



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

Renovation Project Supporting Documentation

Title: Quinquennial Breakdown

Date: 24th March 2026



Guidance Notes

Initial Phased Analysis (with General Assumptions)

At the Renovation Project Group meeting of 19th March 2025, a suggestion was made that we consider an 'under £250K' grant from the 'local' National Lottery Heritage Fund first. An investigation showed that were we to consider all 'internal' works listed on the 2023 quinquennial and all underground works then this would cost under £250k.

PHASE 1 = All Internal Works and Underground Works. APPROX = £240K

PHASE 2 = All External Works/Electives (which require scaffolding). APPROX = £1M

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 analysis.
- 5) There are two works required that are not included wholly in the quinquennial and these have been included (the electives) with rough cost estimates.

Notes

- a) No external scaffolding is required for PHASE 1 works.
- b) There are no external renovations above ground during PHASE 1
- c) All external works are underground.
- d) There is no quinquennial allowance made for VAT. I understand that VAT is not currently reclaimable. This will cost about another £40K
- e) 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 £25K.
- f) It is wise to include a building contingency cost as well as costs for specialists we may need. These have been wildly estimated.

Approach

If we assume that to apply for a grant for any roof work it will take about 5 years to get completed, it is possible that we could work towards both **PHASE 1** 'internal and underground' works and **PHASE 2** 'external with scaffolding' roughly at the same time. **PHASE 1** will give us confidence and knowledge for the **PHASE 2** application.

Information to date indicates that scaffolding costs for any roof work will exceed the local £250K grant level and that's without any work being carried out.

PHASE 1

All Inside or Underground Works

Average Building Work Cost (2026)	£128,561			
<i>Inside Work (from Quinquennial)</i>		£103,561		
<i>Drainage Works (Elective)</i>		£15,000		
<i>Underpinning the Boilerhouse (Elective)</i>		£10,000		
Building Work Contingency 20%	£25,712			
Professional Fees 15%	£23,141	15% of building work and contingency		
Inflation 15%	£23,141	15% of building work and contingency		
VAT on Work and Fees 20%	£40,111			
Specialist Reports	£5,000	From Fundraising		
Evaluation	£1,000	From Fundraising		
Total	£240,667			

Inside or Underground Priority A	£20,969
Inside or Underground Priority B	£14,449
Inside or Underground Priority C	£18,950
Inside or Underground Priority D	£22,422
Inside or Underground Priority E	£26,041
Inside or Underground Priority M	£729
Total	£103,561

Note: Within the quinquennial there are drain improvements listed, as

Inside Priority A	£8,163
Inside Priority B	£2,721
Total	£10,884

All Inside or Underground Works by Priority (from the quinquennial)

