



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

Renovation Project Supporting Documentation

Title: Quinquennial Breakdown

Date: 12th March 2016



Guidance Notes

The 2023 quinquennial shows typical costs for the identified works required on the building of All Saints' Church, Walsoken. The level of works required, and the associated costs are given in the quinquennial in general range terms and in isolation away from other real-world considerations.

Preliminary Cost Analysis

Below is a list of observations, backed by some caveats, concerning 'unknowns' that need to be clarified well before too much work is carried out on the Renovation Project.

- 1) All costs used are an average of the cost ranges provided in the 2023 quinquennial.
- 2) Extraneous costs such as 'inspect', 'routine' or 'works done' have been removed.
- 3) 2023 costs have been inflation adjusted to 2026.
- 4) The cost of the works according to quinquennial priority have been separated out by one analysis.
- 5) The 'internal work' and 'external work' have been separated out on another analysis.
- 6) The tables, in colour, show certain 'what if' scenarios concerning the work cost.
- 7) There are several works required that are not included in the quinquennial and these have been included (the electives) with rough cost estimates.

Notes

- a) It must be noted that no explicit allowance for scaffolding has been highlighted in the quinquennial. It is unknown if that cost is amortised in the cost ranges. This could be a further £250K cost (needs clarification). This cost is a guess from costs understood for scaffolding for the works at St. Wendreda's Church in March.
- b) It is unknown if scaffolding costs are included in the % building fee charged by the architect. These analyses assume not.
- c) There is no quinquennial allowance made for VAT. I understand that VAT is not currently reclaimable. This will cost about another £160K
- d) Allowance for inflation between 2023 and 2026 has been made but a forward projection needs to be included if the project takes 3 years (at 4% to 5% per annum). This is another £50K to £60K.
- e) It is wise to include a building contingency cost as well as costs for specialists we may need. These have been wildly estimated.

Approach

It has been suggested that we apply for two separate £250K lottery grants. With the coloured tables (with all the assumptions as a caveat) these project costs range from £975K to £1,252K so it's difficult to see the correct way forward until these assumptions and questions have been clarified.

Only From Quinquennial Numbers

Priority A	Cost
Average 2023 Cost	£29,480
Average 2026 Cost	£32,088
Average 2026 Cost (inspects removed)	£32,088
Average 2026 Cost (routines removed)	£31,707
Average 2026 Cost (work done removed)	£31,527

Priority B	Cost
Average 2023 Cost	£217,885
Average 2026 Cost	£237,159
Average 2026 Cost (inspects removed)	£237,017
Average 2026 Cost (routines removed)	£235,733
Average 2026 Cost (work done removed)	£235,733

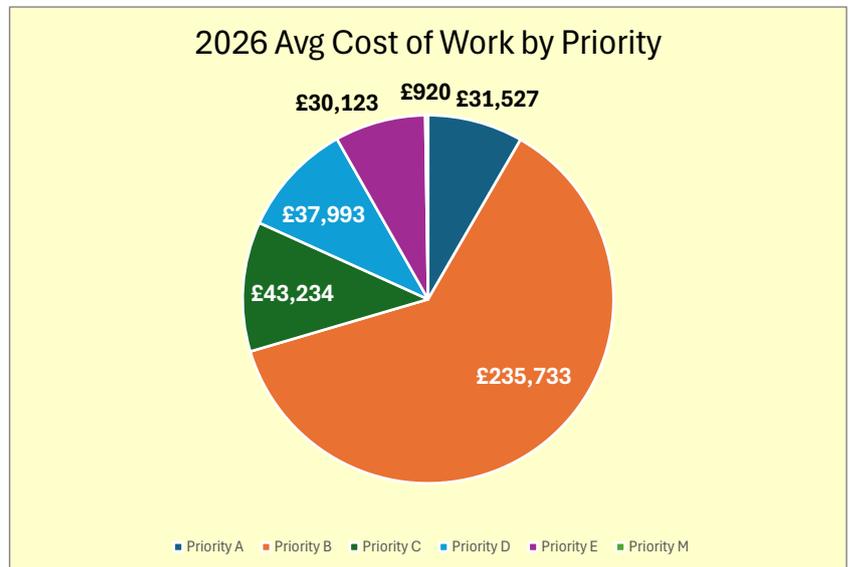
Priority C	Cost
Average 2023 Cost	£40,675
Average 2026 Cost	£44,273
Average 2026 Cost (inspects removed)	£44,110
Average 2026 Cost (routines removed)	£43,234
Average 2026 Cost (work done removed)	£43,234

Priority D	Cost
Average 2023 Cost	£40,055
Average 2026 Cost	£43,598
Average 2026 Cost (inspects removed)	£43,598
Average 2026 Cost (routines removed)	£43,435
Average 2026 Cost (work done removed)	£37,993

Priority E	Cost
Average 2023 Cost	£27,675
Average 2026 Cost	£30,123
Average 2026 Cost (inspects removed)	£30,123
Average 2026 Cost (routines removed)	£30,123
Average 2026 Cost (work done removed)	£30,123

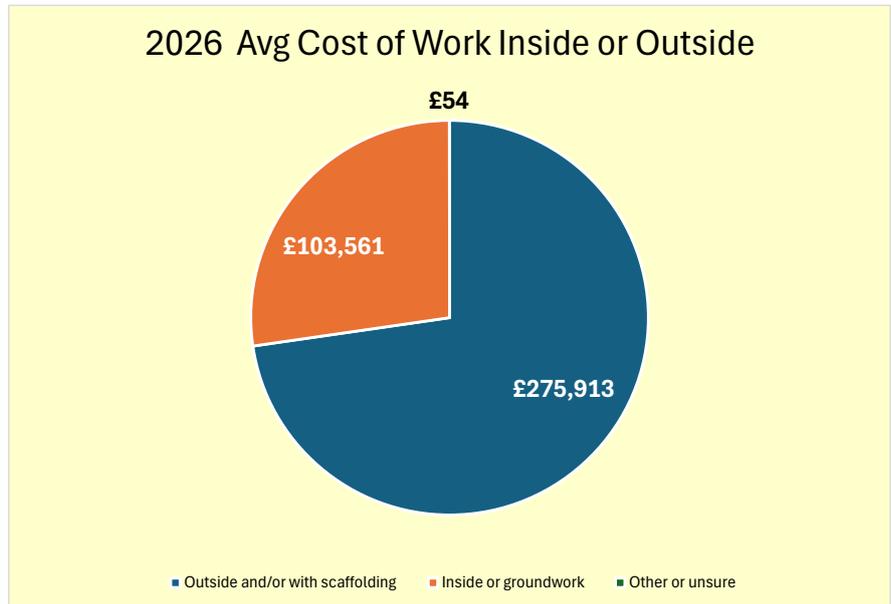
Priority M	Cost
Average 2023 Cost	£1,465
Average 2026 Cost	£1,595
Average 2026 Cost (inspects removed)	£1,578
Average 2026 Cost (routines removed)	£920
Average 2026 Cost (work done removed)	£920

Total Cost	Cost
Average 2023	£357,235
Average 2026	£388,835
Average 2026 Cost (inspects removed)	£388,514
Average 2026 Cost (routines removed)	£385,151
Average 2026 Cost (work done removed)	£379,529



Only From Quinquennial Numbers

Priority A	Cost
Outside and/or with scaffolding	£10,558
Inside or groundwork	£20,969
Other or unsure	£0
Priority B	
Outside and/or with scaffolding	£221,283
Inside or groundwork	£14,449
Other or unsure	£0
Priority C	
Outside and/or with scaffolding	£24,229
Inside or groundwork	£18,950
Other or unsure	£54
Priority D	
Outside and/or with scaffolding	£15,570
Inside or groundwork	£22,422
Other or unsure	£0
Priority E	
Outside and/or with scaffolding	£4,082
Inside or groundwork	£26,041
Other or unsure	£0
Priority M	
Outside and/or with scaffolding	£190
Inside or groundwork	£729
Other or unsure	£0
Total Cost	
Outside and/or with scaffolding	£275,913
Inside or groundwork	£103,561
Other or unsure	£54
Grand Total	£379,529



All Work Plus External Electives					
Average Building Work Cost (2026)		£481,474			
<i>Inside Work (from Quinquennial)</i>			£103,561		
<i>Outside Work (From Quinquennial)</i>			£275,913		
<i>South Ailse Re-Leading work (Elective)</i>			£60,000		
<i>Boiler house Underpinning (Elective)</i>			£10,000		
<i>Base of Spire Re-rendering & Re-leading (Elective)</i>			£10,000		
<i>South Porch Re-Leading (Elective)</i>			£10,000		
<i>New mesh to Stain Glass Windows (Elective)</i>			£12,000		
Scaffolding		£250,000			
Building Work Contingency 20%		£96,295			
Profession Fees 15%		£86,665	15% of building work and contingency		
Inflation 15%		£86,665	15% of building work and contingency		
VAT on Work and Fees 20%		£200,220			
Specialist Reports		£15,000			
Bookkeeper		£30,000			
Evaluation		£6,000			
Total		£1,252,320			

Only External Works Plus External Electives					
Average Building Work Cost (2026)		£377,913			
<i>Inside Work (from Quinquennial)</i>			£0		
<i>Outside Work (From Quinquennial)</i>			£275,913		
<i>South Ailse Re-Leading work (Elective)</i>			£60,000		
<i>Boiler house Underpinning (Elective)</i>			£10,000		
<i>Base of Spire Re-rendering & Re-leading (Elective)</i>			£10,000		
<i>South Porch Re-Leading (Elective)</i>			£10,000		
<i>New mesh to Stain Glass Windows (Elective)</i>			£12,000		
Scaffolding		£250,000			
Building Work Contingency 20%		£75,583			
Profession Fees 15%		£68,024	15% of building work and contingency		
Inflation 15%		£68,024	15% of building work and contingency		
VAT on Work and Fees 20%		£167,909			
Specialist Reports		£15,000			
Bookkeeper		£30,000			
Evaluation		£6,000			
Total		£1,058,453			

Only External Works (Priority A&B) Plus External Electives					
Average Building Work Cost (2026)		£333,841			
<i>Inside Work (from Quinquennial)</i>			£0		
<i>Outside Work (From Quinquennial)</i>			£231,841		
<i>South Ailse Re-Leading work (Elective)</i>			£60,000		
<i>Boiler house Underpinning (Elective)</i>			£10,000		
<i>Base of Spire Re-rendering & Re-leading (Elective)</i>			£10,000		
<i>South Porch Re-Leading (Elective)</i>			£10,000		
<i>New mesh to Stain Glass Windows (Elective)</i>			£12,000		
Scaffolding		£250,000			
Building Work Contingency 20%		£66,768			
Profession Fees 15%		£60,091	15% of building work and contingency		
Inflation 15%		£60,091	15% of building work and contingency		
VAT on Work and Fees 20%		£154,159			
Specialist Reports		£15,000			
Bookkeeper		£30,000			
Evaluation		£6,000			
Total		£975,951			