

STABLE CLASSROOM PROJECT

Monthly progress report

Report number: 9 Date: 10th Sept 2021

Headlines for the previous month

1. External cladding complete with exception of small areas of half round cover strips (cosmetic).
2. Internal taping complete and decoration commenced.
3. Electrical installation complete with exception of wall heaters that will be installed after decoration.
4. Disabled ramp and steps constructed to both the main entrance and the Stable French door.

Work plan and forthcoming critical control points

1. Completion of decoration by FoBL volunteers.
2. Final fix of electrical heaters.
3. Completion of Plumbing.
4. Drainage/septic tank installation.
5. General landscaping around new buildings

Finance Report

1. Main project funding
 - No change from previous month.
 - Berry Burn Community Fund kindly extended the completion date on the grant conditions to accommodate project delays.

Funding disbursement schedule

as at 03/08/2021

Grant Funder	Total grant awarded	Award disbursed to date	Balance to be disbursed	notes
EB Scotland - Scottish Lanfill Community Fund	£ 30,000	£ 30,000	£ -	All fund received.
Beatrice Partnership	£ 30,000	£ 30,000	£ -	All fund received.
Berry Burn Community Fund	£ 20,000	£ 15,000	£ 5,000	1st & 2nd disbursements received. Final disbursement of £5k to be made on completion
Gordon & Ena Baxter Foundation	£ 10,000	£ 10,000	£ -	All fund received.
The Adam Family Foundation	£ 10,000	£ 10,000	£ -	All funds received
	£ 100,000	£ 95,000	£ 5,000	

2. Project Expenditure

- 5th stage payment made to main contractor.
- A £1,450 deposit has been made against the cost of floor coverings from MRD Design floors.

Project Cost Category	Supplier	Description of Services	Original Budget	Current Est (VE+ tbc)	Order Placed	Invoices Accrued	Invoices Paid	Notes
Regulator approvals	Moray Council	Building Warrant	£ 800.00		£ 801.00		£ 801.00	
	Moray Council	Planning approval - none material variation	£ -		£ 53.50		£ 53.50	
	Dr Rachael Thwaites	Bat survey & licence	£ 1,000.00		£ 1,046.90		£ 1,046.90	
	Arkwildlife	Bat Box			£ 51.99		£ 51.99	
Category Totals			£ 1,800.00	£ -	£ 1,953.39	£ -	£ 1,953.39	
Design & Engineering Consultancy	Cameron+Ross	Engineering Consultancy for Planning	£ 600.00		£ 600.00		£ 600.00	
	Cameron+Ross	Engineering Consultancy for Building Warrant	£ 600.00		£ 720.00		£ 762.00	
	Wittets Architects	Design & Planning Approval	£ 900.00		£ 900.00		£ 1,080.00	[1]
	Wittets Architects	Building Warrant	£ 2,500.00		£ 2,420.00		£ 2,904.00	[1]
	Wittets Architects	Non-material Variation Fee			£ 180.00		£ 180.00	[5]
Category Totals			£ 4,600.00	£ -	£ 4,820.00	£ -	£ 5,526.00	
Building construction	Sinclair Taylor	Joinery & building services	£ 74,500.00		£ 71,095.00		£ 78,656.59	[2]
	Murray Franklin	Electrical services	£ 7,200.00		£ 5,477.00			[4]
	McIntosh Plumbing	Pumbing services	£ 5,725.00	£ 5,725.00				
	Logie Timber	External cladding materials			£ 4,738.00		£ 4,955.50	
Category Totals			£ 87,425.00	£ 5,725.00	£ 81,310.00	£ -	£ 83,612.09	
Security Equipment	Fire Protection Alliance Ltd	Phase I CCTV installation	£ 1,000.00		£ 1,100.00		£ 1,266.05	[3]
	Fire Protection Alliance Ltd	Phase II CCTV installation	£ 600.00	£ 600.00				
Category Totals			£ 1,600.00	£ 600.00	£ 1,100.00	£ -	£ 1,266.05	
Fitments & Fittings	MRD Design Flooring	Floor finishes	£ 1,500.00		£ 2,880.00		£ 1,450.00	
	FoBL + purchases	Kitchen units	£ 1,500.00	£ -				[6]
	FoBL + purchases	Tables & Chairs	£ 840.00	£ 840.00				
	FoBL + purchases	Coat/boot store	£ 500.00	£ 500.00				
	Internal fitments				£ 28.99		£ 28.99	
Category Totals			£ 4,340.00	£ 1,340.00	£ 2,908.99	£ -	£ 1,478.99	
Groundworks & landscaping	Brian Love	initial site landscaping	£ -		£ 680.00		£ 680.00	
Category Totals			£ -	£ -	£ 680.00	£ -	£ 680.00	
Overall Totals				£ 7,665.00	£ 92,772.38	£ -	£ 94,516.52	
Project Total			£ 99,765.00	£ 100,437.38	£ 94,516.52			

* VE = Value Engineering exercise to ascertain what costs can be reduced by use of FoBL labour

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Notes:

[1] Over budget cost due to unforeseen requirement to pay VAT on design and professional fees. This category of spend is not eligible under HMRC Notice 708 for VAT exemption.

[2] reduced from Dec report due to Logie Timer supply of external cladding and correction of error found in previous totals.

[3] Additional camera added to cover inside of boat house

[4] Reduction due to Value engineering exercise of specification

[5] Unbudgetted expenditure for fees associated with preparation of drawings for the NMV application to Moray Council

[6] Saving due to Howdens donation of kitchen units

Risks & Opportunities

- Our thanks to Howdens Joinery Ltd who have very kindly donated the kitchen units for the washroom building from their community support fund. This generous support removes a budget allocation of £1,500 from cost schedule.
- By utilising off cuts of the larch cladding the volunteers have made benches and coat racks for the coat/boot store area. The £500 budget allocation has not yet been removed from the overall project cost schedule as there is still work to do. However, the final cost for this project element will be significantly lower than the allocated amount.

Progress Status

The project is nearing completion, and this is starting to be reflected in the look of the place. There is still some considerable work to do, particularly around plumbing, external drainage and sewerage works, but the potential of the facility is now able to present itself.

The bookings for the Logie Primary school remain in place and will commence as soon as COVID restrictions permit school trips. Other schools have indicated their desire to use the Stable room but, as with Logie, are awaiting a release of current restrictions. Alzheimer's Scotland have indicated their intention to use the facility and the Bothy is booked for visits by guided tours in the forthcoming Moray Walking Festival.

Discussions have taken place with Joanna Grant Peterkin, Chair of the Moray Badge Platinum Jubilee project, as they have identified Loch of Blairs as an ideal venue for a number of their proposed activities.

Our disappointment in the delays the project has encountered have been well reported in the past and the status on timetable remains **RED**. With work still to complete there is always the risk of unforeseen issues, but based on current best knowledge we will continue to declare the project status as **GREEN on financials**

Brian Higgs

Trustee Treasurer.

Photo Update



Disabled access ramps and steps have been built at the two entrances into the Stable room. The main entrance, which includes access to the toilet building incorporates red coloured safety "blister" slabs to help visually impaired visitors.



The glazing has now been installed in the arched window of the Stable room and the French doors give direct access to the loch side area.



The architectural decision was to construct the new buildings finished with natural Larch (rather than painted) and profile sheet roofing (instead of slates). The aim was to create a place that celebrates the history and tradition through the Boathouse & Bothy building and looks to the future through the Stable Room & toilet building. By using the Altyre red colour on the window and door frames we hope we have made the connection between the two.

