



PROGRESS REPORT ON WAR MEMORIAL RESTORATION PROJECT
No Meeting in August. Update to 25/07/2024

Previous Report 21st June 2024

1. Work started on the Restoration of the War Memorial week commencing 10/06/2024.
2. Bad weather delayed the work and on 18/06/2024 the Architect agreed that all the slabs to step 1 will be removed together to allow the structure to dry out. The interior of the base was very wet internally which affects the stones.
3. Week commencing 01/07/2024 work re-commenced.
4. On 08/07/2024 the Architect PPIY advised that additional works had been identified by Pinnacle Conservation Ltd amounting to a contingency sum of £3,266.35. The base of the memorial had deteriorated further since the works were specified which has led to this additional work becoming necessary.

The architect recommended acceptance of the additional work as it was within the contingency amount which has been allowed in the contract. This was communicated with the Parish Councillors with no objections received and confirmation to accept the contingency work sent to the Architect on 11/07/2024.

5. On 11/07/2024 the National Land and Planning Director of Balfour Beatty Homes confirmed a grant of £1,329.25 secured by CFoR towards the Contractors Contingency sum identified on 08/07/2024.
6. On 22/07/2024 the stonemason advised that they were hoping to get the stone that afternoon and after which it will take them a couple of weeks to complete.
7. 25/07/2024 The Architect PPIY advised that the restoration work will be completed in two weeks' time.

Updates from the July Parish Council Meeting

8. The Parish Council unanimously agreed in principle to host a formal War Memorial Post Restoration Event, date and VIP guests in partnership with CFoR.
9. Agreed in Partnership with CFoR to apply for a SK Community Fund Grant of £2,000. To install a Plaque to mark the War Memorial Restoration Project, funders and history on the outside wall of the brick bus shelter adjacent to the War memorial.

Link to CADPC Website of Pinnacle Conservation Ltd work in progress started 10/06/2024 to 23/07/2024

<https://colsterworth.parish.lincolnshire.gov.uk/downloads/file/965/war-memorial-restoration-work-in-progress-from-10-06-2024-25-07-2024>

Updated fund raising and costs in the table below:

PROJECT COSTS EXCL VAT	
Architect Fixed Professional Fees	£2,287.00
* Contractors Costs for restoration of the War Memorial excluding contingency costs.	£29,026.48
** Contractors contingency costs identified.	£3,266.35
FCC Environment Third Party Contribution	TPC amount £3,120.35
*Total Costs Incl contingency sum	£37,700.18
Funds Raised by CFoR for TPC and Professional Fees	
CFoR Fundraising for TPC	£3,000.00
CFoR Fundraising for professional fees	£1,407.35
Sub Total	£4,407.35
Less total TPC and professional fees	£5,407.35
Amount of shortfall to be paid by the PC	*£1,000.00



Funds Raised by CFoR for Contingency Sum	
CFoR Fundraising for the Contingency Sum	£1,329.25
Less Contingency Sum	£3,266.35
Amount of shortfall to be paid by the PC	**£1,937.10
Funds Ear Marked by the PC & FCC Grant	
CADPC Ear Marked for WM Project	£3,500.00
CADPC WM maintenance budget 2023/2024 transferred to WM Ear Marked Project	£1,000.00
FCC Environment Grant	£29,026.48
Total Funds Raised	£34,855.73
Less Contractors costs excluding contingency	£29,026.48
*Less shortfall from TPC & Professional fees to be paid by the PC above.	*£1,000.00
**Less Contingency costs shortfall to be paid by the PC above.	**£1,937.10
Total surplus/deficit funds less costs	<u>£2,892.15</u>
VAT TO BE APPLIED FOR ARCHITECTS & CONTRACTORS FEES	
VAT to be applied to costs	£6,915.96
VAT to be reclaimed by CADPC	£6,915.96

Previous Report 24th May 2024

1. S24/0810 - Discharge of Conditions received of S24/1796 approved 3rd June 2024.
2. On 6th June a cheque for £1,407.35 made payable to the Parish Council was received from CFoR towards professional fees. Updated funding and costings on the table below **.
3. Pinnacle Conservation started Restoration Work on the War Memorial week commencing 10th June 2024.





13/06/2024

18/06/2024

4. On 21st June 2024 the Architect from PPIY advised that they were on site meeting with Pinnacle Conservation and the contractor's stonemason on Tuesday 18th and reported the following: -
- I. They agreed the stone sample and mortar with him and discussed a number of technical issues and methodology. The interior of the base is very wet internally which affects the stones. The Architect has agreed that all the slabs to step 1 will be removed together to allow the structure to dry out.
 - II. There has been some further deterioration to the monument base since the original specification and drawings were produced. As a result, there will be some additional work to add. This will not be very extensive though and will easily be covered by the contingency.
 - III. They are awaiting a report from Pinnacle on the findings of the stonemason's initial study of the current condition of the base and will let the PC have the details once they are in receipt.
 - IV. They are very content with the personnel being employed on the project and am optimistic of a good outcome for the war memorial repairs.

Photos from the start of the Restoration work can be found on the following link held on the CADPC Website <https://colsterworth.parish.lincolnshire.gov.uk/downloads/file/965/war-memorial-restoration-work-in-progress-from-10-06-2024>

5. Agenda item on the Parish Council July Meeting to agree a formal War Memorial Post Restoration Event, date and VIP guests in partnership with CFoR.
6. To agree in Partnership with CFoR to apply for a SK Community Fund Grant of £2,000.00 (closing date 20th August 2024). To install a Plaque to mark the War Memorial Restoration Project, funders and history on the outside wall of the brick bus shelter adjacent to the War memorial.
7. Resolve to ear mark up to £1,000.00 from reserves or any unspent 'Contingency Sum of £4,353.97' for the cost of the Plaque in agenda item 2024.54.3 if the SK Community Fund Grant is unsuccessful and return the £1,000.00 to the General Fund if this is not required.

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PROJECT COSTS EXCL VAT	
Architect Fixed Professional Fees	£2,287.00
* Contractors Costs for restoration of the War Memorial Incl contingency fund of £4,353.97	£33,380.45
** Contractors Costs for restoration of the War Memorial excl contingency fund of £4,353.97	£29,026.48
FCC Environment Third Party Contribution	TPC amount £3,120.35
*Total Costs Incl contingency sum	£38,787.80
**Total Costs excl contingency sum	£34,433.83
Funds Raised by CFoR for TPC and Professional Fees	
CFoR Fundraising for TPC	£3,000.00
CFoR Fundraising for professional fees	£1,407.35
Sub Total	£4,407.35
Less total TPC and professional fees	£5,398.35
Amount of shortfall to be paid by the PC	£991.00



Funds Ear Marked by the PC & FCC Grant	
CADPC Ear Marked for WM Project	£3,500.00
CADPC WM maintenance budget 2023/2024 transferred to WM Ear Marked Project	£1,000.00
FCC Environment Grant	£29,026.48
Sub Total	£33,526.48
Total Funds raised Grand Total	<u>£37,933.83</u>
*Total surplus/deficit funds less costs incl contingency amount =	-£853.97
**Total surplus/deficit funds raised less costs excl contingency sum =	£3,500.00
VAT TO BE APPLIED FOR ARCHITECTS & CONTRACTORS FEES	
VAT to be applied to costs	£7,133.49
VAT to be reclaimed by CADPC	£7,133.49

Previous Report 30th April 2024

1. Colsterworth Memorial Application number: S21/1796 Discharge of Conditions received 15.05.2024. awaiting a decision from the Conservation Officer before work can start.
2. Agenda item for 4th June Meeting 2024.
Resolve to agree to investigate the costings to install a Plaque to mark the War Memorial Restoration Project on the outside wall of the brick bus shelter adjacent to the War memorial.

1. A Pre-Contract meeting for the restoration of the War Memorial was held with the Architects PPIY, contractors Pinnacle Conservation and the Parish Council on Friday 12 April at 10.30 a.m. Work to start in May subject to approval from the SKDC Conservation Officer. Minutes to the meeting can be found on the following link to the CADPC Website
<https://colsterworth.parish.lincolnshire.gov.uk/downloads/file/917/pre-contract-meeting-12-04-2024>
2. Second Press release 'Work Begins' agreed with FCC Environment and forwarded to Grantham Journal and uploaded to the Parish Council website
<https://colsterworth.parish.lincolnshire.gov.uk/news/article/13/press-release---work-begins>
3. **CFoR are looking into War Memorial Signage On the Bus Shelter adjacent to the War Memorial.**
CFoR have some funding but may request a contribution from the Parish Council.

Suggested Details are:

- A1 size - good for text and images
- Size A1 - solid aluminium frame with 5mm thick solid aluminium back plate, including 3mm thick solid aluminium sign panel for wall mounting @ £695 each plus VAT

Artwork:

- The above prices are using our supplied artwork or they can design the artwork. They can match any branding we have and add logo, website links and QR codes to the design. This includes the re-touch of any supplied images to make them suitable for print. The design cost is £300 per bespoke design plus VAT



Delivery/Lead times

- Delivery costs depending on quantity and location.
- Lead time to create the artwork 1 week
- Lead time for production 4 weeks.

4. **Previous Report 26th February 2024.**

5. PC Meeting 5th March 2024 unanimously agreed to accept the amended FCC Environment Grant offer of up to £29,026.48 which does not include the contingency sum of £4,353.97 included in the preferred quotation of £33,380.45. Minute ref March 2023.173.1.
6. Unanimously agreed to allocate the unspent 2023/2024 War Memorial Maintenance budget of £1,000.00 to the War Memorial Restoration Project. Minute Ref March 2023.173.2. (Costs updated in table below)
7. 06/03/2024 FCC Contract signed by the Clerk and acknowledgement filed.
8. Meeting with the PC, PPIY Architect and Pinnacle Conservation Limited scheduled for week commencing 8th April 2024 to agree the process for starting the restoration of the War Memorial. Date and time to be confirmed.

9. **Previous report 6th February 2024.**

10. At the PC meeting 6th February 2024, it was resolved to accept the FCC Communities Grant offer of £33,380.45 for the Restoration of Colsterworth War Memorial. FCC Grant offer letter dated the 18th December 2023.
The Third-Party Contribution of £3,588.40 agreed September 2023 meeting agenda item 2023.77.4.
11. This was unanimously agreed on condition of receipt of a formal commitment from CFoR of £3,000 towards the Third-Party Contribution (TPC).
12. On Thursday 8th February 2024 a formal commitment and Cheque from CFoR of a contribution of £3,000 was received by the Parish Council. Following receipt of this the TPC of £3,588.40 was paid to FCC Communities.
13. On 14th February 2024 FCC Communities contacted the Parish Council to advise that the contingency sum of £4,353.97 included in the Pinnacle Tender for the restoration of the War Memorial cannot be funded as they do not fund contingencies. This amount has been removed from the original grant offer dated 18th December 2023. The amount of Grant being offered is now £29,026.48 and not £33,380.45 as stated in their letter dated 18/12/2023. This still covers 100% of the costs in the priced schedule just not the contingency fund. The contractor has confirmed that the work will be carried out as stated in the work schedule. The architect will need to obtain consent from the Parish Council to instruct the contractor to carry out any contingency work.
14. It is disappointing that this was not picked up by FCC before the initial grant offer was sent out to the PC on 18th December 2023.
15. On 26/02/2024 FCC Communities confirmed the amount of TPC was reduced to £3,120.35 due to the amended Grant offer and a refund of £468.05 will be paid into the PC's bank account.
16. Action - The PC to agree with the architect that they cannot issue any instructions to the contractor to carry out any contingency work without prior consent of the PC. On 26/02/2024 the architect confirmed their fixed fee of £2,287.00 excl vat.
17. Agenda item for March 2023.176.1 Resolve to review and accept the revised FCC Environment Grant offer below for Restoration of Colsterworth War Memorial. See minute ref 2023.155.1 February 2024: -

"FCC Environment Grant offer of up to £29,026.48 which does not include the contingency sum of £4,353.97 included in the preferred quotation of £33,380.45."
18. The FCC funding agreement must be signed within 21 days of the issue date 21/02/2024. If it is not signed and returned in this period, the grant offer will expire.
19. See updated table below and revised costings at note 10.



20. Grant applications submitted to The National Lottery Heritage Fund and FCC Environment have been successful, details below. The other funders have confirmed that due to high demand and limited resources their deadlines have been extended.

Funder	Application by	Amount requested	Amount Offered	Current situation
FCC Environment	Parish Council	£33,380.45	£29,026.48.	<p>Awaiting refund of £468.06 from TPC.</p> <p>Third party contribution required: £3,588.40. Agreed at PC Meeting September 2023. Minute ref: 2023.77.4.</p> <p>T&C's This is straightforward, familiar to Council (North Witham Play Equipment project 2021) and does not require any additional resources and actions.</p>
SKDC Prosperity Fund	CFoR	£2,300.00	Awaiting outcome	<p>Awaiting decision which should be received by the end of January 2024.</p> <p>Hopefully this will cover the TPC and Architect fees.</p>
War Memorial Trust	Parish Council	£27,923.00	£13,960.00 towards CEL Tender only.	<p>Request made to WMT to use the grant offer towards any contingency sum.</p> <p>WMT Grant cannot be used for architects' fees.</p>
National Lottery Heritage Fund	CFoR	£33,380.45	£26,200.00	<p>The following clarification is required: -</p> <ul style="list-style-type: none"> • Securing the shortfall in the funding from other sources. • However, the main issue is that the application requires a more robust plan for evaluating the project which they suggested might mean reviewing the scope of the grant application and will result in delays

21. Revised costs and funds raised to date detailed in the table below.

PROJECT COSTS EXCL VAT	
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Architect Fixed Professional Fees	£2,287.00
* Contractors Costs for restoration of the War Memorial Incl contingency fund of £4,353.97	£33,380.45
** Contractors Costs for restoration of the War Memorial excl contingency fund of £4,353.97	£29,026.48
FCC Environment Third Party Contribution	£3,588.40 Amended TPC amount £3,120.35 £468.05 to be refunded
*Total Costs Incl contingency sum	£38,787.80
**Total Costs excl contingency sum	£34,433.83
FUNDS RAISED BY CFoR & EARMARKED BY CADPC & FCC GRANT	
CFoR Fundraising	£3,000.00
CFoR Fundraising for professional fees	£1,000.00
CADPC Ear Marked for WM Project	£3,500.00
CADPC WM maintenance budget 2023/2024 transferred to WM Ear Marked Project	!1,000.00
FCC Environment Grant	£29,026.48
Total funds raised	£37,526.48
*Total surplus/deficit funds less costs incl contingency amount =	-£1,261.32
**Total surplus/deficit funds raised less costs excl contingency sum =	£3,092.65
VAT TO BE APPLIED FOR ARCHITECTS & CONTRACTORS FEES	
VAT to be applied to costs	£7,133.49
VAT to be reclaimed by CADPC	£7,133.49

Unspent War Memorial Maintenance budget 2022/2023 - £1,000.00
Unspent War Memorial Maintenance budget 2023/2024 - £1,000.00

22. PREFERRED CONTRACTORS PAYMENT PROCESS

- Application 1 – 4 weeks after the works have commenced. This will be valued based on the % of works complete, but they expect this to be approx. 60% of the value.
- Application 2 – upon completion of the works. This will be for the remaining balance, less any retention (subject to the adoption of the JCT Contract).

Payment will be made on completion of the work. The Architect will certify when the works have been completed. There will be a retention of 2.5% of the contract sum for 3 months from completion, where



the Contractor will remain responsible for putting right any defective workmanship discovered during this period.

23. The preferred contractor has confirmed that the tender will be current until April 2024
24. CFoR fundraising commenced in May 2023 as part of the partnership with the Parish Council after it was resolved to reinstate the War Memorial Restoration Project. The fundraising included static collection boxes and events selling crafted items made by volunteers hosted by the Village Hall, Co-op, the White Lion and the Grantham Veterans Breakfast Club. There was also a raffle drawn at the White Lion on Remembrance Sunday 12 November 2023. This, along with the generous donation of £300 from the Frederick Ingles Charity means that CFoR has now ringfenced **£3,000** in their accounts for the restoration project.
25. CFoR has also been successful in their application to the Local Co-op Community Fund as their nominated “good cause” in 2024. Any funds from this will not be available until November 2024 and for the sustainability of CFoR to support the War Memorial Restoration and ongoing maintenance.

-End-

Reported to Council 07 November 2023

1. CADPC have allocated a grant up to £3,500 for the project.
2. Currently resolution has been passed to approve Architect’s fixed fees at £2,287 to take the project to signing off the work (excluding VAT).
3. No additional charge by Architect for re-tendering process which has now been completed.
4. The Parish Council has agreed to act as “Employer” but will only instruct the Architects to proceed with the works if all the funding is secured through grants, fundraising and donations.
5. The Parish Council will cover the VAT element of costs and reclaim this keeping the works at net cost.
6. The recommendation from the Architects for preferred contractor will put the costs at £33,380.45 (excluding VAT)
7. The VAT element will be covered by the CADPC and then reclaimed (potentially in the region of £7K). CADPC would have to cover this from Reserves for an anticipated period of two months prior to it being reclaimed to go back into Reserves. For cashflow purposes it is preferable that this is within the first six months of the financial year (April-September 2023)
8. The net costs of the restoration (via grant allocations/fundraising/ donations) must be held by CADPC prior to any instructions from CADPC to start works and incur costs. If this is not in place then the Project cannot proceed.
9. The tenders are valid until January 2024
10. Planning permission expires October 2024

Resolutions/Minutes:

2022.170.3: April 2023	2023.13.2: May 2023	2023.36 2: June 2023	2023.57: July 2023	2023.77. 2: Sept 2023	2023.97.2 October 2023	2023.155.1 February 2024
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