

FAVERSHAM GUILDHALL

EXTERNAL REPAIRS PROJECT 2026

PROGRESS REPORT NO 4



30 May 2026

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ACTIONS ACHIEVED

Goodsell and Son were appointed to carry out the works on 10 March 2026.

Contract were issued for signature on 19 March 2026. The agreed contract sum was £177,815.00.

The project was due to start on 7 April and complete by 26 June.

KKC Highways Section informed the contractor of the need for a road closure to the area to the rear of the building on 25 March. The road is subject to a pavement license and is used as a seating area by the Bear public house. A road closure was not considered to be necessary.

In view of the importance of the project and condition of the building, it was agreed that an emergency road closure license would be sought. This approach was supported by KCC and a revised start date was set for 28 April.

Goodsell and Son and their agents were responsible for liaising with KCC and submitted the application.

On 28 April KCC informed the contractor that there were insufficient grounds to support an emergency road closure.

A meeting was convened by DM with KCC on 8 May at which KCC agreed to revert to their earlier assessment and grant an emergency road closure.

On the same day the Town Council decided to delay the start of the project until September.

The revised start and completion dates are now 7 September and 27 November respectively.

ACTIONS FOR NEXT THREE MONTH PERIOD

Carry out a joint inspection with the contractor from a cherry picker to ensure that the building is safe. Undertaking any required urgent works.

Carry out a preliminary assessment of the scope of repairs to render, joinery and leadwork from a cherry picker with the contractor to reduce the need for inspections from scaffolding and speed up construction phase.

Both parties to sign the Contract documents.

The contractor to submit the application for the road closure.

The Town Council to inform businesses and market traders of the revised start and completion dates.

All additional costs incurred as a result of the delayed start, requirement for a road closure and any other matters to be clarified.

The contractor to be paid for all costs incurred to date including scaffold design, samples and the road closure.

INVOICING AND FINANCE

The total value of fees paid to date is £19,590.00. Within that sum £5,340.00 is for the appointment of sub consultants.

A fee invoice in the sum of £2,250.00 submitted on 24 April remains outstanding.

As a result of various changes to the brief and clarification of provisional costs the total anticipated fees on the project are currently £30,590.00. Further details are provided in earlier progress reports.

A 1.8% uplift has been applied to the previously agreed contract sum in line with BCIS indices for the period April to September 2026. The revised contract sum is therefore £181,015.67. This figure excludes all costs relating to the road closure and the additional hire of a cherry picker.

The contractor submitted a claim of £6,932.00 plus VAT for expenses incurred to date on 23 May 2026. Further clarification/information has been requested but remains pending.