

Meeting Type: Full Council	Agenda Item: 17
Date of Meeting: 17 June 2026	
OAKHAM TOWN COUNCIL	
Report Author: VHWG / Cllr Ainsley	Purpose: Decision / Discussion / Update
Title: Progress and Expenditure Update: Victoria Hall	
Background: Council previously approved £33,850 for revised legal work by Anthony Collins Solicitors and Kingsmead Design stages 1 & 2 (Minute 05/26 13). This work is progressing to schedule.	
Survey Commissioning Pursuing all three surveys now underpins the September 2026 contractor appointment and provides firmer data for pricing, improving cost certainty and reducing risk. The required surveys are: <ul style="list-style-type: none"> • Measured Building Survey – quotes received from Fosse Surveying, Greenthatch and Terrain • Asbestos Survey – quotes from JG Asbestos Services, ICE Asbestos Services and RILMAC • Damp and Timber Survey – quotes from Preserva.CSS, Timberwise and Peter Cox Note: Tower scaffold access is required for first floor areas.	
Disbursements Certain third-party costs fall outside fixed-price quotations and must be treated as Reimbursable Expenses (Disbursements). <ul style="list-style-type: none"> • Survey access costs – tower scaffold hire and flooring-lifting tools • Land Registry costs for first registration: <ul style="list-style-type: none"> – Registration fee £250 to £495 – Inspection fee approx. £40 – Search fees £4 to £7 per search 	
A single £1,500 disbursement budget is proposed, funded from CIL. All disbursements will be reimbursed at actual cost on submission of evidence.	
Proposal: All costs are exclusive of VAT and funded from CIL	
<ol style="list-style-type: none"> Specialist Surveys With reference to <i>ASSESSMENT OF SPECIALIST SURVEY COSTS & DRAWDOWN</i>, Council authorises the payment of the following, at a total cost of £ 6,815 inc.10% contingency <ul style="list-style-type: none"> • Measured Building Survey – Greenthatch £3,950 • Asbestos Survey – RILMAC £1,950 • Damp and Timber Survey – Timberwise £295 Previously Approved Expenditure (Minute 05/26 13) Council authorises release of funds, subject to confirmation of satisfactory progress, for the following drawdown payments to Kingsmead: <ul style="list-style-type: none"> • 17 Jul 2026 – Stages 1a to 1c: £8,000 • 01 Aug 2026 – Stages 1d to 1e: £12,000 • 01 Sep 2026 – Stages 2a to 2d: £4,000 Upcoming Drawdown Council authorises the following payments to Kingsmead, subject to confirmation of satisfactory progress: <ul style="list-style-type: none"> • 01 Oct 2026 – Stages 4a to 4b: £5,500 • 01 Nov 2026 – Stages 4c to 4d: £5,500 Disbursement Budget Council approves a £1,500 disbursement budget expenditure to be reimbursed at actual cost with evidence. 	

For completion by the office

<i>In Budget</i> <input type="checkbox"/>	<i>Spend Authorised</i> <input type="checkbox"/>	<i>Budget Header: CIL</i>	<i>Amount:</i>		
<i>Estimates</i> <input type="checkbox"/>	<i>Quotes</i> <input type="checkbox"/>	<i>Emergency Spend</i> <input type="checkbox"/>	<i>Sole supplier</i> <input type="checkbox"/>	<i>Specialist</i> <input type="checkbox"/>	
<i>P.O</i> <input type="checkbox"/>	<i>Invoice Checked</i> <input type="checkbox"/>	<i>Reason for spend:</i>			
<i>Legal Power: Local Government Act 1972</i> <i>amend as necessary</i>		<i>Contract Finders</i> <input type="checkbox"/>	<i>Supplier:</i>		