# **Refurb Report for PCC – 25th March 2021**

At last meeting PCC agreed to the following:

* to add Lounge roof to Phase 1 Refurb
* to proceed with build knowing that there is at present a gap based on the numbers that were given at this PCC. Changes (which will occur) will need to be brought back to PCC
* that the idea of a Thank offering after the Completion of Phase 1 to give away to other projects was good and should be progressed.
* that a letter advising other Churches of our building and sharing how he had provided should be sent. It was noted that work done on this would create more theological background on the “whys” of Refurb on Church website
* and authorised Sally and Simon to sign a CSA small grant application

Building update

* The revised Armitage costs (2021 vs 2019) increased so that the cost of the build was now £548k (£456k plus VAT) vs £510k (£425 plus VAT) – a total cost including Architects fees of £568k
* It was noted that some drainage costs had been missed out which also needed to be added in
* It was noted that Heating specification only included Hall and new build (albeit rest of building was linked into heating). The Refub group has asked for some modifications to this (which still retains existing blowers in worship room) which is small additional cost.
* The repair of lounge roof was estimated to be over £20k – the Refurb group recommends to PCC that we explore a spot repair at a much less cost.
* Along with OMI, the Refurb group explored a list of value engineering which either removed certain elements (to be put in later) or assumes the work will be done by others or ourselves – this list is attached and saves £37.6k plus Vat (over £45K)
	+ We have offer from Rosgal (https://rosgal.co.uk/ to do demolition of wall and Tarmac, and to relay tarmac in August
	+ We would add acoustic ceiling and bin store later
	+ We continue to talk to others about opportunities to support this
* The Total cost of build is now £439980 plus VAT (£527k) (which includes the Value Engineering, extra drainage and Heating alterations)- with Architects fees etc the total to fund is £548,256(including VAT)
* The contract to sign for the build with Armitage is a standard JTC Contract – PCC has to agree for Simon to sign this

Funding update

* Further from update at last PCC where there was a funding gap of £46 K
* We have been unsuccessful with CSA and Screwfix grants
* We are waiting responses from Diocese and Reaching Communities Fund (total asked for in these two applications is £25k). We are still in liaison with Manchester city council but at this stage feel that we should not factor any funding from them into our calculations
* Up to £50k interest free loan (to be paid back in instalments when PCC feels able to do so) mentioned in last update has been confirmed, and evidence asked for by Sport England to release their grant.
* We have yet to write to local church’s as per last PCC notes
* With the new costs from OMI, the gap would be £64,342
* However, over the past 4 weeks the amount pledged or given by Congregation, friends and Diaspora has increased from £9400 to £53,381 with one significant contribution to be noted by PCC.
* This means we are at the moment about £10,961 short with 2 potential grants to be replied to.

PCC are asked to consider about information, and AGREE to

* Proceed with a Spot repair for the Lounge Roof.
* Proceed with Refurb Part 1 as outlined above.
* Commit to a Contract with Armitage Construction and instructing Simon to sign as such as Chair of PCC.
* Use of loan if required (which now is possibly not needed, but is necessary because of Sport England requirement).
* Deciding if funds become available to put Acoustic Ceiling back into the contract as priority (cost about £13k including VAT).
* Prioritise discussions on activities to use new facilities during Q2 of 2021.