

Proposal to Repair and Restore the Village Hall Wall



The roadside wall of the Village Hall has been gradually degrading and has now reached a state where it is in urgent need of repair and restoration. The wall would be restored to its original state, made up of stone with concealed lime mortar, where the mortar is used to bond the stone together and is not normally visible. The work involves the replacement of all damaged stone, reversal of repairs inconsistent to the original wall and the use of lime mortar.

PROPOSAL: It is proposed that: (VH = Village Hall Management Committee and PC = Parish Council)

- The wall is repaired and restored to its original state, using concealed lime mortar and appropriate stone
- A contractor is chosen and contract negotiated for the work, with recommended conditions below
- The AONB grant (£833) is applied for and VH (£833) and PC (£834) pay one the remainder
- The VH and PC each nominate one representative responsible for supervising and determining completion
- **The revised quotation from C&S Marwood for £2,500 is accepted and an AONB grant of £833 applied for.**

CONDITIONS: It is recommended that the following conditions are placed on the contract:

- all cement mortar is replaced with appropriate lime based mortar and damaged stone is replaced
- all waste stone, mortar and rubbish are removed from the site and disposed of by the Contractor
- access is maintained to the car park and village hall by at least one vehicle entrance at all times
- work is avoided on the first Saturday each month for the Market and other major events in the village hall
- an acceptable timetable for work is submitted and agreed

AONB GRANT: The Howardian Hills AONB support this project and have offered a grant of one third of the total up to a grant of £2,000 (project cost £6,000). The AONB are happy will the PC to select and supervise the Contractor who must use lime mortar and replacement stone similar to originally used.

CONTRACTORS: Three potential contractors have been identified and their quotations for the work:

A) Duncan Ridley £3,222 B) Stephen Pickering £9,430 C) C&S Marwood £1,860, including coping £2,500

C&S Marwood revised their quote to include the coping. They are the preferred Contractor due to their good reputation and favourable references from the Hovingham Estate and Tosh Lumley; Duncan Ridley repaired the Village Hall roof, which was deemed unsatisfactory and needed further repair.

CASHFLOW: Based on the Parish Council paying for the work the cashflow impact would be:

	Quote (ex VAT)	Gross (inc VAT)	AONB Contribution (1/3 upto £2k)	Village Hall Contribution	Parish Council Contribution (include VAT)	Parish Council Contribution (after VAT)
Stephen Pickering (B)	£9,430	£11,316	£2,000	£3,715	£5,601	£3,715
Duncan Ridley (A)	£3,222	£3,866	£1,074	£1,074	£1,718.40	£1,074
C&S Marwood (C) including coping	£2,500	£3,000	£833	£833	£1,334	£834
C&S Marwood (C) original	£1,860	£2,232	£620	£620	£992	£620

The cashflow impact would be minimised by postponing the Parish Council's VAT Return.

Proposed Parish Council 10th May 2017; The Village Hall are asked to please support this proposal