

STATES OF ALDERNEY



**BILLET D'ETAT
NO 2**

WEDNESDAY 19TH OCTOBER 2016

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Members of the States:

I have the honour to inform you that the Meeting of the States will be held at 5:30 pm on Wednesday 19th October 2016. This will be preceded by the People's Meeting, which will be held on Wednesday 12th October 2016 at 7:00 pm in the Island Hall.

W Stuart Trought
President

Item I Capital Funding - St Anne's Church Repairs – Final Phase

The following letter was received from Mr Simonet, Deputy Chairman of the Policy & Finance Committee:-

“As you are aware the repair works to St Anne's Church has been ongoing for several years with £436,000 voted to date in order to cover the original years 1 to 4 (2011-2014). Budget provision had originally been made in order to spread the works over at least 5 years, however due to delays with the project no further funding was voted in 2015. From the original amounts voted a sum of £123,000 remained unspent as at January 2016, pending completion up to phase 4, with a further sum anticipated to be required in order to complete the full project.

In early March this year a full quinquennial inspection was undertaken which highlighted a number of areas where further extensive repairs to the external fabric were required. However, the planned repairs resulting from this inspection were superseded by the effects of a severe north-westerly storm on the 11th March which saw significant direct and consequential damage to the roofs and ancillary components of the main tower, the stair turrets and mid-level link passage, the north and south transepts, the nave and north and south aisles. The damage to the upper stair turret included significant structural damage to the upper external stone walls.

The damage was reported to the States insurers and an early decision to provide full access scaffolding to be built at high level enabled the full extent of damage to be surveyed and an agreement to be negotiated with the insurer's loss adjustor which would identify the full extent of the insured works content.

In addition, the opportunity was taken to undertake other repair works, clearly not the responsibility of the loss adjustor but nevertheless identified by the quinquennial inspection and essential to the continued maintenance of the building. This additional work includes structural repairs to the upper stair turret and the parapet walls of the nave, north and south aisles, various masonry and glazing repairs and complete renewal of existing roof coverings and ancillary components to the main tower, north and south transepts, upper and lower stair towers, north and south aisles and the nave.

Due to the number of individual parties involved, and in order to represent the States of Alderney's interest, Axiom (Alderney) Ltd were engaged as project manager and contract administrator, to oversee the project and carry out the relevant negotiations.

With the agreement of the loss adjustor, and in order to ensure that most of the high level work will be completed before the worst of the winter storms arrive, a negotiated contract has been let with church conservation works specialist building contractor Ellis & Co. from Shepton Mallet in Somerset, and they are progressing well with the initial work. Single tender action with an off-Island contractor was adopted in this case due to:-

- *The works constitute specialist conservation works requiring a very high level of skilled craftsmen experienced in traditional building techniques across a range of trades.*
- *Attracting suitable contractors to tender for an Alderney based contract proved to be problematic but Ellis & Co. expressed a keen interest in the project.*
- *There was an urgent need to address the storm damage repair works and a procurement route was required which would enable speedy mobilisation.*
- *The building contract works needed to be completed in a relatively short timeframe requiring the immediate availability of significant resources including a range of experienced skilled craftsmen.*

A more conventional procurement route would not have satisfactorily addressed these requirements.

A local contractor is providing most of the scaffolding, which, at a total cost of £243,438 or 24% of total project cost, accounts for a significant portion of the cost of the works. The greater part of the scaffolding costs are, in fact, being paid for by the insurer. Whatever the final settlement for the storm damage works, this will have to include most of the scaffold costs because access to most high level areas will be required to affect the storm damage repairs, whatever the final extent of the non-insured works undertaken.

The projected contract sum of the proposed building contract, excluding any contribution from the insurer, can be summarised as follows:-

CONTRACT SUM SUMMARY		£
Scaffolding		181,468
Scheduled works		494,765
Contingency		39,363
Prelims		111,016
Contract Sum		826,612

In addition, further allowance is required for pre-contract access scaffold and for pre- and post- contract professional fees, total project costs can therefore be summarised as follows:-

SUMMARY PROJECT COSTS			£
Ellis & Co Contract			826,612
Pre-contract scaffolding			61,970
Professional fees :-			
	Project Manager/Contract Administrator	88,858	
	Architect	23,680	
	Structural Engineer	6,000	
	Quantity Surveyor	2,640	
			121,178
Total project cost			1,009,760

As mentioned earlier the amount remaining in the current budget equates to £123,000. Although the final insurance settlement has not yet been agreed the decision has been taken to proceed with the funding application in order to avoid having to stop the ongoing works and incurring demobilisation costs. It is anticipated at this stage that the insurance settlement will be in the region of £386,000 to £480,000. Taking the minimum figure the additional funding required is expected to be up to £500,000 as illustrated below:-

ADDITIONAL FUNDING REQUIREMENT	£
<i>Total project cost</i>	<i>1,009,760</i>
<i>Current unspent allocation</i>	<i>-123,000</i>
<i>Assumed insurance contribution (minimum)</i>	<i>-386,760</i>
Additional funding required (maximum)	500,000

An amount of £500,000 has been included in the 2016 budget, and any unspent balance (i.e. once the insurance settlement figure is known), will remain in the capital account.

I would therefore be grateful if you would place this matter before the States of Alderney with appropriate propositions.

*Francis Simonet
Deputy Chairman"*

The States of Alderney is asked to approve funding of up to £500,000, to be charged to the Capital Account, for the final phase of the repairs to St Anne's Church.

Issued: 14th October 2016