

Barbican Estate - Redecoration Works

FINANCIAL REPORT NO. 5

19 October 2023

1.0 SUMMARY		Additions £	Total £	Previous	+/- Change £	3.0 AUTHORISED EXPENDITURE (Excl VAT)	
	Omissions £						£
1.1 Contract Sum	-	-	3,501,207.34	3,501,207.34	+0.00	3.1 Contract Sum	3,501,207.34
1.2 Provisional Sums	-162,000.00	0.00	-162,000.00	-162,000.00	+0.00	3.2 Employer's Agent Instructions	113,710.50
1.3 Employer's Agent Instructions	0.00	113,710.50	113,710.50	98,031.00	+15,679.50	3.3 TOTAL	£ 3,614,917.84
1.4 Anticipated Instructions	-82,565.89	67,244.75	-15,321.14	-100,253.33	+84,932.19	4.0 PAYMENTS (Excl VAT)	
1.5 By Building Analysis						4.1 Gross Certification to Date Nr 18	1,466,388.66
1.6 Adjusted Value of Contract Works			3,437,596.70	3,336,985.01	+100,611.69	4.2 Retention Held	-43,991.66
1.7 Claims			0.00	0.00	+0.00	4.3 Amount Due	1,422,397.00
2.0 TOTAL OF FORECAST FINAL ACCOUNT		£	3,437,596.70	3,336,985.01	+100,611.69	4.4 Payments Invoiced	1,364,904.28
		Under Budget	-63,610.64	-164,222.33		4.5 Payments Made	Assumed 1,364,904.28
						4.6 Payments Due	Excluding VAT 57,492.72

- Notes:
1. All reported costs and allowances are exclusive of VAT and based upon information available to date.
 2. The 'Total of Forecast Final Account' excludes omission of Provisional Sums that are yet to be allocated. Refer Section 1.2 Provisional Sums
 3. Allowances included in Section 1.4, 'Anticipated Instructions' have not been authorised by instruction, but are believed to be in hand or under consideration. Where the works are believed to be funded from a provisional sum, an appropriate note has been included and deduction made from Section 1.2.

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1.2. PROVISIONAL SUMS

CSA Ref.	Description	CSA Value £	Anticipated Cost £	Net Omission £	Net Addition £	+/- Change since last Report	Comments
0	Andrewes House - Internal - Repairs or unforeseen works	8,000.00	0.00	-8,000.00	+0.00	+0.00	Fire Door decoration - See EAI's item 9
1	Andrewes House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
2	Ben Johnson House - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	Repairs - See CAI's item 1, 12 and 16 plus Anticipated items 7 & 10
3	Ben Johnson House - Internal - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	Ben Johnson Internals not started yet
4	Brandon Mews - External - Repairs or unforeseen works	6,000.00	6,000.00	+0.00	+0.00	+0.00	
5	Breton House - External - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	Add'l coat to eyebrows. See EAI's 17
6	Breton House - Internal - Repairs or unforeseen works	7,000.00	7,000.00	+0.00	+0.00	+0.00	
7	Bryer House - External - Repairs or unforeseen works	8,000.00	0.00	-8,000.00	+0.00	+0.00	See EAI's item 3, 6, 19 and 20 plus Anticipated item 11
8	Bunyan House - External - Repairs or unforeseen works	12,000.00	0.00	-12,000.00	+0.00	+0.00	See EAI's item 7 and Anticipated item 3
9	Bunyan House - Internal - Repairs or unforeseen works	7,000.00	7,000.00	+0.00	+0.00	+0.00	Originally considered to be used to offset costs of works but advised only the £12k Being utilised - Meeting 02.06.23
10	Cromwell Tower - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	See EAI's item 18
11	Cromwell Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	
12	Defoe House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
13	Defoe House - Internal - Repairs or unforeseen works	9,000.00	0.00	-9,000.00	+0.00	+0.00	See Anticipated item 12
14	Frobisher Court - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
15	Frobisher Court - Internal - Repairs or unforeseen works	3,000.00	0.00	-3,000.00	+0.00	+0.00	See Anticipated item 9
16	Gilbert House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
17	Gilbert House - Internal - Repairs or unforeseen works	6,000.00	0.00	-6,000.00	+0.00	+0.00	See EAI's item 10

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1.2. PROVISIONAL SUMS

CSA Ref.	Description	CSA Value £	Anticipated Cost £	Net Omission £	Net Addition £	+/- Change since last Report	Comments
18	John Trundle - External - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	See EAI's item 8 and Anticipated item 2
19	Lauderdale Tower - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	See Anticipated item 4. Originally the Internal Prov Sum had been omitted but should have been External
20	Lauderdale Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	Originally the Internal Prov Sum had been omitted but should have been External
21	Mountjoy House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	Internals now complete
22	Seddon House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	See Anticipated item 13
23	Shakespeare Tower - External - Repairs or unforeseen works	16,000.00	8,000.00	-8,000.00	+0.00	+0.00	Works in progress but currently on hold. Nothing extra to date.
24	Shakespeare Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	
25	Speed House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	Wrong Prov Sum originally omitted. Was External but should have been internal
26	Speed House - Internal - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	See Anticipated item 14
27	Thomas More - Internal - Repairs or unforeseen works	9,000.00	0.00	-9,000.00	+0.00	+0.00	See Anticipated item 5
28	Willoughby House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
29	Willoughby House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	See EAI's item 11 and Anticipated item 6
	Total of Provisional Sums £	284,000.00	122,000.00				
	All costs are inclusive of Overheads and Profit						
To Summary				-162,000.00	+0.00	+0.00	

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1.3. EMPLOYER'S AGENT INSTRUCTIONS						
E.I. Nr.	VO Nr.	Description	Omission £	Addition £	+/- Change since last Report	Comments
1	1	Repairs to Ben Johnson House	+0.00	+0.00	+0.00	Will be superseded. Originally £2,915 but £10K added in Anticipated to cover further repairs to be identified. This is a WCLLP allowance with KM costs awaited. 21.08.23 that not required
2	2	Repairs to Bunyan Court #1	+0.00	+0.00	+0.00	Superseded - See anticipated item 15
3	3	Repairs to Bryer Court	+0.00	+0.00	+0.00	Superseded by VO 31 (Anticipated Item 11)
4	4	Repairs to Bunyan Court #2	+0.00	+0.00	+0.00	Superseded - See anticipated item 15
5	5	Repairs to John Trundle Court	+0.00	+0.00	+0.00	Superseded - See anticipated item 14
6	6	Additional Coat to Bryer Court (eyebrows and w/w's level 6)	+0.00	+7,936.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
7	7	Additional Coat to Bunyan Court (eyebrows and w/w's level 6)	+0.00	+9,088.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
8	8	Additional Coat to John Trundle Court (eyebrows and w/w's level 6)	+0.00	+5,184.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
9	9	Fire Door internal decoration - Andrewes House	+0.00	+11,750.00	+0.00	KM have been asked to confirm number of doors
10	10	Fire Door internal decoration - Gilbert House	+0.00	+5,218.50	+0.00	KM have been asked to confirm number of doors
11	11	Fire Door internal decoration - Willoughby House	+0.00	+8,531.50	+0.00	KM have been asked to confirm number of doors
12	12	Fire Door internal decoration - Ben Johnson	+0.00	+0.00	+0.00	KM have been asked to confirm number of doors. Confirmed 21.08.23 that not required
13	13	Additional Coat - Bryer Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 6
14	14	Additional Coat - Bunyan Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 7
15	15	Additional Coat - John Trundle Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 8
16	16	Additional Coat - Ben Johnson (eyebrows and 'top level')	+0.00	+18,688.00	+0.00	Amended to WCLLP's assessed value. Quants being checked. Rate has been queried as has KM's allowance for access
17	17	Additional Coat - Breton House (eyebrows and 'top level')	+0.00	+4,224.00	+0.00	Amended to WCLLP's assessed value. Quants being checked. Rate has been queried as has KM's allowance for access
18	18	Additional Coat - Cromwell Tower (eyebrows and 'top level')	+0.00	+6,165.00	+0.00	Same applies as above except KM's price has been retained for reporting purposes as Cromwell is a tower and will attract higher access costs.
19	19	Bryer Court - Additional fire escape/lift lobby walkway 1st to 6th floors	+0.00	+9,450.00	+0.00	18/11/22. Quants being checked. KM have been asked to justify quantities claimed.
20	20	Bryer Court - Additional fire escape/lift lobby walkway 7th floor	+0.00	+3,618.00	+0.00	18/11/22. Quants being checked. KM have been asked to justify quantities claimed.
21	37	Seddon House - Render Repairs	+0.00	+450.00	+0.00	Agreed
22	35	John Trundle Court Revised Repairs (2)	+0.00	+4,816.00	+0.00	Agreed. As far as am aware, all of these repairs are still to be undertaken

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1.3. EMPLOYER'S AGENT INSTRUCTIONS						
E.I. Nr.	VO Nr.	Description	Omission £	Addition £	+/- Change since last Report	Comments
23	36	Bunyan Court Revised Repairs (2)	+0.00	+2,912.00	+0.00	Agreed. As far as am aware, all of these repairs are still to be undertaken
24	34	Fire door internal decoration - Speed House	+0.00	+4,855.50	+4,855.50	Costs have been agreed as KM email 17.05.23, works are underway on site
25	TBC	Additional Cost to Metalwork - Speed House	+0.00	+10,824.00	+10,824.00	As KM email 30.05.23. Excluding Louvres and Crittal Screens, works are underway on site
		To Summary	+0.00	+113,710.50	+15,679.50	

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1.4. ANTICIPATED INSTRUCTIONS

Nr.	VO Nr.	Description	Anticipated Cost		+/- Change since last Report	Comments
			Omission £	Addition £		
1	21	Ben Johnson repairs for doors and balconies	+0.00	+0.00	+0.00	email 18/11/22. Option Rates only. No fixed price. WCLLP are not aware of works required, if any.
2	22	Revised repairs to John Trundle	+0.00	+0.00	+0.00	email 16/02/23. Costs challenged by WCLLP. Now aware that the scope may be changing (reducing) and costs from KM are awaited for this. See item 22, VO 35 under EAI's
3	23	Revised repairs to Bunyan Court	+0.00	+0.00	+0.00	email 16/02/23. Costs challenged by WCLLP. Now aware that the scope may be changing (reducing) and costs from KM are awaited for this. See item 23, VO 36 under EAI's
4	24	Fire door internal decoration - Lauderdale Tower	+0.00	+4,855.50	+0.00	Now advised there is 117 doors. WCLLP assessment based on previous agreed rates.
5	25	Fire door internal decoration - Thomas More	+0.00	+6,889.00	+0.00	Now advised there is 166 doors. WCLLP assessment based on previous agreed rates.
6	26	7th floor internal decorations - Willoughby House	+0.00	+9,910.00	+0.00	Pricing agreed other than doors which are to be priced at previous agreed rates. KM have been asked to justify quantities being claimed.
7	27	West façade decorations - Ben Johnson	+0.00	+0.00	+0.00	email 16/02/23. Costs being checked. Confirmed 21.08.23 that not required
8	28	Schedule for Bryer Court redecorations	+0.00	+0.00	+0.00	Deemed not part of this Contract as advised
9	29	Treatment for Frobisher Crescent Internals - Reduced scope	-41,286.33	+17,797.25	-10,554.75	Based on omission of Contract allowance for Frobisher Internals and KM's quotation for works to Levels 7, 8 and 9 24th August 2023
10	30	Ben Johnson revised repairs	+0.00	+0.00	+0.00	WCLLP allowance for increase on that already instructed. Retain allowance but we understand that scope of repairs is under review and is reducing. Are any works still anticipated? Confirmed 21.08.23 that not required
11	31	Bryer Court revised repairs	+0.00	+5,275.00	+0.00	Costs now agreed
12	32	Fire door internal decoration - Defoe House	+0.00	+7,518.00	+0.00	See email 21/12/22. Nr of doors is 162.
13	33	Fire door internal decoration - Seddon House	+0.00	+0.00	+0.00	Not being undertaken - As email 26.04.23
14	34	Fire door internal decoration - Speed House	+0.00	+0.00	-4,855.50	Costs agreed with KM. Works not yet instructed.
16	39	Lauderdale Tower - additional coat to top floor apartment woodwork and all fixed kitchen windows (access by abseiling)	+0.00	+15,000.00	+0.00	WCLLP allowance pending receipt of KM quote following meeting KM/COLC/WCLLP 14.06.23
15	TBC	Additional Coat to Metalwork - Speed House	+0.00	+0.00	-10,824.00	As KM email 30.05.23. Excluding Louvres and Crittal Screens

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1.4. ANTICIPATED INSTRUCTIONS

Nr.	VO Nr.	Description	Anticipated Cost		+/- Change since last Report	Comments
			Omission £	Addition £		
17	TBC	Reduced scope of works to Shakespear Tower - Omission of External Masonry and Softwood	-41,279.56	+0.00	+111,166.44	WCLLP Estimate. K&M have contested the SOW saving of £116,014 for Softwood elements, as per KM email 24.08.23, advising a saving of only £5,576.20. KLM have confirmed a £35,703.36 saving for Masonry. Total saving £41,279.56.
To Summary			-82,565.89	+67,244.75	+84,932.19	

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1.5. BY BUILDING

No.	Description	Original Budget £	Prov Sums £	Total Budget £	Prov Sum Adjustment £	Variations Instructed £	Variations Not Instructed £	Total Costs £	Variance £ + over Budget - under Budget	+/- Change since last Report £	Comments
1	Andrewes House	+357,863.32	+18,000.00	+357,863.32	-8,000.00	+11,750.00	+0.00	+361,613.32	+3,750.00	+0.00	
2	Ben Johnson House	+486,026.02	+26,000.00	+486,026.02	-16,000.00	+18,688.00	+0.00	+488,714.02	+2,688.00	+0.00	
3	Brandon Mews	+22,380.26	+6,000.00	+22,380.26	+0.00	+0.00	+0.00	+22,380.26	+0.00	+0.00	
4	Breton House	+110,534.90	+17,000.00	+110,534.90	-10,000.00	+4,224.00	+0.00	+104,758.90	-5,776.00	+0.00	
5	Bryer House	+64,604.54	+8,000.00	+64,604.54	-8,000.00	+21,004.00	+5,275.00	+82,883.54	+18,279.00	+0.00	
6	Bunyan House	+134,524.55	+19,000.00	+134,524.55	-12,000.00	+12,000.00	+0.00	+134,524.55	+0.00	+0.00	
7	Cromwell Tower	+288,746.28	+24,000.00	+288,746.28	-16,000.00	+6,165.00	+0.00	+278,911.28	-9,835.00	+0.00	
8	Defoe House	+332,522.72	+19,000.00	+332,522.72	-9,000.00	+0.00	+7,518.00	+331,040.72	-1,482.00	+0.00	
9	Frobisher Crescent	+130,158.41	+13,000.00	+130,158.41	-3,000.00	+0.00	-23,489.08	+103,669.33	-26,489.08	-10,554.75	
10	Gilbert House	+180,680.70	+16,000.00	+180,680.70	-6,000.00	+5,218.50	+0.00	+179,899.20	-781.50	+0.00	
11	John Trundle Court	+106,087.16	+10,000.00	+106,087.16	-10,000.00	+10,000.00	+0.00	+106,087.16	+0.00	+0.00	
12	Lauderdale Tower	+288,746.28	+24,000.00	+288,746.28	-16,000.00	+0.00	+19,855.50	+292,601.78	+3,855.50	+0.00	
13	Mountjoy House	+42,324.66	+7,000.00	+42,324.66	-7,000.00	+0.00	+0.00	+35,324.66	-7,000.00	+0.00	
14	Seddon House	+48,975.19	+7,000.00	+48,975.19	-7,000.00	+450.00	+0.00	+42,425.19	-6,550.00	+0.00	
15	Shakespeare Tower	+288,746.28	+24,000.00	+288,746.28	-8,000.00	+0.00	-41,279.56	+239,466.72	-49,279.56	+111,166.44	
16	Speed House	+243,360.29	+20,000.00	+243,360.29	-10,000.00	+15,679.50	+0.00	+249,039.79	+5,679.50	+0.00	
17	Thomas More	+111,214.84	+9,000.00	+111,214.84	-9,000.00	+0.00	+6,889.00	+109,103.84	-2,111.00	+0.00	
18	Willoughby House	+263,710.94	+17,000.00	+263,710.94	-7,000.00	+8,531.50	+9,910.00	+275,152.44	+11,441.50	+0.00	
	To Summary	+3,501,207.34	+284,000.00	+3,501,207.34	-162,000.00	+113,710.50	-15,321.14	+3,437,596.70	-63,610.64	+100,611.69	