

WEBC Extension

Comparison of pre start budget and actual costs as at 16/10/18

1 Forecast spend at Commencement versus Actual Cost			
		<u>Forecast spend</u> <u>22/9/17</u>	<u>Actual</u> <u>16/10/18</u>
1.1	Main contractor costs	£ 134,534	£ 143,684
1.2	VAT on contract works	£ 26,907	£ 28,737
1.3	Professional Fees	£ 18,835	£ 19,811
1.4	Other/Client Direct Costs incl VAT	£ 4,580	£ 8,022
1.5	Contingency	£ 15,795	£ -
1.6	TOTAL PROJECT COST	<u>£ 200,651</u>	<u>£ 200,254</u> *

* Note Actual costs include all payments to date plus current liabilities on the extension.
(final payment will be made to the contractor mid April 19)

2 Budget less Actual		
2.2	The approved budget at commencement of the works was	£ 201,000
2.2	* Less Actual project cost	£ 200,254
2.3	Project below budget by	<u>£ 746</u>

3 Balance in Extension Account		
3.1	The funds raised and allocated to the Extension total	£ 205,901
3.2	* Less Actual project cost	£ 200,254
3.3	Balance in the extension account after all current costs paid	<u>£ 5,647</u>

Items Included in the Project Costs

Building contractors costs

VAT on contractors costs plus client purchases.

Architects and Project Managers fees and expenses including surveys, design, working drawings, tenders, contract administration and supervision

Construction Design and Management Designer role (Health and Safety)

Structural engineering fees

Ground work design fees

Printing costs

Planning application fee

Tree survey fee

Building Control plan fee

Building Control inspection fee

Asbestos survey

Shed in lieu of temporary storage

Insurance of the Works

Enabling works

Bank charges

New alarm

Fitting out of the bar including the shutter

Blinds

Irrigation piping and connections.

LMCT sign and the official opening plaque

Decorations by the club members including materials

Door mats

Notice board and other miscellaneous items

Hire of West End Fete table

Short mat fenders blocks and jacks

Legal costs on the lease - thanks to Colleen these were provided at no cost

A considerable amount of work in kind (no cost to the club) including surveys, initial design, estimating and programming all provided by club members estimated value of £20,000.