuild and make good stone pikes to gables of Entrance Lobby to make safe following the removal of the existing timber purlins	250.00
e) Carefully support, rebuild and make good exposed chimney stack in FR02.	369.27
f) Extra-over - New Yorkshire stone paving to external areas.	2,152.50
g) External steps to Hall fire escape	3,500.00
h) Metal balustrading to Hall fire escape landing and path	2,400.00
i)	
j)	
k)	
l)	

Variance

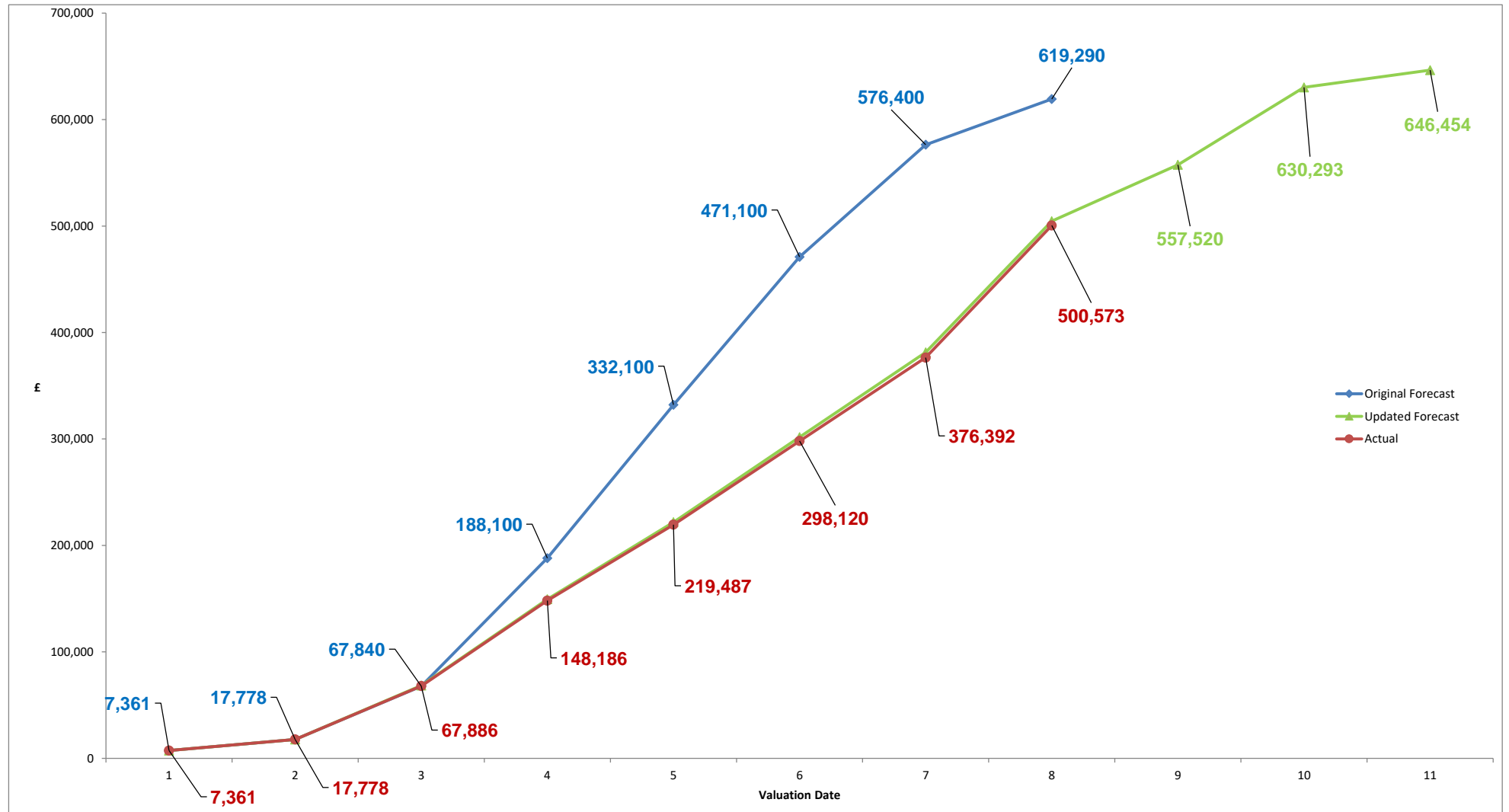
9,176.91

Valuation

		<u>Gross Valuation</u>	<u>Retention</u>	<u>Net Valuation</u>	<u>Previous Payment</u>	<u>Amount Due</u>
Valuation number 1	01/05/2024	7,360.82	368.04	6,992.78		6,992.78
Valuation number 2	03/06/2024	17,777.85	888.89	16,888.96	6,992.78	9,896.18
Valuation number 3	08/07/2024	67,886.08	3,393.30	64,492.78	16,888.96	47,603.82
Valuation number 4	07/08/2024	155,985.43	7,799.27	148,186.16	64,492.78	83,693.38
Valuation number 5	10/09/2024	231,038.70	11,551.94	219,486.76	148,186.16	71,300.60
Valuation number 6	07/10/2024	313,810.01	15,690.50	298,119.51	219,486.76	78,632.75
Valuation number 7	06/11/2024	396,202.07	19,810.10	376,391.97	298,119.51	78,272.46
Valuation number 8	05/12/2024	526,918.61	26,345.93	500,572.68	376,391.97	124,180.71
Valuation number 9	06/01/2025	579,167.08	28,958.35	550,208.73	500,572.68	49,636.05
Valuation number 10						
Valuation number 11				-		

This last line added by the Clerk
 with the gross valuation supplied by the QS

	<u>Tender</u> <u>23/07/2023</u> £	<u>Last report</u> £	<u>Current Projected</u> <u>Costs</u> £	<u>Variance to</u> <u>base line</u> £	<u>Variance to</u> <u>last report</u> £	<u>Valuation</u> <u>Amount</u>	<u>Remarks</u>
<u>Construction Works</u>							
Preliminaries	92,360.06	92,360.06	92,360.06	0.00	0.00	86,300.94	
Construction Works	422,081.99	544,917.27	554,094.18	132,012.19	9,176.91	309,901.13	
	514,442.05	637,277.33	646,454.24	132,012.19	9,176.91		
<u>Provisional Sum</u>							
Unforeseen ground conditions	5,000.00			(5,000.00)	0.00		
Additional modifications to drainage in existing building	5,000.00			(5,000.00)	0.00		
Provision of gas meter installation	2,500.00			(2,500.00)	0.00		
Possible additional works to external MCW pipework	500.00			(500.00)	0.00		
Additional Client requirements	1,500.00			(1,500.00)	0.00		
Additional mechanical services requirements	500.00			(500.00)	0.00		
Wi-Fi Installation	2,500.00			(2,500.00)	0.00		
Additional stonework repairs	15,000.00			(15,000.00)	0.00		
Replacement of rotten timbers	10,000.00			(10,000.00)	0.00		Quote from B&E Boys
Contingencies	30,000.00			(30,000.00)	0.00		
Dayworks	17,350.00			(17,350.00)	0.00		
Repairs to leadwork and flashings to Bell Tower	10,000.00		-	(10,000.00)	0.00		Included below
Repairs to timberwork to Bell Tower	5,000.00		-	(5,000.00)	0.00		See AI 9.2
			-	0.00	0.00		
Provisional Sum Total	104,850.00	-	-	(104,850.00)	0.00		
Contract Sum/TOTP	£ 619,292.05	637,277.33	646,454.24	27,162.19	9,176.91	396,202.07	



ENCLOSURE 2

Quarterly Budget Comparison, Projected Outturn, Precept Calculation and Budget for 2025/26									
Budget Heading	Budget	Actual	Actual	Actual	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
	2024/25	1st QTR	2nd QTR	3rd QTR	to end QTR 3	QRT 4	Outturn	Budget	Notes
							2024/25	2025/26	
All Figures are excluding VAT									
PAYMENTS									
Staff Costs									
1 Clerks Salary	£12,500.00	£2,915.25	£2,914.65	£3,110.41	£8,940.31	£3,040.00	£11,980.31	£13,700.00	
Hall Caretaker & Cleaner	£0.00	£0.00	£0.00	£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	£0.00	£0.00	£0.00	£2,500.00	Possible Pension New Clerk
Employer NI	£500.00	£88.50	£88.50	£139.36	£316.36	£106.00	£422.36	£600.00	
Overtime	£500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Back Pay	£333.30	£0.00	£0.00	£173.39	£173.39	£0.00	£173.39	£350.00	
	£13,833.30	£3,003.75	£3,003.15	£3,423.16	£9,430.06	£3,146.00	£12,576.06	£30,650.00	
Adminstration									
2 Pension Ill Health Insurance	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Staff Training	£100.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£200.00	
Payroll Services	£350.00	£84.00	£0.00	£119.00	£203.00	£0.00	£203.00	£250.00	
Stationery	£450.00	£110.29	£68.43	£102.87	£281.59	£110.00	£391.59	£500.00	
Staff Travelling Expenses	£700.00	£104.85	£145.80	£150.75	£401.40	£150.00	£551.40	£650.00	
Staff Mobile Phone	£130.00	£27.51	£27.51	£27.51	£82.53	£27.51	£110.04	£140.00	
Other Admin costs/Office Equipment	£500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£700.00	
Insurance	£3,250.00	£0.00	£0.00	£620.00	£620.00	£4,120.00	£4,389.00	£3,750.00	£889 extra in 24/25 due to Renovation
Audit Fees	£650.00	£374.00	£0.00	£420.00	£794.00	£0.00	£794.00	£800.00	
Annual Subscriptions	£650.00	£626.80	£40.00	£0.00	£666.80	£0.00	£666.80	£700.00	
Honours Board	£150.00	£0.00	£0.00	£0.00	£0.00	£150.00	£150.00	£160.00	
Bank Safety Deposit	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Cloud Storage	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Council Meeting Expenses	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Councillor Training	£0.00	£0.00	£55.00	£25.00	£80.00	£100.00	£180.00	£200.00	
	£6,930.00	£1,327.45	336.74	1,465.13	3,129.32	4,657.51	£7,435.83	£8,050.00	
3 Village Hall									
Hire of Hall (Public Events)	£300.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,500.00	
Village Hall Rates & Water	£6,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£3,500.00	Possible Business Rates
Village Hall Safety Checks	£0.00	£0.00	£0.00	£0.00	£0.00	£750.00	£750.00	£1,500.00	Routine Safety Checks
Village Hall Marketing	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,000.00	£2,000.00	In both 24/25 and 25/26
Village Hall Electricity	£6,000.00	£750.00	£0.00	£0.00	£750.00	£1,500.00	£2,250.00	£2,000.00	£750 Cheque Not Cashed

Budget Heading	Budget	Actual	Actual	Actual	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
	2024/25	1st QTR	2nd QTR	3rd QTR	to end QTR 3	QRT 4	Outurn 2024/25	Budget 2025/26	Notes
Village Hall Gas	£0.00	£0.00	£0.00	£47.36	£47.36	£1,500.00	£1,547.36	£4,500.00	
Village Hall Refreshments	£0.00	£15.50	£0.00	£0.00	£25.65	£25.68	£51.33	£100.00	
	£12,300.00	£765.50	£0.00	£47.36	£823.01	£3,775.68	£5,598.69	£15,100.00	
4 VillageHall Loan Charges	£8,500.00	£0.00	£0.00	£1,983.58	£1,983.58	£0.00	£1,983.58	£16,885.36	
5 Possibe Extra Gritting	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2,000.00	
6 Village Hall Re-development									
6a Renovation Costs	£613,285.88	£16,888.96	£202,797.80	£283,317.48	£503,004.24	£141,552.17	£644,556.41	£0.00	Awaiting Information
6b Professional Fees	£30,000.00	£5,898.45	£17,002.10	£13,329.39	£36,229.94	£3,000.00	£39,229.94	£0.00	
Ear Marked Reserves	£136,136.36	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Public Works Loan	£250,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Section 106 Funding	£163,727.70	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Parish Hall Donations	£648.20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Ald Edge Institute Grant #	£23,887.50	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant Kitchen ~	£18,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant Lighting	£6,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Kitchn 50% refund	-£9,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Green Spaces Grant AV Equip	£6,633.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
CIL Payments	£26,253.12	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
Parish Hall; Refreshments at AP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
JMC Capital *	£21,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
CHAPS Payment	£0.00	£0.00	£46.00	£69.00	£115.00	£0.00	£115.00	£0.00	
Not yet Provided *	£643,285.88	£22,787.41	£219,845.90	£296,715.87	£539,349.18	£144,552.17	£683,901.35	£0.00	
Only 50% provided #									
Received twice by mistake & refunded ~									
7 Election Costs	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Unlikely until 2027
8 Highways									
Highways and ROW	£1,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1,000.00	
9 Burial Ground Expenses	£1,800.00	£787.00	£0.00	£1,508.32	£2,295.32	£0.00	£2,295.32	£2,500.00	
10 Cllr Expenses									
Chaiman's Allowance	£100.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£100.00	

Budget Heading	Budget	Actual	Actual	Actual	Cumulative	Estimated	Estimated	Draft	2025/26 Budget
	2024/25	1st QTR	2nd QTR	3rd QTR	to end QTR 3	QRT 4	Outurn 2024/25	Budget 2025/26	Notes
2 Ill Health Insurance refund	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
3 P/Hall Electricity refund	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
4 Parish Hall Donations	£0.00	£200.00	£0.00	£400.00	£600.00	£48.20	£648.20	£0.00	
5 Parish Hall Rental Income	£2,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£10,000.00	
6 Burial Fees	£3,800.00	£0.00	£2,580.00	£0.00	£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	£0.00	£0.00	£0.00	
8 Greener Spaces Furniture Grant	£0.00	£0.00	£0.00	£6,000.00	£6,000.00	£0.00	£6,000.00	£0.00	
Digital Grant for Av Equipment	£0.00	£0.00	£0.00	£0.00	£6,633.00	£0.00	£6,633.00	£0.00	
9 Community Newsletter	£215.00	£0.00	£0.00	£0.00	£0.00	£115.00	£115.00	£300.00	
10 Precept	£59,662.00	£29,831.00	£29,831.00	£0.00	£59,662.00	£0.00	£59,662.00	£60,402.00	Plus any Agreed Precept increase May be CIL Payment in April & or Oct
11 CEC /CIL	£26,253.12	£26,253.12	£0.00	£0.00	£26,253.12	£0.00	£26,253.12	£0.00	
12 Alderley Edge Inst. Grant #	£47,775.00	£23,887.50	£0.00	£0.00	£23,887.50	£23,887.50	£47,775.00	£0.00	
13 Public Works Loan	£250,000.00	£0.00	£149,947.50	£99,965.00	£249,912.50	£0.00	£249,912.50	£0.00	
14 Greener Spaces Grant ~	£18,000.00	£18,000.00	-£9,000.00	£0.00	£9,000.00	£0.00	£9,000.00	£0.00	
15 JMC Transfer *	£21,000.00	£0.00	£0.00	£0.00	£0.00	£21,000.00	£21,000.00	£0.00	
16 Section 106	£163,727.70	£0.00	£0.00	£164,539.79	£164,539.79	£0.00	£164,539.79	£0.00	
17 Bank interest	£1,400.00	£232.47	£111.24	£1.16	£344.87	£100.00	£444.87	£200.00	
18 Clean-up Grant	£0.00	£0.00	£0.00	£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	£0.00	£0.00	£0.00	
20 Other: - Advertising Fee	£0.00	0.00	0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
	£593,832.82	£98,404.09	£173,469.74	£270,905.95	£549,412.78	£46,550.70	£595,963.48	£74,802.00	
Less Renovation Income	£88,077.00	£30,063.47	£32,522.24	£1.16	£69,219.87	£22,615.00	£119,467.87	£74,802.00	
VAT repaid to date		£2,543.16	£10,463.69	£59,333.51	£72,340.36				
Half Grant Rcd. #		£100,947.25	£183,933.43	£330,239.46	£621,753.14	£46,550.70	£595,963.48		
Not Yet Received *									
Duplicate Grant Paid. 50% refund in Parish Hall Payments~								£6,783.36	
						Potential	Precept Rise	£10.12	
<i>Each £1 rise in the 2025/26 precept from current £90.08 raises £670.54</i>				£5.00 Rise	£10 Rise	£11.00 Rise	£12.00 Rise	£14 Rise	
				£3,352.70	£6,705.40	£7,375.94	£8,046.48	£9,387.56	
Also we need to make sure that there is an outurn saving from the renovation costs to carry this over into next years earmarked reserves									
We can review this report at the January 14th Council Meeting and make a decision on any precept increase at the meeting prior to informing CEC of our Precept									