

## RAYLEIGH WINDMILL - ADDITIONAL COSTS

### 1 SUMMARY

- 1.1 This report advises Members on the progress of the development of the sensory garden and additional resources required to complete the project.

### 2 INTRODUCTION

- 2.1 Following the award of the grant from Thames Gateway for £340,000 for the refurbishment of the Windmill and £60,000 budget in the Capital programme for the sensory garden, development of the Windmill has been completed and tenders returned for the Sensory Garden.

### 3 SCHEME COSTS INCURRED

- 3.2 There have been significant additional works to the Windmill agreed with the contractor, to which there is an additional cost to the main contract of £22,000. These additional works include the opening up of the window reveals, additional brickwork repairs to windows, and some internal detailing. This is a 7.7% increase on the original contract value. A figure of £15,000 increase on the original contract cost was reported to Windmill Sub Committee on 4 August 2005 and subsequently to Community Services Committee. The Capital programme provision was increased by £10,000 towards this forecast increase.
- 3.3 The set up to provide disability access, included additional works to upgrade the CCTV system monitoring the car park and around the Windmill, to digital recording. The monitoring of the CCTV is undertaken in The Mill by Holmes Place.
- 3.4 Conservation Architect fees were originally quoted at £40,000, but with the increased contract value, these now amount to £42,627, an increase of £2,627.
- 3.5 Other costs amount to £7,000, including provision of a new telephone service from London Hill, new ducting and connection from the Windmill to The Mill, for connection of the IT and CCTV systems and intruder alarm.
- 3.6 Storage costs for the content of the Rayleigh Historical Society have amounted to date to £3,500 and is still ongoing.
- 3.7 Tenders for the Sensory Garden have been received, the lowest being in the order of £44,000, below the early original scheme estimate but £12,000 over the revised estimate, as reported to the Windmill Sub-Committee on 4 August 2005 and Community Services during the period of the project in 2005.

- 3.8 The issue of licensing of the Windmill was raised at Community Services on 1 September 2005 (Minute 321/05) and officers were required to investigate. There is a licence fee of £1,400 for this application, which is non refundable. This is a Revenue cost and will be subject of a further report, to allow discussion of this issue in full.

#### **4 SENSORY GARDEN – CHANGE OF PROPOSALS**

- 4.1 The original scheme for the Sensory garden was a higher specification and included total removal of the existing hard standing and walls of the existing roundel on the land.
- 4.2 When it was realised that the budget would be constrained, the scheme was reappraised and redesigned to utilise as much of the existing hard areas and walls as would be in keeping with the aim of producing the sensory garden.
- 4.3 This revised scheme was re-estimated at £32,000 and this was the figure reported to the Windmill Sub Committee in August 2005 during progress of the Windmill refurbishment.
- 4.4 Subsequently the sensory garden project has been tendered and the tender cost is £44,000 - £12,000 over the revised estimate.
- 4.5 This revised scheme has again been reappraised but it is not considered that any re-engineering of the scheme can be made to reduce the cost. It is important that quality is not reduced, in keeping with the overall project.

#### **5 RISK IMPLICATIONS**

##### **5.1 Strategic Risk**

The project offers the ability to realise the tourism, cultural and historical potential of this site and upgrade the area generally. Non-completion of the Sensory garden will cause a significant reputational risk to this Council

##### **5.2 Operational Risk**

The day-to-day management procedure of the Windmill and sensory garden has now been developed and the management group will be convened by March 2006.

#### **6 RESOURCE IMPLICATIONS**

- 6.1 Total current budget for this scheme is £410,000. This is made up of £340,000 from Thames Gateway South Essex (TGSE), and £70,000 from the Council's Capital Programme. The current breakdown of costs, in comparison with the budget estimates, is shown in the table below.

<b>Item</b>	<b>Current Costs</b>	<b>August Report</b>
Main Contract Works	£307,000	301,000
Sensory Garden	£ 44,000	32,000
Information Technology	£ 29,000	31,000
Fees and other charges	£ 43,000	40,000
Storage Costs	£ 3,500	
Other Costs	£ 7,000	0
Sub total	£433,500	404,000
Internal cabinets, etc.	£ 20,000 *	17,000*
Consultant	£ 70,000 *	

- \* These two items are subject to a bid Submitted to Thames Gateway South Essex.

In the event of an unsuccessful outcome for the bid to TGSE, a further bid has been included in the 2006/07 Capital Programme for the cabinets.

- 6.2 As Members are aware, General Fund repairs and maintenance budgets are controlled on a corporate basis. This obviates the need to have a number of contingencies within the budget and also allows any underspends to be used corporately in priority areas. On the costings shown above amounting to £433,500 and the revised Capital provision of £410,000, there is a shortfall of £23,500, if the sensory garden is to be provided. This can be met from the savings identified in the Repairs and Maintenance budgets in the General Fund. Although these are Revenue underspends, they can be utilised to support capital expenditure.

## **7 LEGAL IMPLICATIONS**

- 7.1 There is a legal obligation to maintain the area proposed for the Sensory Garden, which has remained in a poor condition since being handed back to the Council.

## **8 RECOMMENDATION**

- 8.1 It is proposed that the Committee **RESOLVES**

To agree a bid for additional budget of £23,500 to be met from the Repairs and Maintenance savings.

Roger Crofts

Corporate Director (Finance & External Services)

---

**Background Papers:**

Contract Files for the Windmill Project

For further information please contact David Timson on:-

Tel:- 01702 318110

E-Mail:- [david.timson@rochford.gov.uk](mailto:david.timson@rochford.gov.uk)