



THE ROCK PROJECT
PCC UPDATE REPORT
21st May 2023

Table of Contents

EXECUTIVE SUMMARY	3
1. HEALTH AND SAFETY	5
2. PROJECT FINANCES	5
3. PROJECT FUNDING	5
4. PROJECT BANES PLANNING CONDITIONS	6
5. FACULTY CONDITIONS	6
6. PROJECT DESIGN	7
7. PROJECT PROGRAMME	8
8. PROJECT SIX WEEKS LOOK AHEAD	8

EXECUTIVE SUMMARY

Health and Safety

There are no current issues with this element of the ROCK project.

Project Finances – ASW Reporting

The reporting of the ROCK finances by the ASW Finance Team remains to be fully resolved.

Project Funding

Current funding and project cost numbers indicate that it is highly unlikely that any construction works, specifically related to the Welcome Centre, will be possible within the current project plan.

BANES Planning Conditions

15 Planning Condition responses were submitted to BANES for clearance by the Planners on 17th March 2023. Discussions between the new Planning Officer responsible for clearing the pre-commencement conditions are underway. Early indications are that the condition submission outcomes are more positive than anticipated two months ago.

Planning Condition 1 (Project Start date) In order to maintain the current Planning Consent, BANES have been approached with a proposal which would allow the ROCK project to achieve 'Material Commencement' before the 21st January 2024. A formal response from BANES is awaited but we understand that the current BANES focus is on clearing the pre-commencement conditions.

Faculty Conditions

Tom Peryer will be reporting separately on this.

Project Design

A project final project Design Review meeting was held on Monday 15th April, the key points of feedback being:

- Further co-ordination is required between consultants to ensure continuity of design across the technical engineering and other inputs
- Updated detailed final technical specifications are outstanding from BHB and other consultants.
- A review of the utility supplies to Phase 2 and 3 have confirmed that the gas supply will not need to be upgraded but electricity and water will require this.

The project design is now being limited to Phases 1 1b and Phase 2. With the current situation of project funding it is not appropriate that project funds to be allocated to Phase 3 of the project.

Project Programme

The project remains broadly on programme with tenders being sought in June and potential contract placement late September or early October 2023.

Traffic Light Overview

The table below represents the Project Manager’s view of the current position on each current work area.

Project ‘Traffic Light’ Overview	
Project Area*	Analysis
<i>Health and Safety</i>	
<i>Project Financial Information</i>	
<i>Project Funding</i>	
<i>BANES Planning Conditions</i>	
<i>Faculty Conditions</i>	
<i>Project Design</i>	
<i>Project Tender Documentation</i>	
<i>Project Programme</i>	
<i>*Further Project Areas will change over time as the project develops.</i>	
TL Colour Code Definitions	
<i>Compliant / No Concern</i>	
<i>Of Some Concern</i>	
<i>Non-Compliant / PCC Decisions Needed</i>	

1. HEALTH AND SAFETY

The Construction, Design and Management Regulations 2015 (CDM)

The retained Architects Brownhill Hayward Brown (BHB) are, within their contract with ASW, undertaking the role of Principal Designer under CDM.

2. PROJECT FINANCES

ASW Financial Information

The availability of key ROCK project financial information remains an outstanding issue and one that remains to be fully resolved.

At the April PCC meeting I confirmed at that meeting that I would need to have a statement from the ASW Finance Team which confirmed 4 consecutive 2023 regular congregation income levels (excluding one-off Grants) for the months of April, May, June and July), this information being needed to give the PCC ‘comfort’ of project funding into 2024 and beyond.

Project Cashflow Forecasts

Tom Peryer will be reporting separately on this.

The LPWGS Application

The LPWGS registration can only be made when construction activities begin i.e. early September 2023 – Further action on this is therefore ‘on-hold’ until that time.

Project Spend (Consultants)

Further discussions have been held with BHB and Greenwood on Consultant spend and it appears that the February PCC estimate for future Consultant fee spend remains broadly accurate.

The PCC must however recognise that as work proceeds, and particularly now with the confirmed adoption of Phase 1b further additional fees will need to be allocated to this work area.

3. PROJECT FUNDING

Overview

Tom Peryer will be reporting further on this.

Project Cost Phasing

At the February PCC the meeting broadly accepted the concept of delivering the ROCK through a ‘phased’ approach allowing the project to be delivered in a manner that broadly followed project income. This remains the approach being adopted by the Project Team and was discussed and further ratified by the April meeting of the ASW PCC.

4. PROJECT BANES PLANNING CONDITIONS

Clearing Planning Conditions Overview

As the PCC is aware, the existing planning permission for the full scheme elapses on 21st January 2024. As discussed at the April PCC, we are seeking to secure the planning permission by making a 'Meaningful Start'. BHB and ASW are working in liaison with Chris Dance as Planning Consultant who submitted a proposal to install 8 piles in the area covered by the potential Phase 2 construction.

The practicality of undertaking this piling and future proofing of liability of the piling was discussed at a site meeting with the Consultant Structural Engineer and Bullivant (Specialist Piling contractor). A formal application has been submitted to BANES to cover this work and we await the outcome of the BANES determination.

Following the site visit, Bullivant have confirmed a cost of £15,500 (including a contingency) for the installation of the piles.

An application to discharge pre-commencement planning conditions was submitted by BHB and BHB are now in regular conversations with the planning authority. To date, the BANES have not raised any concerns with the submission but wanted to see a sample of the proposed external stone paving. A sample is on site and was viewed by the Planner. BHB are hoping that the discharge of the pre-commencement conditions could be received within the next month.

It is understood that the same Planning Officer who is assessing the planning condition submissions is also assessing the 'Meaningful Start' and will respond once she has resolved the discharge of conditions. At that point, BHB will then discuss the phased approach and planning requirement with BANES.

Clearing the BANES Planning Conditions remains, in my view, potentially the greatest threat to the ROCK Project although indications are that this threat is reducing.

5. FACULTY CONDITIONS

Tom Peryer will be reporting further on this.

Both the Project Director and BHB are working towards the resolution of the faculty Conditions but this has not been helped by organisational changes in responsibilities for addressing Faculty matters. The faculty Conditions, although seen as less onerous than the BANES Conditions, still represent challenges.

BHB have raised the issue of further discussions with the Diocese on the enlarged wheelchair access to be provided in Phase 1b.

6. PROJECT DESIGN

Internal Reordering Phase 1

The scope of works has been reduced from the original concept in line with available funding. BHB have updated their drawing package for construction and tender.

BHB have liaised with the Mechanical and Electrical Engineer with regards to the heating. The proposal is now to retain the air blown system replacing the heat source with a modern gas heat source which is more efficient. BHB are coordinating the design of this system with the floor plan and showing relevant floor works for tender.

Enlightened have had a number of meetings with the M&E team to finalise and coordinate wiring requirements within the Church for general lighting and future proof AV installations. The containment routes are detailed and incorporated. A project design coordination meeting was held on Monday 15th May to finalise the integration of M&E and AV first fix.

Phase 1b – Alterations to the existing Choir Vestry

BHB have been instructed by ASW to progress an alternative, cost efficient method of getting compliant wheelchair access into the building would be creation of a new or wider entrance door into the north side of the Vestry. This will also involve external path works to lift ground levels to ensure a level access.

A provisional estimate of circa £300k has been assigned for this option which will be included as a Provisional Sum within the tender documentation.

It is believed that these works are likely require further Faculty and Planning consents. It is therefore recommended that this requirement with the Archdeacon at the earliest opportunity.

Phase 2 – Reduced Extension

BHB are coordinating the revised construction package with the wider team of consultants for Phase 2.

The redesign of the new external elevation to the north has been completed and agreed with the ROCK team. The structural design and thermal upgrade of the new external wall has been detailed. This is future proofed to minimise alteration should Phase 3 proceed.

The Structural Engineers design is now substantially complete and their designs are being coordinated into the construction pack.

BHB are continuing to liaise with the Mechanical and Electrical Engineer with regards to the heating of the extension (Phase 2). The proposal is to use an air source heat pump to heat the extension through underfloor heating. This will future proof the buildings when Phase 3 is progressed. BHB have received the Method (Consultant) designs and included these works in the coordination meeting held on Monday 15th May.

The project will need to seek planning approval for the reduced scale extension, revised north elevation and location of the air source heat pump through the planning authority after the existing (pre-commencement) planning conditions have been discharged. The

project will aim to have this agreed through an amendment to the existing planning approval, but it should be recognised that a new application might ultimately be necessary. The Diocese will also need to be updated.

Tender Documentation

Tender drawings are currently being assembled by the various consultants. Coordination between the different consultants has been ongoing since the last PCC Meeting, with the final coordination meeting being held on Monday 15th May. The 15th May meeting included the project Quantity Surveyor (Greenwood) who will prepare the tender schedule for pricing by the contractors following the final design review.

Greenwoods are undertaking a high-level cost assessment to provide a pre-tender cost estimate for Phase 1, 1b and Phase 2 with the intention to proceed to tender in June.

The coordinated tender pack of drawings will be issued for client review on or shortly after 19th May.

7. PROJECT PROGRAMME

Current High-Level Programme to Tender Evaluation Programme

The current High-Level project programme provided to the PCC in March remains the core project programme.

8. PROJECT SIX WEEKS LOOK AHEAD

Project Six Week Look Ahead Overview

In the next six weeks it is envisaged that the following work will be undertaken:

- ASW Finance will be progressing the availability of concise and accurate financial information to the ROCK Project Board
- Completion and finalisation of the project design pack to include Phases 1, and Phase 2. It is assumed that Phase 1b design will have been started
- The project tender documentation will be assembled and completed for review by the Rock project team
- ASW will have reviewed the completed tender packages being prepared by Greenwood Projects
- BANES should have completed their review of the pre-commencement planning conditions submissions and their responses received.
- BANES should have reviewed the ASW submission for agreement that the proposed piling will constitute a 'Meaningful Commencement' under the Planning Regulations
- Final tender documentation will be being put together by BHB and Greenwoods

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