

FAVERSHAM GUILDHALL

EXTERNAL REPAIRS PROJECT 2026

PROGRESS REPORT NO 3



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ACTIONS ACHIEVED

Tenders have been received and evaluated on the original scope of work.

The project has been re-tendered twice on a reduced scope of work to three contractors. Addendum tender reports have been prepared and issued.

Two contractors have been invited to and attended interviews.

References have been requested and obtained on two contractors.

The paint historians report has been finalised, received and issued to the Planning Authority.

Listed Building Consent has been obtained for the full scope of works including the restoration of the original colour scheme.

The Council have decided to appoint Goodsell and Son subject to receipt of a project programme and confirmation of their tender price.

The project will now be limited to redecoration of the external elevations. All masonry works have been omitted, the repair of the arcade columns have been omitted and the slate and lead roof coverings will be repaired rather than replaced.

The existing colour scheme will be retained.

The project is currently on programme with a start date set for early April and completion by the end of July although this needs to be verified by issue of the preferred contractors programme which is overdue. The Guildhall will remain open for occasional use.

The possibility of keeping part of the market area open beneath the building is still being discussed.

ACTIONS FOR NEXT TWO MONTH PERIOD

Receive and evaluate the submitted contract sum and contract period offered by Goodsell and Son.

Appoint a contractor, set up and manage a pre-start meeting.

Commence the contract.

Design and erect the access scaffolding, obtain all licenses, receive and approve all material and workmanship samples.

Carry out joint inspections with the appointed contractor following scaffold erection.

INVOICING AND FINANCE

The total value of fees paid to date is £15,090.00. Within that sum £5,340.00 is for the appointment of sub consultants as set out below. A further invoice accompanies this progress report.

James Brennan Associates to undertake a measured survey of the building (£1,950.00), Jose of Jericho to carry out laboratory analysis of mortar samples (£790.00), JL Ryan to undertake a condition appraisal of the arcade columns (£750.00) and Arte Conservation to produce a report on the historical use of paint on the building (£1,850.00)

The analysis of the mortar samples and the appointment of JL Ryan were not included in the submitted and agreed fee proposal of £27,750.00.

The cost for carrying out the measured survey and the appointment of a paint historian were expressed as a provisional sum of £2,500.00 in the above fee proposal.

The actual cost is of these appointments is £3,800.00.

As a result of these various changes to the brief and clarification of provisional costs the total anticipated fees on the project are now £30,590.00.

The cost of the building work remains to be determined.