

Onchan Manse Project Update.

Work has commenced with an estimated completion date of 3 June.

At the synod/circuit meeting on 12 September 2015 expenditure of £90,000 was approved. To this figure the circuit stewards intend to add the annual budget for maintenance of £4,000 per annum for 2015/16 and 2016/17.

The circuit architects, Partington Nixon and Kinrade sought five tenders for the work although only three contractors responded. Of these Organic Construction Solutions offered the lowest quotation and on the architects' recommendation the circuit stewards accepted Organic's tender after revision to contain costs within existing approvals.

Organic Tender		£101,300.00
Less	<i>Kitchen units</i>	-£4,000.00
	<i>Contingency</i>	-£5,000.00
	<i>New flooring</i>	-£2,000.00
	<i>Temporary WC</i>	-£1,000.00
Net Organic		£89,300.00
Architect		£4,300.00
Existing total commitment		£93,600.00
VAT @ 5%		£4,680.00
Total		£98,280.00

While it may be possible to contain total expenditure within a budget of £98,000, less the Kelly Trust contribution of £45,000 some unforeseen items have arisen and they fall into three categories:

Essential to the building project:

Temporary Chemical WC	£1,000
Increase in bore of water main from 15mm to 25mm	£3,580

Heavy repairs that cannot sensibly be deferred:

New garage roof	c£2,000
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Highly desirable and more economic if done at this stage:

Garden walls and fencing	£3,500
New kitchen units	£4,000
Replace existing bathroom	£1,100
Replace existing radiators	£2,744

In the view of the circuit stewards it is necessary to provide these items to satisfactorily accommodate a young family and the expenditure is within the circuit's financial resources.

This note should be read in conjunction with the minutes of the finance and property meeting 3 February 2016.

Nick Owen 24.2.2016