FAVERSHAM GUILDHALL

EXTERNAL REPAIRS PROJECT 2026

PROGRESS REPORT NO 8

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ACTIONS ACHIEVED

Works continue to progress with all render repairs and small scale carpentry repairs now complete. The clock face supporting structure has been rebuilt and the large scale carpentry repairs to the cupola and Venetian window are nearing completion.

Decorations are well advanced and roofing works are almost complete. Keim Paints carried out a further inspection on 11 November and signed off the completed initial coat work for the render. A final inspection will be made at completion in order for their warranty to be issued.

Multiple on site meetings with the main contractor and sub-contractors have taken place to test samples and verify the scope of work. The variations have been summarised in site notes and later confirmed in formal contract instructions. The latest site note was issued on 30 October. The last instruction on 5 November. All site notes and instructions are copied to the Council. My last site visit was on 11 November. Throughout the project site visits have been made on a weekly basis. I next visit on 20 November.

The clock face has been repaired and will be returned to the building shortly

The repair of the moulded town crests is ongoing. The work being carried out by Tom Organ, a Faversham based consultant conservator.

A second site and progress meeting was held on 30 October: minutes have been issued. The mayor was in attendance.

The contractors revised programme has been received. It predicts a completion date of 19 December: 3 weeks beyond the contract completion date.

Supplementary meetings have been held to discuss the town Christmas lights, the installation of swift boxes together with remedial works to the flagpole and lightning conductor installation.

The deteriorating weather has had an impact on progress.

ACTIONS FOR NEXT MONTH

The next progress meeting and valuation will take place on Friday 27 November.

All works to be completed following final inspections and 'snagging' quality checks.

Scaffolding to be dismantled, site cleared.

O&M manuals to be finalised and issued.

Contractors anticipated final account to be received and assessed.

INVOICING AND FINANCE

As a result of various changes to the brief and clarification of provisional costs the total anticipated fees on the project are currently £34,340.00 A further invoice in the sum of £500.00 plus VAT will be raised in December. An invoice raised on 11 November in the sum of £1750.00 remains outstanding.

A further claim by the contractor in the sum £18,509.59 plus VAT on 23 October. Payment has been delayed await further information from the contractor in relation to works completed to the clock. The next claim is due at the end of the month.

A further project cost statement will be raised following receipt of revised prices from the contractor which remain outstanding.

The delayed completion to the contract may result in a claim for additional costs from the contractor. This will be assessed against the reasons why the delay has occurred. The labour resourcing of the project by contractor will be a critical factor. Site records will be assessed