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CYP – New School Baseline Estimates

Summary Report

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Contents

1. SUMMARY

Concertus were requested by Suffolk County Council (SCC) Children and Young People (CYP) to undertake a review of the delivery costs for new and expanded educational provisions within Suffolk. The information provided allowed for the costs associated with the following key settings:

- 30 Place Pre-School
- 60 Place Pre-School
- 90 Place Pre-School
- 210 Place Primary School & 30 Place Pre-School
- Expansion from 210 Place Primary School to 315 Place Primary School
- Expansion from 315 Place Primary School to 420 Place Primary School and expansion from 30 to 60 place Pre-School
- 420 Place Primary School & 60 Place Pre-School
- 630 Place Primary School & 90 Place Pre-School
- Expansion from 420 to 630 Place PS and from 60 to 90 place Pre-School
- Masterplanned Expansion

The information was developed to support discussions with developers and to ensure that the full cost associated with delivering new educational settings within Suffolk and to inform the CYP capital programme as not all new educational provision is fully funded by developer funding (S106 or CIL). Other provision requirements could include funding from basic need or borrowing etc. To ensure that the costs continue to reflect the true market cost, it is intended that these costs will be updated annually.

The following summary report outlines where the baseline information was sourced from, the peer review and benchmarking undertaken and the reason why DfE scorecards are not used as they don't reflect true delivery costs.

For clarity the definition of expansion and Masterplanned expansion is provided below:

- Masterplanned – A scheme where the future expansion has been considered from the initial concept stage. Consideration of future utility requirements, location for expansion of construction of new buildings, car parks and sports pitches has been fully considered.
- Consideration will also have been given to any remodelling works to ensure that the associated costs of these are kept as low as possible. Examples of this are the use of stud walls where remodelling will be required, and core facilities constructed to meet the spatial requirements of future pupil numbers.

Expansion – General expansion to existing educational settings. No previous consideration will have been given to the location of any necessary facilities. Works may be required to upgrade existing incoming utilities, undertake structural alteration and/or reprovide existing facilities due to any planned expansions.

Based on the key items within the following report, which highlight changes to design guidance, the impact of inflation and other significant events we would propose that the school costs are reviewed, as a minimum, on an annual basis.

The current DfE scorecard (2023) published 27 June 2024 costs for Suffolk are:

Phase	Type	2023 Scorecard	10%	Uplifted cost
Early years	Expansion	£19,789	£1,979	£21,768
Early years	New	£23,626	£2,363	£25,989
Primary	Expansion	£19,789	£1,979	£21,768
Primary	New School	£23,626	£2,363	£25,989
Secondary	Expansion	£27,217	£2,722	£29,939
Secondary	New School	£28,622	£2,862	£31,484
Sixth Form	Expansion	£27,217	£2,722	£29,939
Sixth Form	New School	£28,622	£2,862	£31,484

These are based on local authority reported projects between 2015/16 and 2017/18 adjusted for inflation and regional variation.

The DfE guidance 'Securing developer contributions for education' makes clear at paragraph 35, that where there is 'reasonable expectation of higher costs based on local planning policy requirements, known site abnormal or recent trends of higher delivery costs for projects in your area, these can be used in preference to the regional average in the school places scorecard.'

2. BUILDING AREA DATA

2.1. MAINSTREAM PUPIL PLACES

Cost estimates have been based upon the DfE baseline designs, which were initially published in 2013, but remain the DfE's indicator and comparison for how mainstream school design should be designed. As a result these designs do not incorporate changes within the industry since 2013, such as requirements for Net Zero and changes to the Building regulations. Detail of these changes are provided within section 3 of this report.

https://www.gov.uk/guidance/baseline-designs-for-schools

Image 01 – Example of the DfE's baseline 210 place Primary School design.

In addition, the proposed Gross floor area calculations for each school setting has been based upon the Building Bulletin 103, area guidelines for mainstream schools. It is important to highlight that these are the base-level standards for new schools. They do not take into account any specific requirements set by individual Academies, the creation of any subject specialist schools, or the impact on floor areas as a result of any specific Planning requirements, which might be linked to constructing within a Conservation area, proximity to any listed buildings or local Design codes.

https://www.gov.uk/government/publications/area-guidelines-and-net-capacity/notes-on-area-guidelines-for-mainstream-schools-bb103

Basic Teaching Area								
Classrooms or classbases/ shared teaching					(15)			
-								
Nursery playrooms			27	55	1	55	55	1
Reception classrooms			30	62	2	124	62	2
Infant classrooms (extensive)			30	62	4	248	62	4
-								
Junior classrooms			30	55	8	440	55	8
-								
Specialist practical/ other					(1)			
Primary practical (food/ science/ DT)			34	69	1	69	69	1
Primary practical (art/ DT)								
-								
TOTAL AREA	BB103 range	900	to	1020		936	936	
Large spaces: halls, studios and dining								
Assembly halls, primary	ssembly max			270	150	1	150	150	1
Music and drama classrooms, studio				30	55			55	
Activity studios (small hall)				30	85	1	85	85	1
-								
TOTAL AREA	BB103 range	226	to	272		235	235	
Learning Resource Areas								
School libraries (primary)				20	34	1	34	34	1

Image 03 – Example of the BB103 Schedule of Accommodation tool which has been used to generate the Gross internal floor area for the new school builds (m^2).

2.2. EARLY YEARS

For Early Years provision guidance is set out under paragraphs 3.58 - 3.64 of the DfE publication 'Statutory framework for the early years foundation stage: setting the standards for learning, development and care for children from birth to five' [published 12 July 2023, effective 04 September 2023

The costs within the report for Early years were developed in the same way as the costs for the Primary and Secondary School costs, but not reviewed against EBDOG data as independent Early Years schemes are not reported on.

The cost estimate has been based on an ideal site free from constraints and significant abnormals, with the DfE standard area's used to estimate the internal floor areas and then an uplift for BNG and Net Zero included. These costs have been cross referenced against delivered and current schemes, to ensure costs are comparable. The baseline estimate is in line with recent projects such as Holton St Peter, completed December 2023 at a cost of £1.05m, although it is important to identify that this included costs savings associated with utilising the nearby Parish Council Car Park, and Melton which is due for completion 2025 at a cost of £1.3m.

Pre School Floorplan

2.3. SEND AND ALTERNATIVE PUPIL PLACES

In the same process as for Mainstream education pupil places the Department for Education provide gross floor area calculations for SEND (Special educational needs and disabilities) and Alternative pupil place settings. This is provided under Building Bulletin 104, Area guidelines for SEND and alternative provision.

https://assets.publishing.service.gov.uk/media/5f23ec4e8fa8f57ac968fb11/BB104.pdf

It is key to highlight that the BB104 highlights that *"Because special schools, AP, SRP and Units vary far more than mainstream schools, providers should make full use of the recommended area ranges in this document."* And *Special schools vary widely in the curriculum and programmes of study they offer, in some the curriculum is mainstream while in others it can be quite different. Life skills and developing personal independence plays a big part.*

Alternative pupil settings are subdivided into a range of educational settings and combined with the need to accommodate Ambulant and non-Ambulant pupils. The following list outlines the individual listed types outlined within BB104.

- Special Education Need
    - Communication and Interaction
    - Cognition and learning
    - Social, emotional and mental health difficulties
    - Senior and/or physical needs
- Alternative Provision (AP)
    - Health
    - Behaviour
- Specially Resourced Provision (SRP)
- Designated Units (Units)
- Co-Location
- Split Sites
- Extensive Facilities

Setting	Typical pupil needs	BB104 formulae to use
Special schools	A range including MLD, SLD, autism (MLD/SLD/ASD)	Special school (ambulant)
	Severe social emotional and mental health difficulties (SEMH)	
	Severe autism (ASD)	
	A broad range including MLD, SLD, autism, PMLD with 10% to 60% non-ambulant	Special school (non-ambulant)
	A broad range including MLD, SLD, autism, PMLD, with 60% to 90% non-ambulant	
AP	Mental and physical health difficulties	AP (health)
	Behavioural, emotional or social difficulties	AP (behaviour)
	Wide range of difficulties including behavioural	AP (behaviour)
SRP	HI, SLCN	SRP (ambulant)
	VI	
	PD	SRP (PD)
Unit	HI, SLCN	Unit (ambulant)
	VI	
	Autism (ASD)	Unit (ambulant - ASD)
	A broad range including MLD, SLD, autism, PMLD, with 10% to 60% non-ambulant	Unit (non-ambulant)

Image 04 showing how the formulae apply to typical SEND educational settings.

The following table highlights the typical level of variation for SEND Secondary, typical teaching areas. This level of variation is typical across all spaces and demonstrates the difficulties in providing an average Cost estimate for a SEND provision. Each school is specifically designed to meet the individual needs of its pupils, and this will often be governed by a need assessment, completed by SCC.

Zone	Room type	Typical setting	Recommended area range for typical group size	Recommended standard size within range
upper G	**Secondary classroom** (ambulant)	special school, Unit	49-56m^2 for 12	55m^2
upper J	**Secondary classroom** (non-ambulant)		58-66m^2 for 6	62m^2
H	**Secondary classroom** (severe SEMH)		42-52m^2 for 8	48m^2
I	**Secondary classroom** (severe autism)		44-53m^2 for 6	48m^2
H	**Science studio** (ambulant)	special school, (possibly Unit)	56-66m^2 for 12	62m^2
I	**Science studio** (severe SEMH)		52-62m^2 for 8	58m^2
H	**Art room** (ambulant)		56-66m^2 for 12	62m^2
I	**Art room** (severe SEMH)		52-62m^2 for 8	58m^2
upper I	**Secondary food room** (ambulant)		72-78m^2 for 12	76m^2
upper J	**Secondary food room** (non-ambulant)		58-66m^2 for 6	62m^2
J	**Secondary food room** (severe SEMH)		62-75m^2 for 8	69m^2
upper J	**Multi-purpose practical** (non-ambulant)		58-66m^2 for 6	62m^2
upper I	**DT workshop** (ambulant)	special school	72-78m^2 for 12	76m^2
J	**DT workshop** (severe SEMH)		62-75m^2 for 8	69m^2
upper F	**Secondary classroom** (health)	AP	28-33m^2 for 8	32m^2
upper G	**Secondary classroom** (behaviour)		37-42m^2 for 8	41m^2
upper G	**Art room** (health)		37-42m^2 for 8	41m^2
H	**Art room** (behaviour)		42-52m2 for 8	48m2
upper G	**Science studio** (health)		37-42m^2 for 8	41m^2
H	**Science studio** (behaviour)		42-52m^2 for 8	48m^2
H	**Secondary food room** (health)		42-52m^2 for 8	48m^2
I	**Secondary food room** (behaviour)		52-62m^2 for 8	58m^2
H	**DT workshop** (health)		42-52m^2 for 8	48m^2
I	**DT workshop** (behaviour)		52-62m^2 for 8	58m^2

Image 05, showing SEND Secondary Education room variations, based on SEND educational setting.

3. COST DATA

Due to the high-level nature of the design information provided for a template design scheme with no project specific detail available, the cost estimates completed for each of the template educational settings have been based on an elemental cost/m2 rate for a standard specification rather than a fully priced take off of building quantities for a site specific amended design.

3.1. EXCLUSIONS AND ASSUMPTIONS

There is an overarching expectation that the sites provided to SCC for a new educational setting will be fully serviced. Connections to suitably sized water, electric, drainage and data services will be located in an agreed location. The following are considerations of what the baseline costs exclusions and assumptions have been made, as they are based on a hypothetical site.

Due to the nature of this cost exercise no site-specific information such as soil permeability, site levels, retained habitat or natural features, site orientation and shape, access points, service connection locations, contamination, demolition requirements and the like have been allowed for so the following exclusions and assumptions have been made:

Mitigation works in connection with ecology/wildlife discovered on site is excluded including Biodiversity Net Gain changes.

Mitigation works in connection with the risk of flooding are excluded.

Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.

Mitigation works in connection with land contamination are excluded subject to site testing.

Works in connection with Unexploded Ordnance is excluded (further surveys and subsequent removal) due to the low risk identified.

The exact condition of any existing systems and infrastructure is unknown at this stage. Any upgrade requirements not identified as part of this report has not been included within these costs.

Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.

Excludes School ICT Installations costs. (ICT Infrastructure included)

Highways works excluded

Sprinkler provision - excluded. As not part of the DfE standard specification

No requirements for safe access and man-safe system to allow for maintenance included.

Costs are based on a competitive tendered project, via a traditional procurement route.

Adjustment not included for soft spots, arable land uplift & piling.

Works in connection with any archaeological investigation and reinstatement are excluded.,

Ground source heat pumps excluded. (This is listed as a specific exclusion as the general allowance is for Air Source Heath Pumps and additional GSHP's are not needed to achieve Net Zero.)

Ecological, geological, environment agency, bank stabilisation, flood relief and alterations to river dynamic requirements excluded pending specific site survey information.

No works associated with site specific requirements for noise, air quality, heritage considerations or design codes.

3.2. ABNORMALS

Regular analysis is undertaken on live and completed projects so that the site abnormals can be understood, from the assessment of projects completed within Suffolk this has identified an average increase of 20% to address site specific elements, such as:

- Tree protection to existing trees
- Uplift due to flood risks including additional soakaways, permeable paving and SUDS strategies.
- Importing and exporting of soil to level the site or manage site contamination.
- Requirement for any retaining walls
- Adjustments to foundation designs to take into consideration clay, root zones and the potential need for piling.
- Access restrictions or abnormal site sizes
- Requirements set out within a Developer's Design Code or Specific Planning requirements.

Only previous Suffolk projects have been assessed, although the 20% is in line with the average increase on projects in other counties.

As stated within section 3.1 an overarching expectation is for a fully serviced site to be provided, it is also expected that the site will be largely free from any abnormals, with minimal risk for SCC to develop. Where items such as those listed above are identified SCC reserves the right to re-enter discussions with the developer

3.3. NET ZERO

The DfE have set out that "All new school buildings delivered by DfE (not already contracted) will be net zero in operation. They will be designed for a 2oC rise in average global temperatures and future-proofed for a 4oC rise, to adapt to the risks of climate change, including increased flooding and higher indoor temperatures." https://www.gov.uk/government/publications/sustainability-and-climate-change-strategy/sustainability-and-climate-change-a-strategy-for-the-education-and-childrens-services-systems

Suffolk County Council have also confirmed a Corporate Policy that all new Schools will be Net Zero, in response to their Climate Emergency declaration.

The full financial impact of Net Zero requirements is currently being assessed on SCC school projects. Cost data from the Tender returns for Lakenheath New Primary School, Tendered July 2023, have been used to support the 10% allowance to build rates and prices to meet SCC's Net Zero aspirations.

As with other site-specific costs the specific cost to achieve Net Zero for each scheme are unknown at this stage.

The Educational Building and Development Officers Group (EBDOG) have provided within their annual report a statement that states: *"The current data included in this report is not reflective of delivering school projects to a consistent carbon standard, with differences in carbon objectives between projects affecting their relative cost benchmarks. Specifically, the data set does not yet include any primary schools that meet the DfE's current S21 Output Specification, which requires net-zero carbon in operation. The costs of delivering net-zero carbon in operation have been modelled and tested on projects in the DfE's School Rebuilding Programme (SRP), indicating that this could add up to 15% to the total project costs. Differences in carbon specifications for school projects are expected to continue for some years yet, while differences remain between the statutory requirements of the Building Regulations, current and future editions of the DfE requirements and industry targets such as the RIBA Climate Challenge. Besides net-zero carbon in operation, the additional objective of lower embodied carbon in construction is also beginning to be explored by some school projects to varying degrees, adding further cost differences. It is anticipated that future benchmarking studies will require both carbon and cost data to be collected to improve the transparency and validity of such comparative cost analysis"*

Currently the DfE is recommending an additional 10% allowance to the value of the score card to achieve the NetZero requirements while the above statement from the EBDOG report suggests this could be up to 5% higher and is something that SCC will continue to review.

3.4. PEER REVIEW

In accordance with the business policies and procedures all cost estimates are reviewed and counter checked by a senior grade professional or suitable party to ensure consistency and accuracy of our deliverables.

3.5. BUILDING CONTROL

Over the last few years there have been a number of updates to the UK Building Regulations that have directly impacted on the design and costs associated with School Buildings. These changes have included:

June 2023 – Part L Conservation of Fuel and Power

- Reduction of carbon emissions in non-domestic new builds by 27%
- Installation of low-carbon heating technology
- New minimum efficiency standards with thermal efficiency targets (U-Value) increased.
- Prevention of overheating, under Approved Document O, stipulates new levels of cross-ventilation required to remove excess heat.
- Recommended minimum air supply rate of 0.5 l/s.m².

Introduction of the Building Safety Act 28th April 2023.

Part B – Fire Safety

- Increased requirements around compartmentation and fire cavity barriers.

DfE Changes –

Since the last iteration of the DfE Scorecards a number of changes have been made to the generic design brief, the last set of changes were made December 2023. These will have varying degrees of impact on the design proposals and the resulting cost estimates. Key changes have included:

- Technical Annes 1A
- Technical Annex 1B
- Technical Annex 1C
- Technical Annex 2B – Adjustments to Planting requirements and reference to BS standards.
- Technical Annex 2C – Reference to Biodiversity Net Gain and include roofs shall be designed to take account of greening across the site to achieve a biodiversity net gain in accordance with Natural England's Urban Greening Factor Guidance.
- Technical Annex 2D – Adjustment to internal wall partitions and fire rating requirements.
- Technical Annex 2G – Adjustments to use of Low energy technologies.
- Technical Annex 2H
- Technical Annex 2J – Adjustments to use of Low energy technologies.
- Technical Annex 3

4. BENCHMARKING

4.1. CONSTRUCTION ELEMENTS

Following the agreement of any Contract sums for projects that Concertus have brought to site, a detailed cost analysis is undertaken to identify and record the £/m^2 rate for key construction elements, such as substructure, superstructure finishes, Mechanical and Electrical Services and external works. These Contract Sums are at time tender and used for the initial instruction/contract for works to proceed onto site. As such these will exclude any subsequent variation costs.

A detailed table of data is then held and updated against the latest BCIS tender price indices to ensure that the costs being recorded are reflective of the current market conditions. This information is then used to educate the cost estimates provided for current projects.

4.2. LOCAL AUTHORITIES

Alongside cost information from SCC projects cost analyses are undertaken on project completed for other clients and the information incorporated into cost database. Within the Education Sector other Local Authorities includes:

- Essex County Council
- Cambridgeshire County Council
- Central Bedfordshire Council
- Derbyshire County Council

Project data from projects completed in these regions are also recorded and tracked within the £/m2 rate for key construction elements. This information is then compared against the SCC project cost data to ensure that value is being achieved.

For example, taking an average cost of our recent primary school extension schemes against a similar sample of schemes provided for Derbyshire County Council, the cost is around £2,000/m2 less for the Suffolk projects. Similarly, comparing our recent secondary expansion schemes against an equivalent BCIS scheme in Central Bedfordshire the Suffolk projects were approximately £1,400/m2 less.

4.3. INFLATION AND COMMENCEMENT

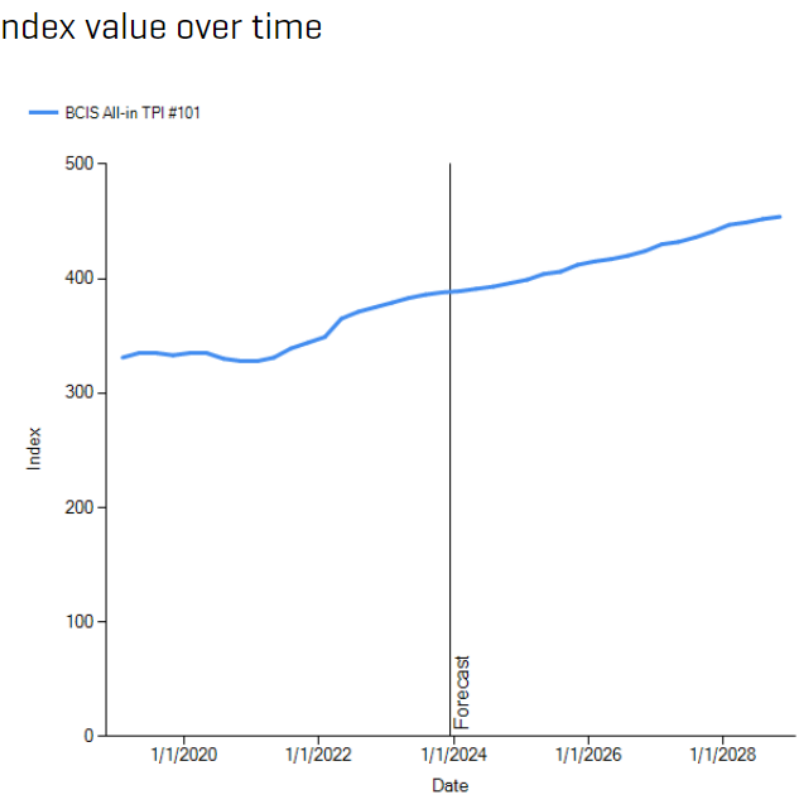
Cost estimates have been based on 2Q23 (BCIS 383); with an adjustment for inflation included, based on a predicted start on site of 4Q24 (BCIS 399). This is based on the BCIS All-in-TPI (Tender Price Indices) predicted indices updated June 2023. The BCIS is nationally recognised as an acceptable matrix to calculate inflation however, due to the nature of the information used to benchmark the data, it is only ever accurately as an historic average with future inflation rates being constantly reviewed and updated.

The historical nature of the information included in the BCIS is due to the time taken between contract award and the sufficient data being submitted to the BCIS to form a meaningful determination of actual cost changes.

This also means that any recent changes in legislation or market forces might take time to be fully understood. As such the BCIS usually considers the last 1 ¼ year's data as provisional and, therefore, subject to change.

The latest BCIS information shows that 1Q19 had an indices of 331 with an previous year increase of 1.5% hitting a yearly increase high of 10.3% in 2Q22 before reducing to 3.5% in 4Q23 with an indices of 388. This shows a total increase from 1Q19 to 4Q23 of 17.2%.

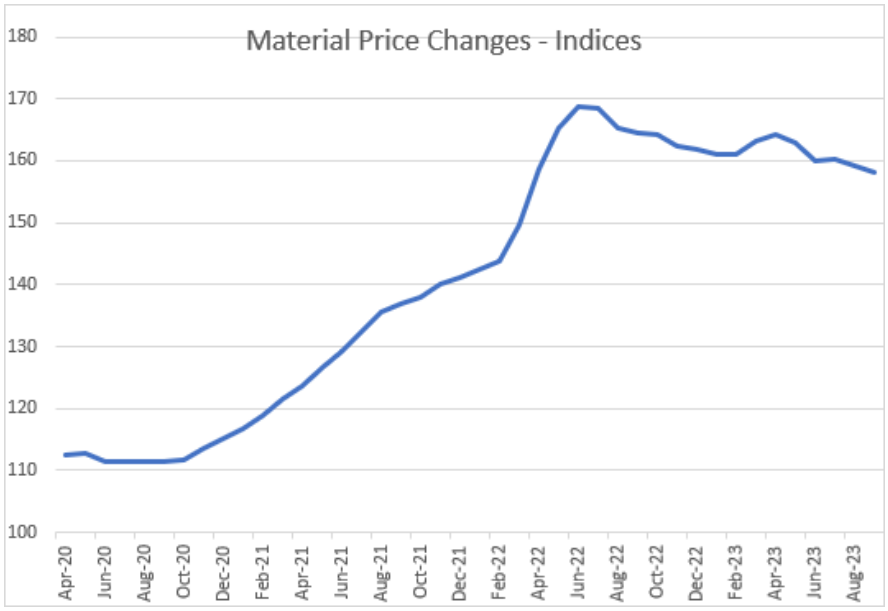
The following graph shows the indices movement over time including the predicted increase moving forward.



This increase has been caused by a variety of events over the last few years from the full impact of Brexit, to Covid, the Ukraine conflict and rising energy costs and the full implication of these might still be working their way through the BCIS data. However, this is still the most accurate information available on the market.

According to the Department for Education website, the scorecards used are lifted to 1Q23 as an inflationary adjustment. Therefore, as the year progresses with prices increasing, the scorecards will be increasingly out of date until they are reviewed and uplifted. From the information available this adjustment appears to be on a yearly basis. If cost estimates are further increased to account for an estimate of inflation until works are proceeding on site, the difference between these figures and the static scorecard figure will continue to increase.

We can accurately determine the effect of market conditions on material prices based on the government released monthly statistics from the Department for Business and Trade which shows a huge increase in material prices between April 2020 and August 2023:



Although material prices have now started to fall, they are still far from previous levels and, due to rising energy costs, they are unlikely to return to the lows experienced in early 2020 and the falls have been more than offset by raising interest rates and labour rates which has led to the forecast increase in overall TPI. This is shown by the BCIS TPI forecast and supported by market research.

By using the latest BCIS TPI at each cost estimate update and forecasting forward to an estimated start on site date, a more robust calculation of the cost of inflation is included, over and above that inherent in the scorecards.

The BCIS data is generally provisional for approximately 18 months due to the time lag between projects being awarded and the information forwarded to the BCIS, analysed and added to the database. As such, the BCIS is unable to respond instantly with full market data to changes in market trends or global issues, such as the Covid Pandemic, and they bridge this gap using the available economic information which is subject to change. For example, towards the end April 2020 the BCIS issued its latest TPI forecast. This predicted an index value of 354 in 2Q22 and 367 in 1Q23. The current BCIS index updated December 2023 shows an index value of 365 in 2Q22 and 379 in 1Q23. The scorecard data has a similar lag against current market data when forecasting costs into the future it becomes even less accurate. It is worth noting that this can work both ways when the rising TPI is over estimated, rather than underestimated and this is sometimes seen when entering a period of recession however, due to increasing specification requirements it is more usual to see an underestimation of future costs. Even with this lag, the BCIS is still recognised by the market as one of the best forecasters of the tender price index.

5. EBDOG

EBDOG is the Educational Building and Development Officers Group who meet regularly throughout the year and represents Local Authorities on all issues associated with education, property and capital planning. On a semi regular basis, they issue a report on a National Benchmarking study. The latest report was for 2021/2022 costs and was issued in September 2022[1]. A separate report has been provided to SCC CYP to review the construction cost of Concertus managed educational projects in comparison with the latest EBDOG report and a random sample of BCIS schemes.

All schemes were rebased to align with the EBDOG report baseline Building Cost Information Service (BCIS) All-In Tender Price Index (TPI) of 1st Quarter 2022 of 350 index to allow for accurate cost comparison data to be provided as 1Q22 is the rebased date of the EBDOG report. Rebasing uses the BCIS TPI Indices to align projects to a set quarter.

The EBDOG report has separate categories for Primary, Secondary and Special Educational Need Schools as well as cost splits between new development, extension, and refurbishment. As the data for refurbishment costs are too wider ranging to provide an accurate value measurement the report focused on new build and extension projects only where these have been completed within the last 3 years.

The report used the following Concertus schemes:

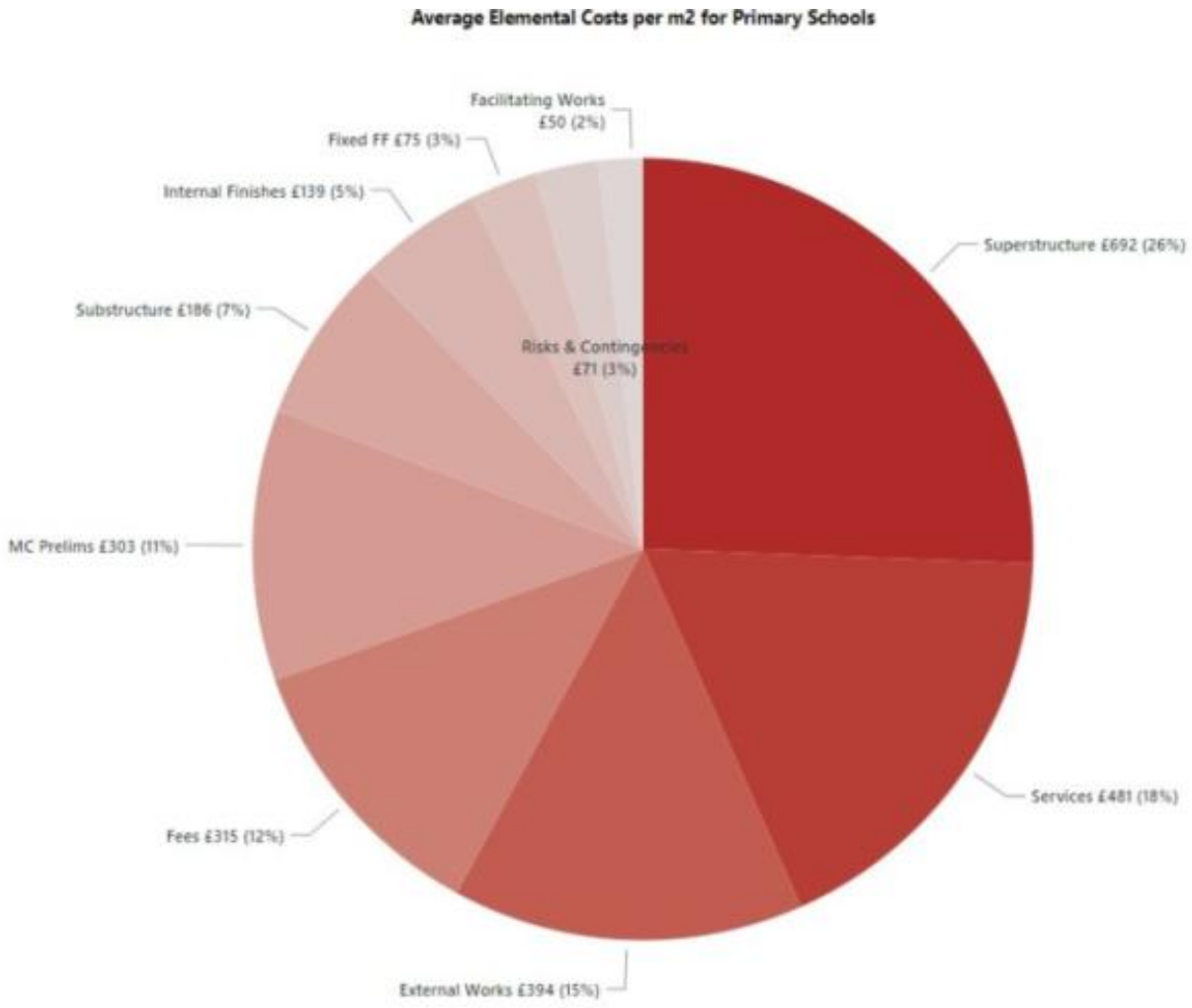
- Grace Cook Primary – new development
- Thurston Primary – new development
- Elmswell Primary – extension with minimal refurbishment
- Edgar Sewter Primary – extension with minimal refurbishment
- Bungay HS – extension with minimal refurbishment
- Breckland School – extension with minimal refurbishment
- Moreton Hall – new development SEMH
- Stowupland HS – extension SEND

The EBDOG report references both gross and nett costs. Nett Costs exclude design, external works and abnormal costs from the base build costs. As such, our study focused on gross costs as these were more inclusive of the actual project costs and could be related to a cost per pupil place.

[1] https://documents.hants.gov.uk/property-services/NationalSchoolDeliveryBenchmarkingreport.pdf

5.1. PRIMARY DEVELOPMENTS ANALYSIS DATA

The EBDOG Report shows a split between elemental costs for new build primary schools (as shown in the below pie chart in red) whilst the Concertus split is as per the below pie chart in purple, with an additional split provided for Concertus extensions for comparison. The Concertus comparisons are an average of the two projects used for each element of the cost analysis. EBDOG did not provide an equivalent breakdown for Secondary or SEND projects for comparison.



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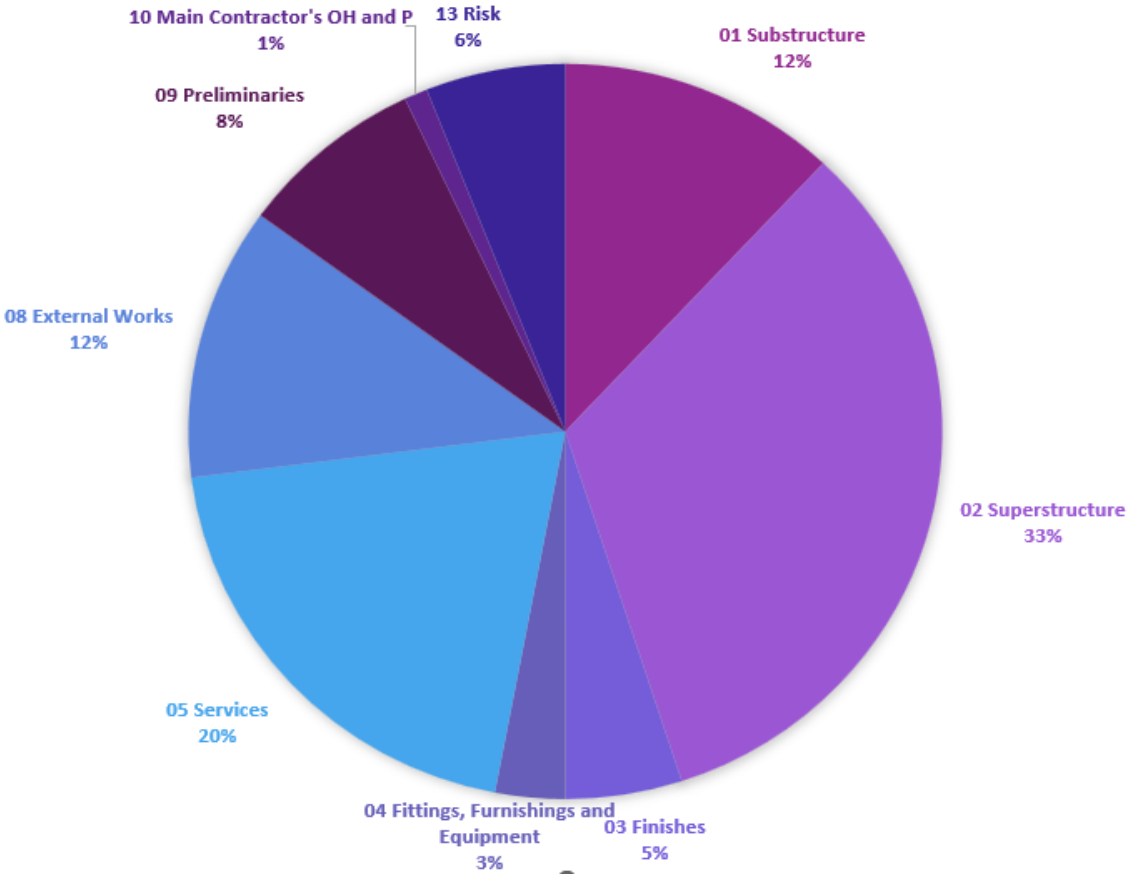
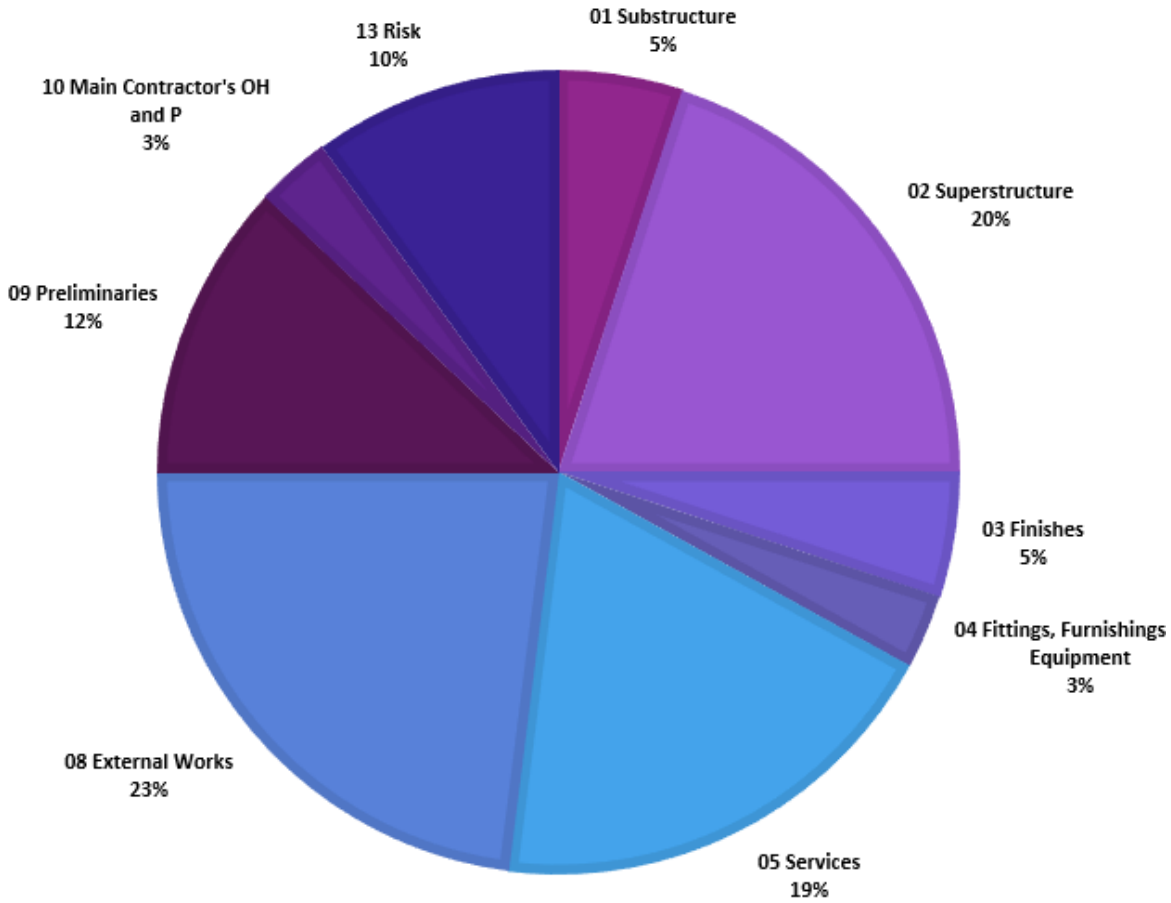
CONCERTUS NEW BUILD



CONCERTUS EXTENSION



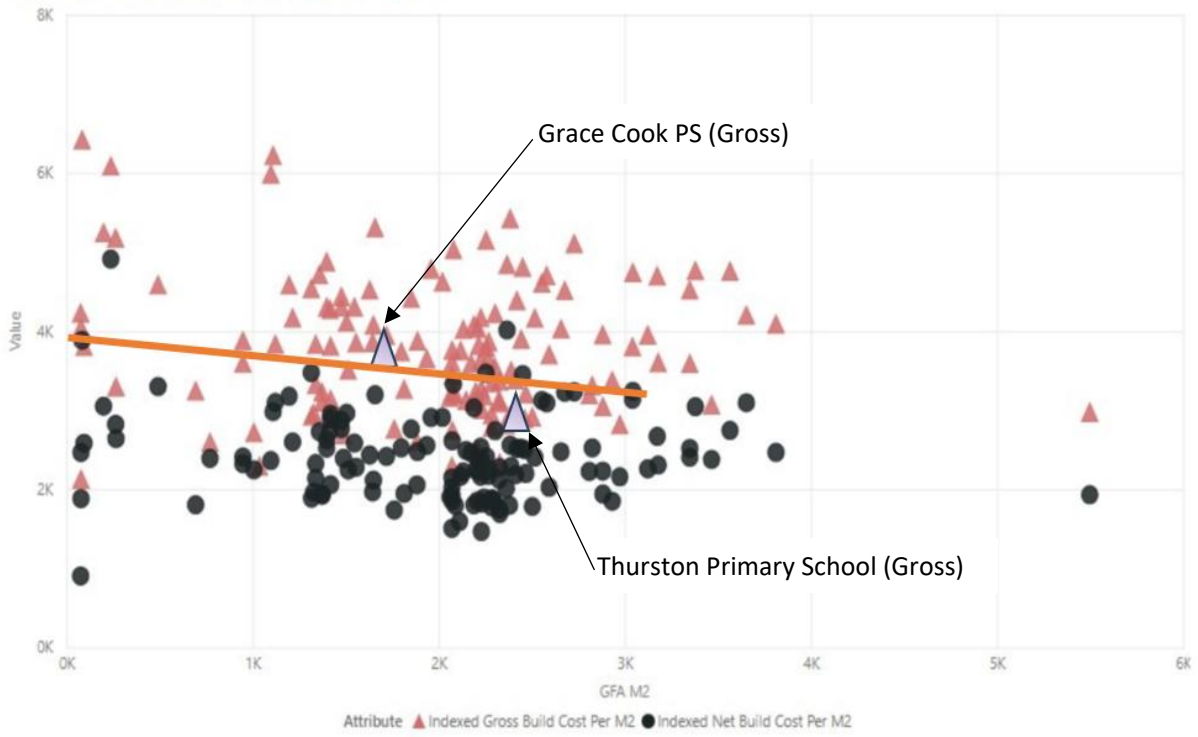
New builds are classified as projects where 100% of the works being undertaken are new build and the site used is a greenfield site and, as such, would be expected to include significant infrastructure and external works costs. Extension schemes are where over 50% of the works being undertaken are new buildings where the site used is adjacent to or the same as the existing site including new build blocks, extensions to existing buildings and rebuilds which include an element of demolition.

Although the EBDOG report did consider refurbishment projects the dataset varied considerably, due to the nature of refurbishment schemes. As such, we excluded any projects with higher elements of refurbishment to ensure the data comparison was as accurate as possible.

In general, the elemental splits for the Concertus projects are consistent with the EBDOG projects which suggests the design standards are comparable and balanced across the project.

The scatter graph below is extracted from the EBDOG report for New Development Primary schemes with the Concertus projects inserted as a purple triangle for comparison. Approximate average line for gross costs has been extrapolated and show that the Grace Cook project is almost directly on the average line with the Thurston Primary School project being significantly lower. With an EBDOG average gross cost of £3,608 and a 20th Percentile cost of £3,023/m2 for GIFAs of 1500-3000m2 the Thurston Primary School project had a GIFA of 2313m2 and a cost of £2,990/m2 so is within this lower quartile. Grace Cook's cost was £4,060/m2 which is in the range of the average cost and well below the EBDOG 80th percentile cost of £4,201/m2.

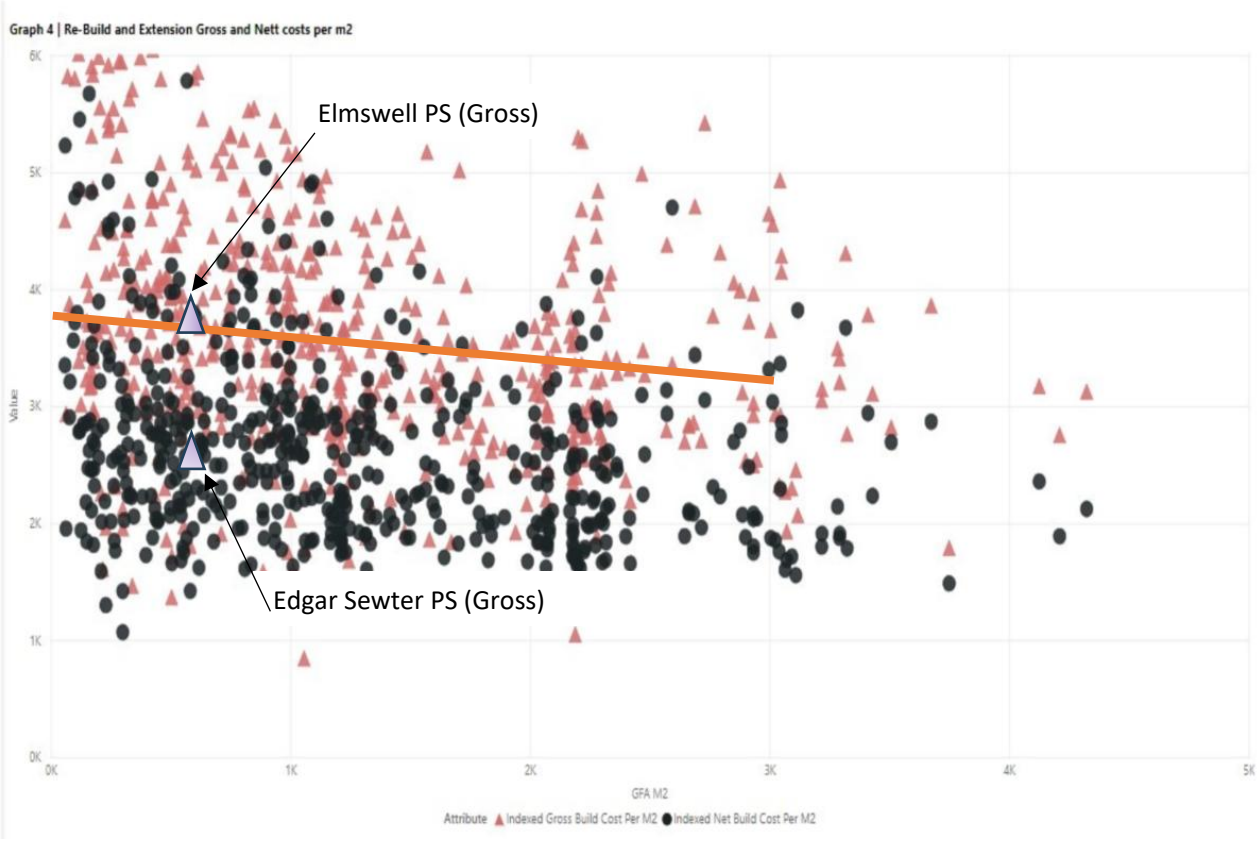
Graph 3 | New Development Gross and Nett costs per m2



Note: the 20th percentile is the value below which 20% of observations may be found while the 80th percentile is the value below which 80% are found. These are the percentiles identified within the EBDOG report as the upper and lower range of average markers and, as such, we have used the same percentile ranges for our comparisons.

The two BCIS project examples with similar floor areas had costs per m2 around £4,560/m2 so both were above the EBDOG 80th percentile averages and both Concertus schemes.

The scatter graph below (Graph 4) is extracted from the EBDOG report for Re-build and Extension Primary schemes with the Concertus projects inserted as a purple triangle for comparison. With an EBDOG average cost of £3,795 and a 20th Percentile cost of £2,895/m2 for GIFAs of 0-1500m2 the Elmswell project had a GIFA of 555m2 (447m2 extension and 108m2 refurb) and a cost per m2 of £3,973. Edgar Sewter's cost per m2 was £2,574 for a project GIFA of 531m2, combining 243m2 new build with 288m2 refurbishment. Approximate average lines have been extrapolated and show that both projects were below average with, due to the refurbishment elements, the Edgar Sewter project being significantly below the 20th Percentile level.

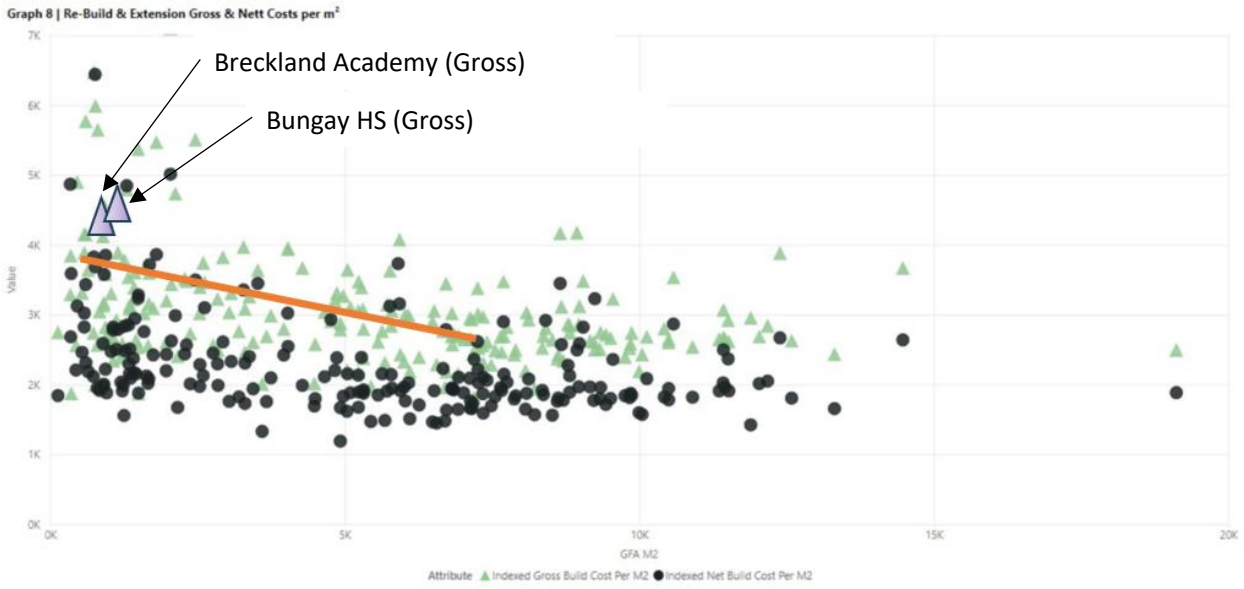


The two BCIS project examples with similar floor areas had costs between £4,619/m2 and £6,141/m2 so both were above the EBDOG averages and Concertus schemes. We also reviewed some modular project examples of a similar size which had costs of between £5416/m2 and £6,265/m2 which was far higher than the traditional build schemes.

Note: Pure refurbishment schemes have not been reviewed as, in line with the conclusion of the EBDOG report, projects within this dataset vary considerably, as is the nature of refurbishment schemes and, therefore, it is difficult to draw any firm trends across the sample.

5.2. SECONDARY DEVELOPMENT ANALYSIS DATA

The scatter graph below (Graph 8) is extracted from the EBDOG report for Rebuild and Extension Secondary schemes with the Concertus projects inserted as a purple triangle for comparison. EBDOG shows an average cost of £3,610/m2 and an 80th Percentile cost of £4,146/m2 for GIFAs of 0-2500m2. Breckland IES project had a GIFA of 859m2 and a cost per m2 of £4,296/m2 which is above average but just above the 80th Percentile bracket. This is not unexpected given the retaining walls and level differences associated with that development project. Bungay High School's cost per m2 was £4,569/m2 for a GIFA of 1038m2. This is also above the 80th Percentile cost but this is not unexpected as the scope was to provide a new kitchen/hall as part of the development which would not be usual for a scheme of this size. Approximate average lines have been extrapolated and show that both projects were above average but still within the overall range of the projects.



Although EBDOG did include a similar dataset for Secondary New Developments we did not have any recent projects to provide comparable data within the Suffolk area.

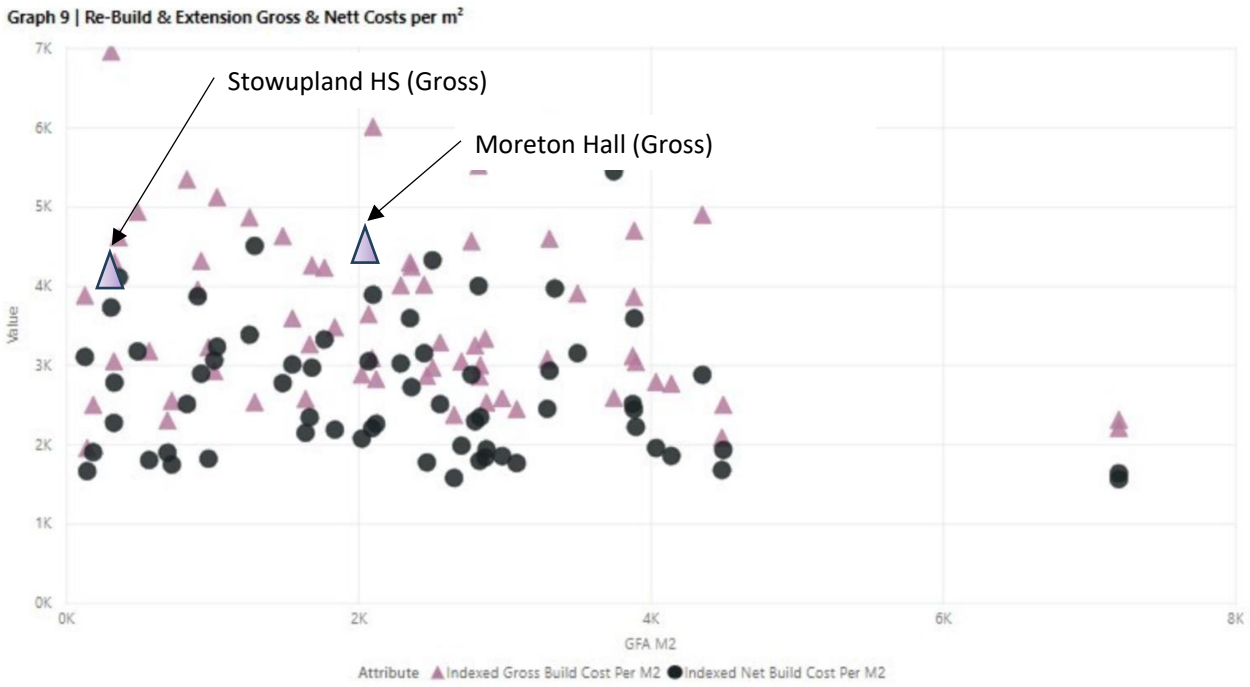
The BCIS project identified as a similar size was significantly over the BCIS 80th Percentile cost at £5,850/m2. Most of the difference between project costs is related with the external works associated with the relevant schemes, rather than base building cost. In comparison, a modular build carried out from our Matlock office had a similar output cost of £3,230 but this was for a temporary unit, rather than a permanent prefabricated structure.

5.3. SEND DEVELOPMENT ANALYSIS DATA

The scatter graph below is extracted from the EBDOG report for SEN Schools Rebuild and Extension schemes with the Concertus projects inserted as a purple triangle for comparison. It is acknowledged that Moreton Hall is a New Development which would, typically, have an average cost above an extension project but has been included to present costs for a larger development.

EBDOG's average cost for projects 0-750m2 is £4,133/m2 with an 80th percentile being £4,964/m2 across 9 projects, and for projects 1500-2250m2 is an average of £3,557/m2 and an 80th percentile at £3,762/m2 across 10 projects. This is compared to a sample size of 69 projects for Secondary extensions up to 2500m2, 387 projects for primary school extensions up to 1500m2, and 83 projects for primary school new developments 1500-3000m2. This suggests the sample size for SEN projects is too small to draw firm conclusions from the data but has been included in this report for information only. It is also worth noting that the scope for SEN projects can vary greatly depending on the requirements of the end users.

The Moreton Hall new development project had a cost of £4,476/m2 for 2026m2 GIFA. Stowupland SEND had a cost of £4,291/m2 for a 190m2 GIFA. As such, both projects are above average but within the overall range of the sample projects given. The BCIS scheme had a cost of £3,383/m2 for a much larger 4943m2 GIFA development and Matlock provided a sample project with a cost of £3,840/m2 for a smaller 138m2 GIFA. Unfortunately, we could find very few exactly comparable projects currently on the BCIS database.



5.4. EBDOG SUMMARY

The Concertus Ipswich Office costs for Primary School, both new build developments and extension schemes, perform favourably when compared to a robust sample of data. The Secondary School developments, although higher than the average of the EBDOG samples provided, are showing reasonable value when site conditions and scope of the development are considered alongside the gross cost.

The above figures were all rebased to an indices of 379 to be comparable with the EBDOG dataset. However, reviewing EBDOG Cost per Pupil Places against the predicted indices of 399 for the cost analysis provided we calculate the following for New Build Primary Schools:

Size of School	New Build EDBOG Average Cost per pupil place	New Build Rebased Average Cost per pupil place	New Build EDBOG 80th Percentile Cost per pupil place	New Build Rebased 80th Percentile Cost per pupil place	Average SCC Cost Per Pupil Place
1500m2-3000m2 *Approximate area for 420 places*	£28,485	£29,988	£29,080	£30,615	£28,760.42

The Primary School data has a sample size of 39 submissions for 0-1500m2, 83 for 1500-3000m2 and 14 for above 3000m2 which suggests robust cost data for projects of this nature. The 0-1500m2 range has a lower average but a higher 80th percentile cost per pupil place when compared to the previous EBDOG report which suggests an increasing disparity between project costs on this range of schools.

For Secondary Schools the data count for 0-2500m2 was 15 submissions against 5 submissions for 2500-5000m2 and 8 submissions for 5000-7500m2. This suggests that the data should be taken with a significant amount of caution given the sample size. In addition, the average cost per pupil has dropped significantly from the last EBDOG report with the addition of only 2 additional observations (for example £22,532 average cost per pupil place at TPI index 350 for 2500m2-5000m2 on the previous EBDOG report compared with £14,588 at TPI index 379 in the current EBDOG Report). This suggests that the data sample is so small that it is adversely affected by outlying sample data. No comparable data has been provided for Extension Schemes as there are currently no expansions included within the sample costs provided.

6. SUMMARY TABLE FOR COSTS

School projects			New school use Gross cost/place	
School type	**Type of project**	**Places**	**Cost/place*1**	**Total cost**
Preschool	**New site** not on a school site	30	£44,033	£1,321,000
Preschool	**New site** not on a school site	60	£36,050	£2,163,000
Preschool	**Expand** on site	30	-	-
Primary School + Preschool	**New site**	240	£34,996	£8,399,000
Primary School + Preschool	**New site**	480	£28,760	£13,805,000
Primary School	**Expansion**	-	£21,768*3	-
Secondary School	New site	750	£47,416	£35,562,000
Secondary School	**Expansion**	-	£29,939*3	-
All Through School *2	**New Site**	60 Place Pre-School 420Place Primary 600Place Secondary	£35,666	£37,470,000
SEND	**New Site** or Expansion	-	-	-

**1 Figures rounded to the nearest pound. (If used to calculate the total cost for a new development, with the number of places then this will provide a different figure to what is shown in the total cost column.)*

**2 Cost information is based on an "all Through school" where the Primary and Secondary School are delivered as a single setting, with an element of shared facilities. (cost information as of Feb 2024).*

**3 due to small number of sample projects, existing DfE scorecards have been used. These would need to be reviewed following the completion of a feasibility study for an existing school's expansion.*

In comparison with the EBDOG cost data when rebased to be equivalent to the sample costs provided the cost per m2 is equivalent to the expected rates however some of the cost per pupil place figures are above those provided within the EBDOG comparison. This is largely due to the future proofing works undertaken when designing a standard 240 place school which allows for larger kitchen, plant and hall areas suitable for a 480-place provision, thereby saving costs overall. This is supported by the lower-than-average cost per pupil place of a 480-place school.

Pre-schools are included within the EBDOG report as part of larger schemes, but information on individual pre-school projects has not been separated to be able to compare the cost per pupil place on schemes of this size.

7. CONCLUSION

The costs associated with the new baseline estimates are, when rebased against the EBDOG report and taking into account Net Zero, in line with the cost of similar projects previously designed, constructed for Suffolk Schemes, and delivered by Concertus for other Local Authorities. Where projects are required to be delivered in accordance with site and developer specific design codes there is a likelihood that costs will be higher that the baseline estimates and, therefore, this needs to be factored into the initial contribution discussions.

As previously described within this report regarding BCIS data, the EBDOG report has been carried out prior to 1Q22 and, therefore, will exclude any true cost adjustments for the Ukraine conflict, UKCE marking or recent legislation on Nett Zero, Biodiversity Nett Gain and the like. An element of this might be included in the forecast BCIS TPI increase but is unlikely to cover the full costs until more cost data is available.

The Primary School cost per pupil place are above 80th Percentile for the smallest 240 site. This does not seem unreasonable given the addition of nett zero allowances to these schemes, the comparative size of the developments and the anticipated biodiversity net gain requirements. We would expect the smaller schemes to have a higher cost per pupil place.

The Secondary School cost per pupil place is between the extrapolated average and 80th percentile EBDOG costs when reviewing the larger dataset information. As with the primary school comparison, this does not seem unreasonable given the addition of net zero allowances and the like to the schemes.

SUMMARY

Job title:	**000001 DfE Baseline Cost Estimate**	**Prepared By:**
Location:	**N/A**	**SG**
Client:	**SCC**	**Checked By:**
Date of Issue and Revision:	**Jul-23**	**CC**

Project details:	**Option 1:** Assumed Singlestorey Construction of a 30 place pre-school. Envisaged in alignment with DfE baseline designs. Estimate includes 10% uplift for Net Zero

Total Construction Cost (Includes inflation)	**1,083,000.00**

Total 'Early Years' Construction Cost (included in the Total Construction Cost)	**1,010,000.00**

Detailed Cost Estimate		
Build Cost		**604,000.00**
External Works Cost		**108,000.00**
Prelims, OH&P		**95,000.00**
Fees and Surveys		**117,000.00**
Base Works Including Fees and Surveys (CPP)		**924,000.00**
Unknown abnormal 20% Uplift for flood risk areas, tree protection, etc		**187,000.00**
Known Abnormals (Incl Prelims,OH&P)		**10,000.00**
Sub Total		**1,121,000.00**
Contingency		**65,000.00**
Fees and Surveys associated with Abnormals		**11,000.00**
Net Zero Allowance		**88,000.00**
Predicted TPI increase to S.O.S	**1.31%**	**36,000.00**
Estimated Total Design and Construction Cost (Total CPP)		**1,321,000.00**

VAT Cost - EXCL	**Excluded**

Cost per Pupil Place Comparison 30

	Concertus Cost Estimate	Benchmark
Nr of Pupil Places:	**30**	**30**
Net: Cost Per Pupil Place (CPP)	**30,800.00**	
Gross: Total Cost Per Pupil Place	**44,033.33**	**N/A**

SUMMARY

Abnormals:

		Estimate of cost included:
Topography - Allowance to overcome ground-level issue around buildings.	£	10,000
Known abnormals total	**£**	**10,000.00**

Exclusions and assumptions

Duration of the project has been assumed. 30 place Pre-school assumed at 36 weeks
Assumed commencement July 2023 2Q2023. Assumed completion March 2024 4Q2023
No Highways allowance included within
No future proofing included
No allowance for any water hydrants
No allowance for any substations
No allowance for any import or export
No mitigation works in connection with any site specific remedial works i.e. flood risk mitigation
Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.
Works in connection with UXO is excluded (further surveys and subsequent removal) due to the low risk identified.
Mitigation works relating to ecology have been excluded.
Mitigation work in connection with site contamination are excluded.
The budget estimate assumes that access road and the like will be provided by others prior to construction of
No site visit undertaken.
Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.
Excludes School ICT Installations costs; includes passive infrastructure (containment and cabling)
Costs are based on a two-stage tender undertaken under the CEM process.
VAT excluded unless specifically identified. Specialist VAT advice should be obtained.
Estimate excludes any work in respect of archaeology

SUMMARY

Inclusions/Derogations

Surveys included are: Topographical, PEA, AIA, Utilities search, SI, UXO, Acoustics, Planning and Building control.

The Cost Estimate includes for inflation included, based on TPI

The Net Cost Per Pupil Place (CPP) stated in the Cost per Pupil Place Comparison table above includes external works.

At the time of writing, rates and prices are subject to significant inflationary pressure, and this is reflected in tender prices and project cost. We recommend regular review of the estimate and budget on a quarterly basis. The estimate can then be adjusted based on the most up to date cost indices and current market intelligence.

This is an order of cost estimate compiled in accordance with NRM1 and does not constitute a formal cost plan. The order of cost is to give an indication of cost and magnitude.

SUMMARY

Job title:	000002 DfE Baseline Cost Estimate	Prepared By:
Location:	N/A	SG
Client:	SCC	Checked By:
Date of Issue and Revision:	Jul-23	CC

Project details:	**Option 2:** Assumed Single storey Construction of a 60 place pre-school. Envisaged in alignment with DfE baseline designs. Estimate includes 10% uplift for Net Zero

Total Construction Cost (Includes inflation)	1,783,000.00

Total 'Early Years' Construction Cost	1,639,000.00

Detailed Cost Estimate

Build Cost		846,000.00
External Works Cost		329,000.00
Prelims, OH&P		157,000.00
Fees and Surveys		167,000.00
Base Works Including Fees and Surveys (CPP)		1,499,000.00
Unknown abnormal 20% Uplift for flood risk areas, tree protection, etc		303,200.00
Known Abnormals (Incl Prelims,OH&P)		17,000.00
Sub Total		1,819,000.00
Contingency		108,000.00
Fees and Surveys associated with Abnormals		15,000.00
Net Zero Allowance		146,000.00
Predicted TPI increase to S.O.S	1.31%	58,000.00
Estimated Total Design and Construction Cost (Total CPP)		2,163,000.00

VAT Cost - EXCL	Excluded

Cost per Pupil Place Comparison 60

	Concertus Cost Estimate	Benchmark
Nr of Pupil Places:	60	60
Net: Cost Per Pupil Place (CPP)	24,983.33	
Gross: Total Cost Per Pupil Place	36,050.00	N/A

SUMMARY

Abnormals:

		Estimate of cost included:
Topography - Allowance to overcome ground-level issue around buildings.	£	17,000
Known abnormals total	**£**	**17,000.00**

Exclusions and assumptions

Duration of the project has been assumed. 60 place Pre-school assumed at 46 weeks
Assumed commencement July 2023 2Q2023. Assumed completion April 2024 1Q2024
No Highways allowance included within
No future proofing included
No allowance for any water hydrants
No allowance for any substations
No allowance for any import or export
No mitigation works in connection with any site specific remedial works i.e. flood risk mitigation
Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.
Works in connection with UXO is excluded (further surveys and subsequent removal) due to the low risk identified.
Mitigation works relating to ecology have been excluded.
Mitigation work in connection with site contamination are excluded.
The budget estimate assumes that access road and the like will be provided by others prior to construction of
No site visit undertaken.
Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.
Excludes School ICT Installations costs; includes passive infrastructure (containment and cabling)
Costs are based on a two-stage tender undertaken under the CEM process.
VAT excluded unless specifically identified. Specialist VAT advice should be obtained.
Estimate excludes any work in respect of archaeology

SUMMARY

Inclusions/Derogations

Surveys included are: Topographical, PEA, AIA, Utilities search, SI, UXO, Acoustics, Planning and Building control.

The Cost Estimate includes for inflation included, based on TPI

The Net Cost Per Pupil Place (CPP) stated in the Cost per Pupil Place Comparison table above includes external works.

At the time of writing, rates and prices are subject to significant inflationary pressure, and this is reflected in tender prices and project cost. We recommend regular review of the estimate and budget on a quarterly basis. The estimate can then be adjusted based on the most up to date cost indices and current market intelligence.

This is an order of cost estimate compiled in accordance with NRM1 and does not constitute a formal cost plan. The order of cost is to give an indication of cost and magnitude.

SUMMARY

Job title:	**000004 DfE Baseline Cost Estimate - 210 Primary School and 30 Pre-school**	**Prepared By:**
Location:	**N/A**	**SG**
Client:	**SCC**	**Checked By:**
Date of Issue and Revision:	**Jul-23**	**CC**

Project details:	**Option 1:** Assumed Single storey Construction of a 30 place pre-school and 210 double storey primary school with external fire escape. Envisaged in alignment with DfE baseline designs. Estimate includes 10% uplift for Net Zero

Total Construction Cost (Includes inflation)	**7,048,000.00**

Total 'Early Years' Construction Cost (included in the Total Construction Cost)	**1,096,000.00**

Detailed Cost Estimate

Build Cost		**3,728,000.00**
External Works Cost		**917,000.00**
Prelims, OH&P		**618,000.00**
Fees and Surveys		**492,000.00**
Base Works Including Fees and Surveys (CPP)		**5,755,000.00**
Unknown abnormal 20% Uplift for flood risk areas, tree protection, etc		**1,159,000.00**
Known Abnormals (Incl Prelims,OH&P)		**40,000.00**
Contingency		**424,000.00**
Fees and Surveys associated with Abnormals		**44,000.00**
Net Zero Allowance		**573,000.00**
Predicted TPI increase to S.O.S	**2.35%**	**404,000.00**
Estimated Total Design and Construction Cost (Total CPP)		**8,399,000.00**

VAT Cost - EXCL	**Excluded**

Cost per Pupil Place Comparison 30

	Concertus Cost Estimate	Benchmark
Nr of Pupil Places:	**240**	**240**
Net: Cost Per Pupil Place (CPP)	**23,979.17**	
Gross: Total Cost Per Pupil Place	**34,995.83**	**N/A**

SUMMARY

Abnormals:

		Estimate of cost included:
Topography - Allowance to overcome ground-level issue around buildings.	£	41,000
Known abnormals total	**£**	**41,000.00**

Exclusions and assumptions

Duration of the project has been assumed. 30 place Pre-school and 210 place Primary School assumed at 50 weeks
Assumed commencement July 2023 2Q2023. Assumed completion July 2024 2Q2024
No Highways allowance included within
No future proofing included
No allowance for any water hydrants
No allowance for any substations
No allowance for any import or export
No mitigation works in connection with any site specific remedial works i.e. flood risk mitigation
Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.
Works in connection with UXO is excluded (further surveys and subsequent removal) due to the low risk identified.
Mitigation works relating to ecology have been excluded.
Mitigation work in connection with site contamination are excluded.
The budget estimate assumes that access road and the like will be provided by others prior to construction of
No site visit undertaken.
Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.
Excludes School ICT Installations costs; includes passive infrastructure (containment and cabling)
Costs are based on a two-stage tender undertaken under the CEM process.
VAT excluded unless specifically identified. Specialist VAT advice should be obtained.
Estimate excludes any work in respect of archaeology

SUMMARY

Inclusions/Derogations

Surveys included are: Topographical, PEA, AIA, Utilities search, SI, UXO, Acoustics, Planning and Building control.

The Cost Estimate includes for inflation included, based on TPI

The Net Cost Per Pupil Place (CPP) stated in the Cost per Pupil Place Comparison table above includes external works.

At the time of writing, rates and prices are subject to significant inflationary pressure, and this is reflected in tender prices and project cost. We recommend regular review of the estimate and budget on a quarterly basis. The estimate can then be adjusted based on the most up to date cost indices and current market intelligence.

This is an order of cost estimate compiled in accordance with NRM1 and does not constitute a formal cost plan. The order of cost is to give an indication of cost and magnitude.

SUMMARY

Job title:	**000005 DfE Baseline Cost Estimate - 420 Primary School and 60 Pre-school**	**Prepared By:**
Location:	**N/A**	**SG**
Client:	**SCC**	**Checked By:**
Date of Issue and Revision:	**Jul-23**	**CC**

Project details:	**Option 1:** Assumed Single storey Construction of a 60 place pre-school and 420 double storey primary school with external fire escape. Envisaged in alignment with DfE baseline designs. Estimate includes 10% uplift for Net Zero

Total Construction Cost (Includes inflation)	**11,548,000.00**

Total 'Early Years' Construction Cost (included in the Total Construction Cost)	**1,639,000.00**

Detailed Cost Estimate

Build Cost		**6,103,000.00**
External Works Cost		**1,544,000.00**
Prelims, OH&P		**951,000.00**
Fees and Surveys		**809,000.00**
Base Works Including Fees and Surveys (CPP)		**9,407,000.00**
Unknown abnormal 20% Uplift for flood risk areas, tree protection, etc		**1,895,000.00**
Known Abnormals (Incl Prelims,OH&P)		**68,000.00**
Contingency		**693,000.00**
Fees and Surveys associated with Abnormals		**72,000.00**
Net Zero Allowance		**936,000.00**
Predicted TPI increase to S.O.S	**2.61%**	**734,000.00**
Estimated Total Design and Construction Cost (Total CPP)		**13,805,000.00**

VAT Cost - EXCL	**Excluded**

Cost per Pupil Place Comparison

	Concertus Cost Estimate	Benchmark
Nr of Pupil Places:	480	**480**
Net: Cost Per Pupil Place (CPP)	**19,597.92**	
Gross: Total Cost Per Pupil Place	**28,760.42**	**N/A**

SUMMARY

Abnormals:

		Estimate of cost included:
Topography - Allowance to overcome ground-level issue around buildings.	£	68,000
Known abnormals total	**£**	**68,000.00**

Exclusions and assumptions

Duration of the project has been assumed. 30 place Pre-school and 210 place Primary School assumed at 70 weeks
Assumed commencement July 2023 2Q2023. Assumed completion 3Q2024
No Highways allowance included within
No future proofing included
No allowance for any water hydrants
No allowance for any substations
No allowance for any import or export
No mitigation works in connection with any site specific remedial works i.e. flood risk mitigation
Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.
Works in connection with UXO is excluded (further surveys and subsequent removal) due to the low risk identified.
Mitigation works relating to ecology have been excluded.
Mitigation work in connection with site contamination are excluded.
The budget estimate assumes that access road and the like will be provided by others prior to construction of
No site visit undertaken.
Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.
Excludes School ICT Installations costs; includes passive infrastructure (containment and cabling)
Costs are based on a two-stage tender undertaken under the CEM process.
VAT excluded unless specifically identified. Specialist VAT advice should be obtained.
Estimate excludes any work in respect of archaeology

SUMMARY

Inclusions/Derogations

Surveys included are: Topographical, PEA, AIA, Utilities search, SI, UXO, Acoustics, Planning and Building control.

The Cost Estimate includes for inflation included, based on TPI

The Net Cost Per Pupil Place (CPP) stated in the Cost per Pupil Place Comparison table above includes external works.

At the time of writing, rates and prices are subject to significant inflationary pressure, and this is reflected in tender prices and project cost. We recommend regular review of the estimate and budget on a quarterly basis. The estimate can then be adjusted based on the most up to date cost indices and current market intelligence.

This is an order of cost estimate compiled in accordance with NRM1 and does not constitute a formal cost plan. The order of cost is to give an indication of cost and magnitude.

SUMMARY

Job title:	**000007 DfE Baseline Cost Estimate - 5FE Secondary School**	**Prepared By:**
Location:	**N/A**	**SG**
Client:	**SCC**	**Checked By:**
Date of Issue and Revision:	**Jul-23**	**CC**

Project details:	**Option 1:** Assumed Dual storey Construction of a 750 place secondary school. Envisaged in alignment with DfE baseline designs. Estimate includes 10% uplift for Net Zero

Total Construction Cost (Includes inflation)	**30,426,000.00**

Detailed Cost Estimate

Build Cost		**14,994,000.00**
External Works Cost		**5,374,000.00**
Prelims, OH&P		**2,297,000.00**
	Sub Total	**22,665,000.00**
Fees and Surveys		**2,312,000.00**
Base Works Including Fees and Surveys (CPP)		**24,977,000.00**
Unknown abnormal 20% Uplift for flood risk areas, tree protection, etc		**5,025,000.00**
Known Abnormals (Incl Prelims,OH&P)		**147,000.00**
Contingency		**1,369,000.00**
Unknown Abnormals		**1,000.00**
Fees and Surveys associated with Abnormals		**155,000.00**
Net Zero Allowance		**2,418,000.00**
Predicted TPI increase to S.O.S	**4.18%**	**1,323,000.00**
Estimated Total Design and Construction Cost (Total CPP)		**35,562,000.00**

VAT Cost - EXCL	**Excluded**

SUMMARY

Cost per Pupil Place Comparison

	Concertus Cost Estimate	Benchmark
Nr of Additional Pupil Places:	750	**750**
Net: Cost Per Pupil Place (CPP)	**33,302.67**	**23,245.00**
Gross: Total Cost Per Pupil Place	**47,416.00**	**N/A**

Abnormals:

		Estimate of cost included:
Stage 2:	Percentage addition for unknown abnormals 15.5%	1,000.00

Known abnormals:	**Costs £**	
Adjustment included for soft spots, arable land uplift & piling.	£	147,000.00
Known abnormals total	**£**	**147,000.00**

Exclusions and assumptions

Mitigation works in connection with ecology/wildlife discovered on site is excluded.
Mitigation works in connection with the risk of flooding are excluded.
Upgrade works of existing surface water mains drainage /easement of mains drains on third party land is excluded.
Mitigation works in connection with land contamination are excluded subject to site testing.
Works in connection with UXO is excluded (further surveys and subsequent removal) due to the low risk identified.

The exact condition of any existing systems and infrastructure is unknown at this stage. Any upgrade requirements not identified as part of this report has not been included within these costs.

No requirements for safe access and man-safe system to allow for maintenance included.
Acoustic survey and report excluded.
No site visit undertaken.
Fittings: Loose furniture (typically Group 3 Items) is excluded from the fittings allowances.
Excludes School ICT Installations costs.
Highways works excluded.
Costs are based on a competitive tendered project, via a traditional procurement route.
VAT excluded unless specifically identified. Specialist VAT advice should be obtained.
Sprinkler provision - excluded.
Provision of "blue roofs" excluded.
Works in connection with any archaeological investigation and reinstatement are excluded.

Ground source heat pumps excluded.
PV battery storage excluded.
Ecological, geological, environment agency, bank stabilisation, flood relief and alterations to river dynamic requirements excluded in relation to temporary site access.

Inclusions/Derogations

Surveys included are: Topographical, PEA, AIA, Utilities search, SI, planning and building control.
The Cost Estimate is based at 2*Q23* (BCIS *383*); with an adjustment for inflation included, based on a predicted start on site of *4Q24* (BCIS 399).
The Net Cost Per Pupil Place (CPP) stated in the Cost per Pupil Place Comparison table above includes external works.

A notional allowance has been applied to the net school new build rates and prices of 10% to allow budget costs for SCC's 'net zero' aspiration. How net zero will be achieved on this scheme has yet to be fully considered.

At the time of writing, rates and prices are subject to significant inflationary pressure, and this is reflected in tender prices and project cost. We recommend regular review of the estimate and budget on a quarterly basis. The estimate can then adjusted based on the most up to date cost indices and current market intelligence.

[redacted]

[redacted]

Concertus
2 Friars Bridge Road
Ipswich
Suffolk
IP11RR

14th October 2024

Dear [redacted],

Re: Suffolk Schools -Sample Cost Plan Review

Further to your recent request, I have carried out an independent review of the following assumed cost plans envisaged to generally be in alignment with DfE baseline designs:

1. 30, 60 and 90 place pre-schools
2. 210 place primary and 30 place pre-school
3. 420 place primary and 60 place pre-school
4. 630 place primary and 90 place pre-school
5. 750 place secondary school

The review has been based on the following criteria:

- High level check on compliance with the relevant DfE baseline designs and requirements
- Check of individual room areas and GiFAs assumed for each cost plan
- Check of arithmetic, formulae and transfers within and between worksheets contained in each workbook
- Comparison of rates and prices used against similar recent projects and against BCIS Cost Analyses for a range of school projects

We have discussed a number of observations I made during the course of the review and I am satisfied the documents take full account of these observations, subject to the correction of the arithmetical error within regards to the “abnormals” negative sum in the Secondary Schools document.

[redacted]

In my professional opinion, I believe the works undertaken are accurate and the figures identified for the delivery of new education settings within Suffolk are in line with what I would expect in the current market, taking account of government requirements from the DfE criteria and commitment to Net Zero.

Yours sincerely

[redacted]

Martyn Howe Quantity Surveyors Limited
Chartered Quantity Surveyor
[redacted]

[redacted]