



CYP – New School Baseline Estimates

Summary Report

DOCUMENT CONTROL SHEET

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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 (£106 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 (2025) published 25 June 2026 costs for Suffolk are:

Phase	Type	2024 Scorecard (10% BNG inc.)	2025 Scorecard (10% BNG inc.)
Early years	Expansion	£22,270	£22,844
Early years	New	£26,588	£27,322
Primary	Expansion	£22,270	£22,884
Primary	New School	£26,588	£27,322
Secondary	Expansion	£30,630	£31,475
Secondary	New School	£32,211	£33,099
Sixth Form	Expansion	£30,630	£31,475
Sixth Form	New School	£32,211	£33,099

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					936		
BB103 range 900 to 1020							
Large spaces: halls, studios and dining							
Assembly halls, primary	assembly 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					235		
BB103 range 226 to 272							
Learning Resource Areas							
School libraries (primary)		20	34	1	34	34	1

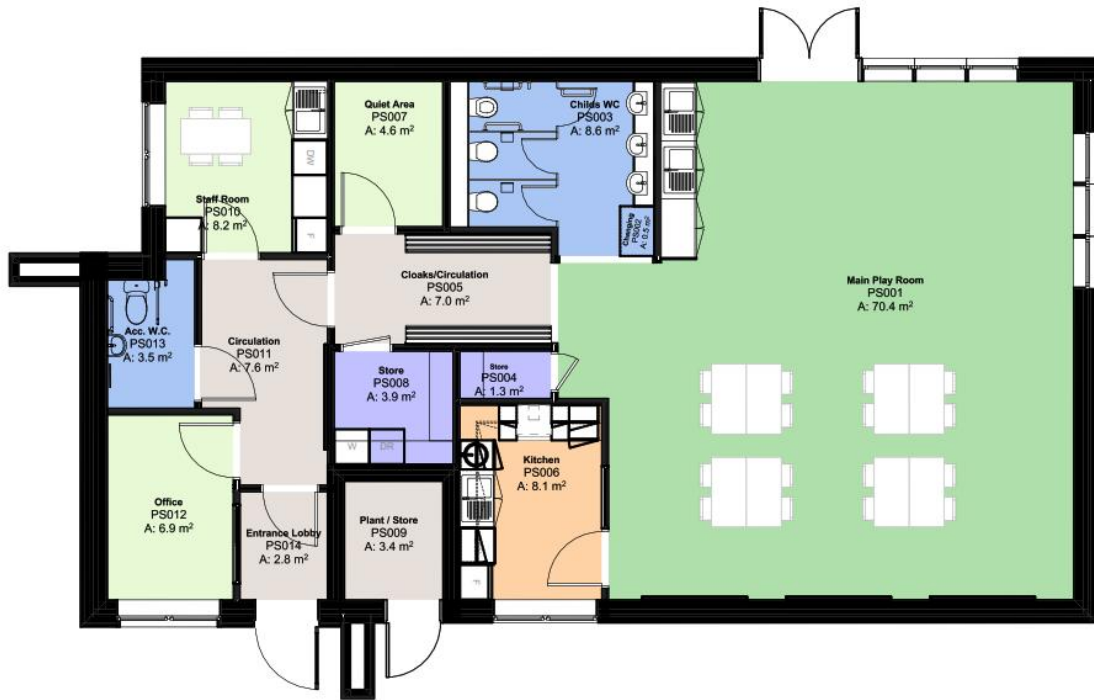
Image 03 – Example of the BB103 Schedule of Accommodation tool which has been used to generate the Gross internal floor area for the new school builds (m²).

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 EBD OG 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 Heat 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 abnormalities 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 abnormalities, 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 RIBA Stage 5 valuations for Lakenheath New Primary School, which commenced onsite Q3 2025, 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:

May 2024 – New Part T: Toilet Accommodation

- Universal (gender-neutral) toilets are permitted in addition to single-sex facilities, or as the primary option where space prohibits single-sex provision.

April 2024 – Building Control Profession Regulations

- Approver reclassification, with the role of approved inspector abolished. All private sector building control services are now handled by registered building control approvers (RBCAs).

October 2023 – The Duty Holder and Competence Regime (October 2023)

- Clients, Designers and Contractors. Legally defined responsibilities to ensure the project complies with building regulations.
- Competence requirements. Designers and Contractors must prove they have the skills, knowledge and experience to carry out the building works correctly.

- Golden Thread of Information. Robust record-keeping to track safety, design and changes throughout the building's lifecycle.

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 Annex 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 £/m² 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 a range of forecasted delivery dates between 2028 and 2030 depending on the predicted construction and preconstruction periods to avoid compounding inflation and using the BCIS TPI indices. 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.

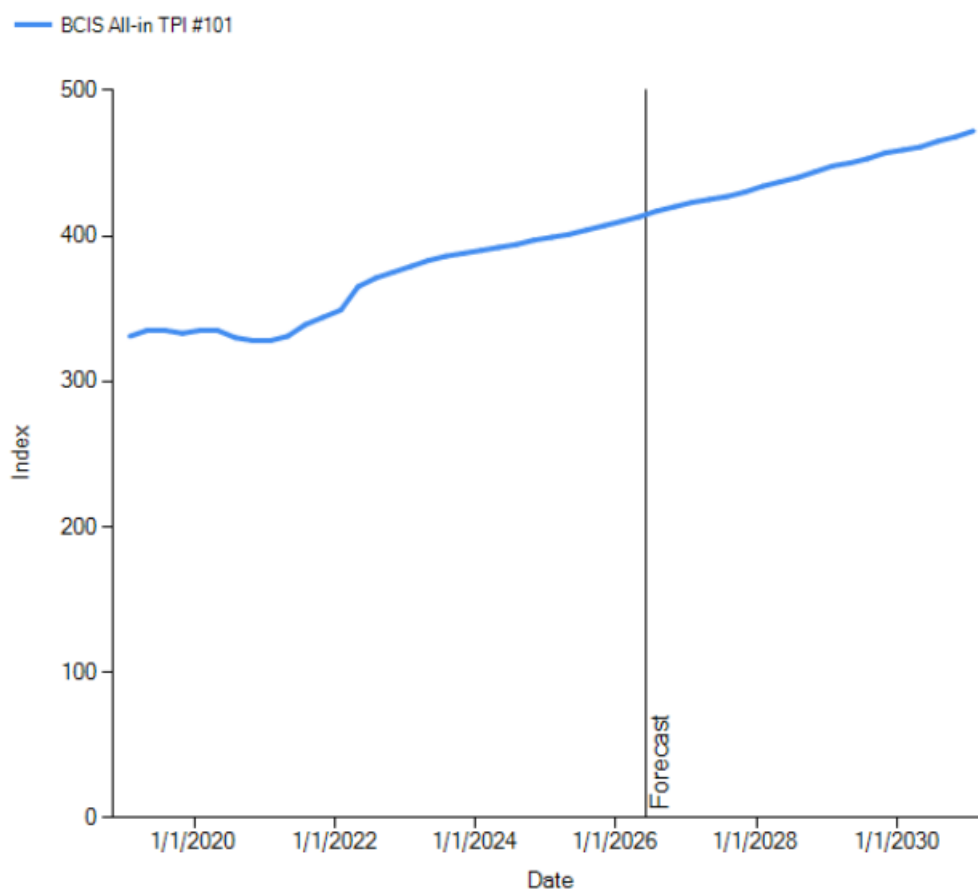
The historical nature of the information included in the BCIS is due to the time taken between contract award and the sufficient data being submitted to the BCIS to form a meaningful determination of actual cost changes.

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 2Q23 had an indices of 383 and has steadily increased year on year since to a 2Q26 indices of 413 and a predicted indices of 444 by the end of 2028. This is a 16% increase from the 2023 figures.

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

Index value over time



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 recent conflicts in the middle east, the full implication of these might still be working their way through the BCIS data. However, this is still the most accurate information currently 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. The next uplift is due in June 2026.

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 started to fall, they are returning to the previously high levels due to rising energy costs and the global conflicts. As such, they are unlikely to return to the lows experienced in early 2020.

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 March 2026 shows an index value of 365 in 2Q22, 379 in 1Q23 and 448 in 1Q29. 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. EBD OG

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 2022-2024 costs and was issued in June 2025¹. A separate report has been provided to SCC CYP to review the construction cost of Concertus managed educational projects in comparison with the latest EBD OG report and a random sample of BCIS schemes.

All schemes were rebased to align with the EBD OG report baseline Building Cost Information Service (BCIS) All-In Tender Price Index (TPI) of 1st Quarter 2024 of 411 index to allow for accurate cost comparison data to be provided as 1Q22 is the rebased date of the EBD OG report. Rebasing uses the BCIS TPI Indices to align projects to a set quarter.

The EBD OG 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:

- Lakenheath – new development (note – Net Zero)
- Martlesham Primary – extension with equivalent amount of refurbishment
- Stowmarket High School – extension with significant refurbishment
- Mildenhall Academy - extension with minimal refurbishment
- Sybil Andrews Send
- The Dell Send
- Ipswich Academy Send

The EBD OG 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.

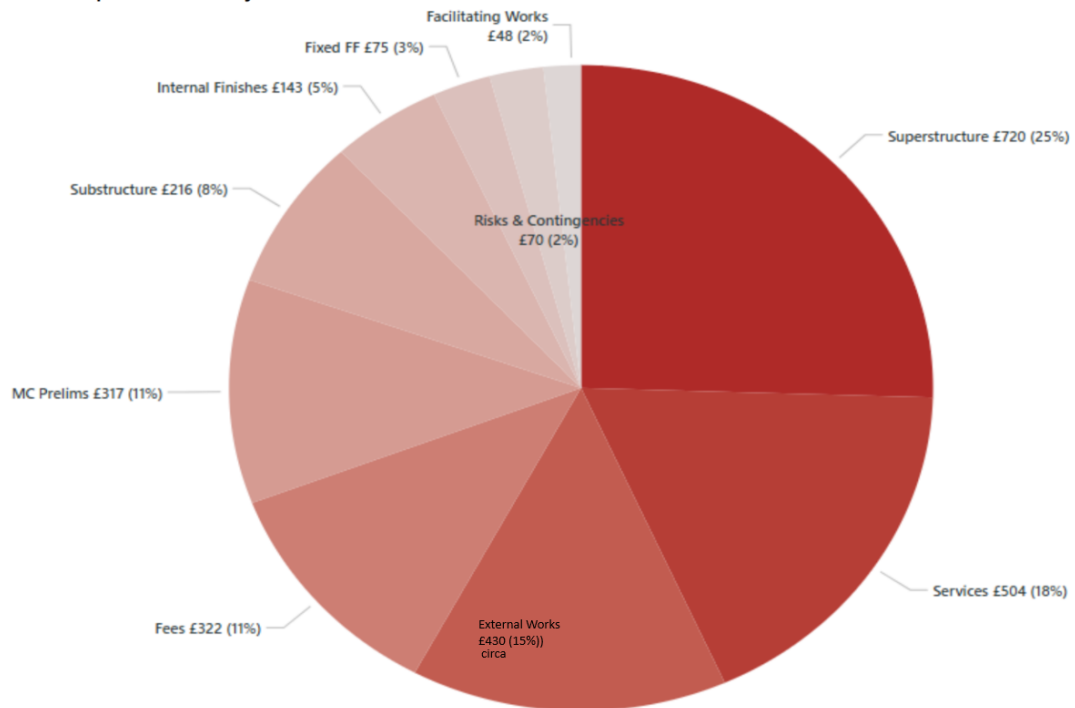
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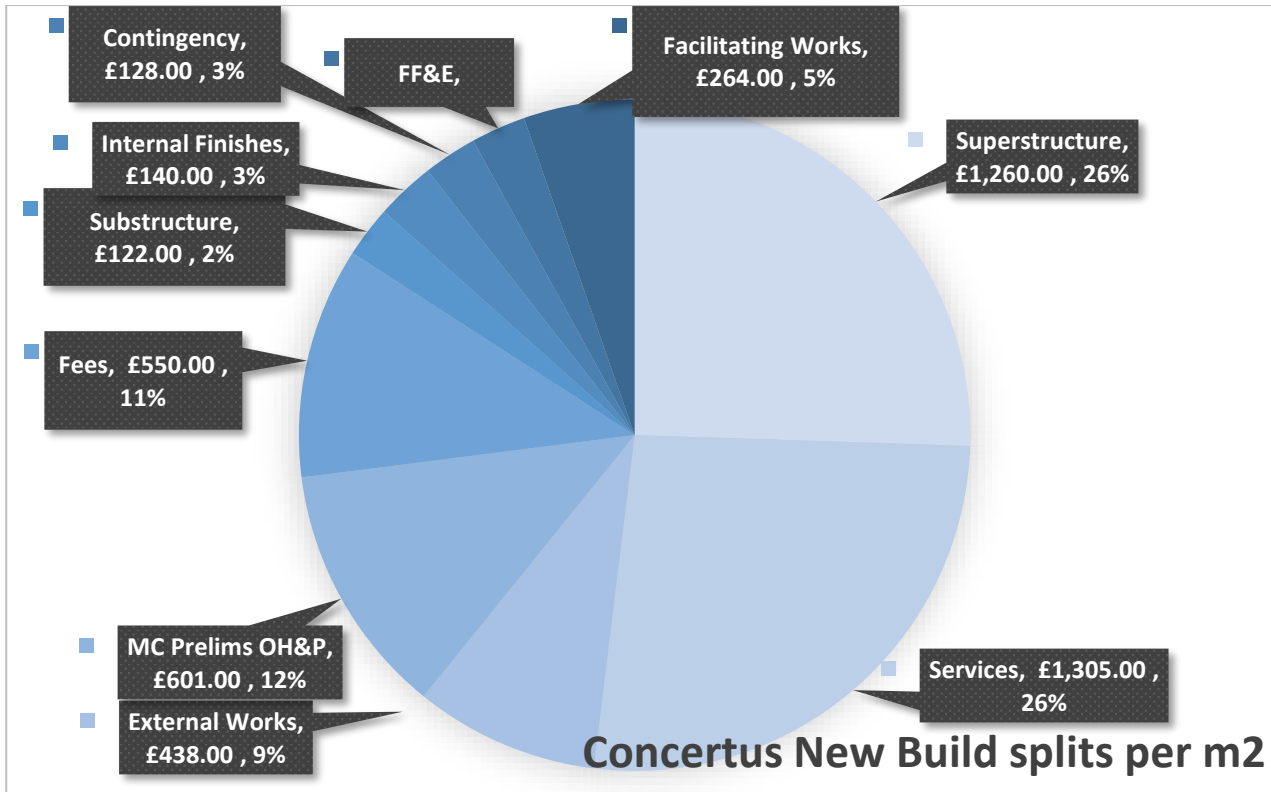
<https://programmeofficers.co.uk/Woodford/CoreDocuments/CD10/10.6%20NationalSchoolDeliveryBenchmarkingreport%202025.pdf>

5.1. PRIMARY DEVELOPMENTS ANALYSIS DATA

The EBD OG 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. EBD OG did not provide an equivalent breakdown for Secondary or SEND projects for comparison.

Average Elemental Costs per m² for Primary Schools





Please note that the Ebdog splits are nett while the Concertus figures are gross although a balancing figure for fees has been included for a like-for-like comparison.

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.

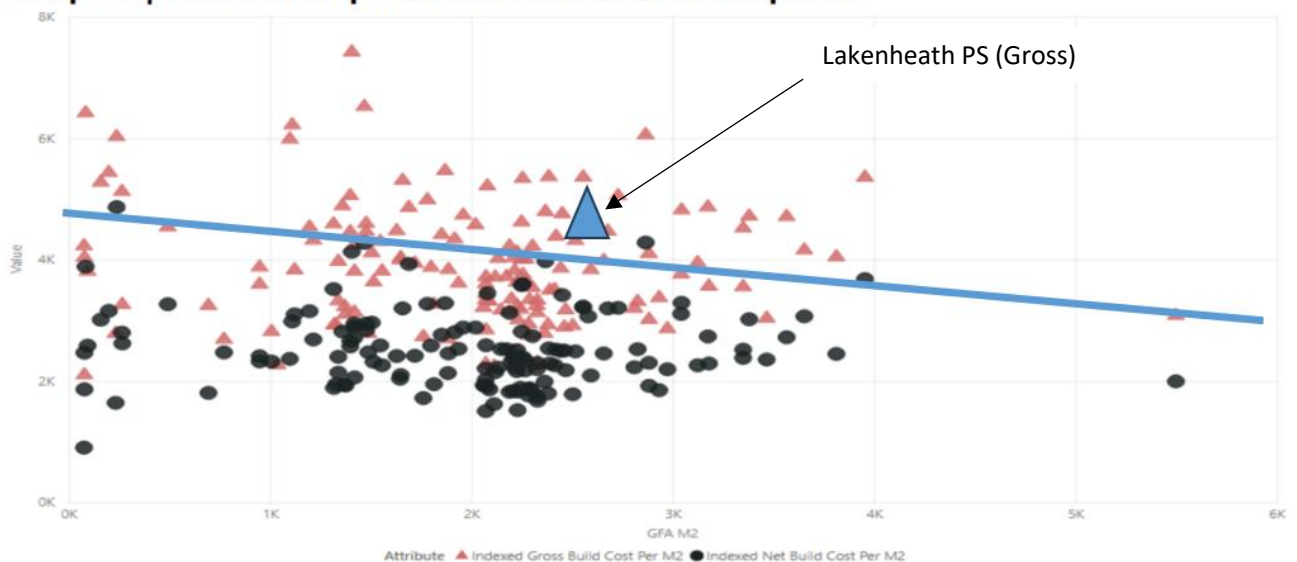
Although the EBD OG report did consider refurbishment projects the dataset varied considerably, due to the nature of refurbishment schemes. As such, we excluded any projects with higher elements of refurbishment to ensure the data comparison was as accurate as possible.

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

The below scatter graph is extracted from the EBD OG report for New Development Primary schemes with the Concertus project inserted as a purple triangle for comparison. Approximate average lines have been extrapolated and show that the Lakenheath project is close but just over the average line. With an EBD OG average gross cost of £3,747 and a 80th Percentile cost of £4,470/m² for GIFAs of 1500-3000m² the Lakenheath project had a GIFA of 2607m² and a cost/m² of £4,872 (when rebased and adjusted for fees) which is above the 80th percentile. It should be noted that this is as expected given the acoustic and Net Zero elements of the Lakenheath design. The Ebdog report confirms that their current data is not reflective of a consistent carbon standard but the data available suggests an average increase on gross

costs of 20%. If 20% of costs are removed from the Lakenheath project this would suggest a non-NetZero school with a gross cost of £4,060, which is still above average but significantly below the 80th percentile mark. This would be consistent with the acoustic measures required which would suggest the design and costs are in line with the Ebdog submissions.

Graph 3 | New Development Gross & Nett Costs per m²

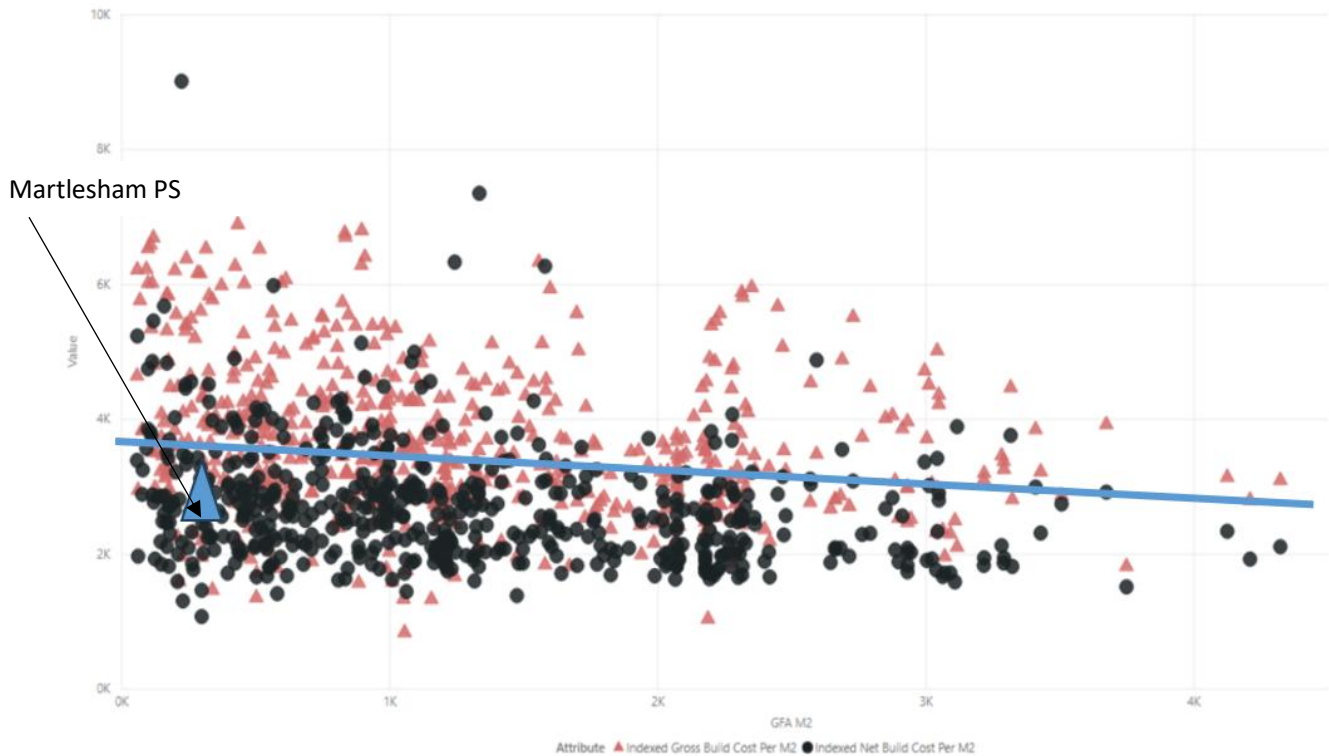


Note: the 20th percentile is the value below which 20% of observations may be found while the 80th percentile is the value below which 80% are found. These are the percentiles identified within the EBD OG report as the upper and lower range of average markers and, as such, we have used the same percentile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

The three BCIS project examples with similar floor areas (2312-2938m² to Lakenheath's 2607m²) had costs per m² between £3,969 and £4,180 so all were above the EBD OG averages and below Lakenheath's total gross cost but above the gross cost excluding NetZero calculations. Only one of these schools were noted as being NetZero and this had a gross cost per m² of £4,135 however, there is no mention of special acoustic requirements so these seem in line with the costs seen for Lakenheath. It is unclear what design fee elements are included within these BCIS costs.

The below scatter graph is extracted from the EBD OG report for Re-build and Extension Primary schemes with the Concertus project inserted as a purple triangle for comparison. With an EBD OG average cost of £3,838 and a 20th Percentile cost of £2,906/m² for GIFAs of 0-1500m² the Martlesham PS project had a GIFA of 198m² (105m² extension and 93m² refurb) and a cost per m² of £3,145.31 which is below average.

Graph 4 | Re-Build and Extension Gross and Nett costs per m²



The four BCIS project examples with similar floor areas had costs between £2,800/m² and £4,454/m² so show the wider range of project costs due to the disparate nature of these schemes which make accurate comparisons and analysis problematic.

Note: The EBD OG report reiterates that 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.

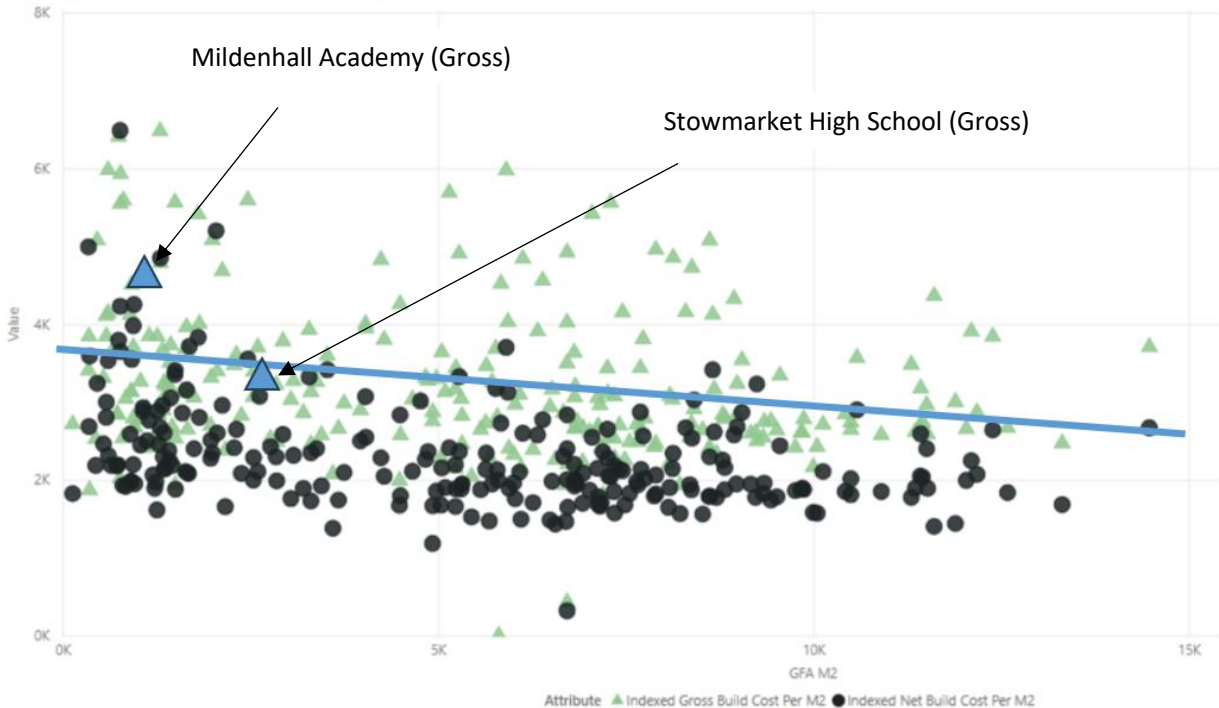
Note: Pure refurbishment schemes have not been reviewed as, in line with the conclusion of the EBD OG report, projects within this dataset vary considerably, as is the nature of refurbishment schemes and, therefore, it is difficult to draw any firm trends across the sample.

5.2. SECONDARY DEVELOPMENT ANALYSIS DATA

The below scatter graph is extracted from the EBD OG report for Rebuild and Extension Secondary schemes with the Concertus projects inserted as a purple triangle for comparison. EBD OG shows an average cost of £3,711/m² and an 80th Percentile cost of £4,509/m² for GIFAs of 0-2500m². Stowmarket High School had an extension GIFA of 1593m² and refurbishment of 874m² which gives a cost per m² of £3,394 which is below the average bracket for a project of this size. This is not unexpected given the level of refurbishment works on the scheme. Mildenhall Academy's cost per m² was £4,783/m² for a GIFA of 1309m². This is just above the 80th Percentile cost but this is not unexpected as there was no refurbishment elements of note on this scheme, a temporary overflow car park had to be introduced to facilitate the build, the requirement for temporary modular teaching spaces and because of the complexity of access on this live school site.

Approximate average lines have been extrapolated and show that both projects were within the overall range of the projects. (Note: Both projects were adjusted for design fees to make these like-for-like comparisons with the Ebdog schemes.)

Graph 8 | Re-Build & Extension Gross & Nett Costs per m²



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 projects were widely spaced in size, specification and costs with the most comparable scheme being £5,646/m² with a GIFA of 1435m² which is higher than both the schemes analysed above even when removing the £241/m² of contaminated waste removal.

5.3. SEND DEVELOPMENT ANALYSIS DATA

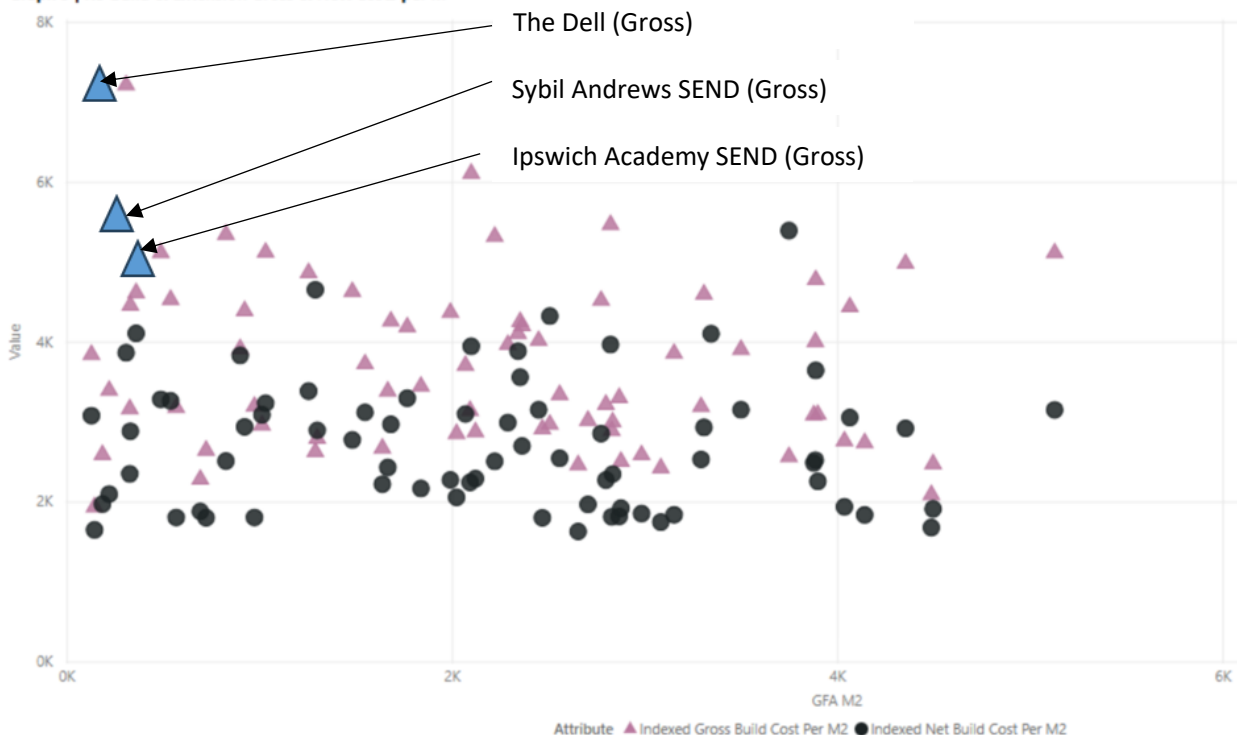
EBDOG's average cost for projects 0-750m² is £3,717/m² with an 80th percentile being £4,542/m² across 15 projects, and for projects 1500-2250m² is an average of £3,816/m² and an 80th percentile at £4,342/m² across 12 projects. This is compared to a sample size of 76 projects for Secondary extensions up to 2500m², 396 projects for primary school extensions up to 1500m², and 91 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 below scatter graph is extracted from the EBDog report for SEN Schools Rebuild and Extension schemes with the Concertus projects inserted as a bigger triangle for comparison.

EBDOG's average cost for extension projects 0-750m² is £3,7117/m² with an 80th percentile being £4,542/m² across 15 projects of a total sample size of 74 projects. It is worth noting that the scope for SEN projects can vary greatly depending on the requirements of the end users.

The Sybil Andrews SEND had a cost of £5,883/m² for a 203m² GIFA build, The Dell £7,257 for a 125m² GIFA build and Ipswich Academy £5,190 for a 215m² (after adjusting for fees). As such, are above the 80th percentile range but within the overall range of the sample projects given. The BCIS had no schemes of a similar size to allow a comparison. The Dell was at the top of the sample range due to the disproportionately high level of external works associated with the project and the requirement for diverting existing utilities. All of these projects were stand alone builds which would have a higher cost/m² than refurbishing existing areas or providing small extension to a main school site.

Graph 9 | Re-Build & Extension Gross & Nett Costs per m²



5.4. EBDG SUMMARY

The Concertus Ipswich Office costs perform favourably when compared to a robust sample of data and, where higher than average there are abnormal project conditions that can explain the variances.

The SEN costs are above average without obviously detrimental site conditions or increased scope, however the sample size is too varied to draw firm conclusions regarding efficiency of cost performance across these schemes with little information available as to project type. The Suffolk schemes are all stand-alone builds which would have proportionally high cost per m² considering build size when compared to a small extension or refurbishment project.

The above figures were all rebased to an indices of 379 to be comparable with the EBD OG dataset. However, reviewing EBD OG Cost per Pupil Places against the predicted indices of 454 for the cost analysis provided for the 420 Primary + 60place Early Years 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 80 th Percentile Cost per pupil place	New Build Rebased 80 th Percentile Cost per pupil place	Average SCC Cost Per Pupil Place
1500m2-3000m2 <i>Approximate area for 420 places</i>	25,723	£30,813	£25,963	£30,813	£32,331

The Primary School New Build data has a sample size of 42 submissions for 0-1500m2, 91 for 1500-3000m2 and 15 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 EBD OG report which suggests an increasing disparity between project costs on this range of schools. Please do note that the 80th Percentile cost for pupil place in the Ebdog report appears to contain an error in that the cost per m2 difference between average cost and 80th percentile cost is 20% however the cost per pupil place between these costs is only 1%.

For Secondary Schools the data count for 0-2500m2 was 76 submissions against 36 submissions for 2500-5000m2 and 69 submissions for 5000-7500m2. This is a significant increase from previous reports and now presents a robust sample size.

6. SUMMARY TABLE FOR COSTS

School projects			New school use Gross cost/place	
School type	Type of project	Places	Cost/place	Total cost
Preschool	New site not on a school site	30	£51,766	£1,533,000
Preschool	New site not on a school site	60	£40,117	£2,407,000
Preschool	New site not on a school site	90	37,544	3,379,000
Preschool	Expand on site	30	-	-
Primary School + Preschool	New site	240	£44,279	£10,627,000
Primary School + Preschool	New site	480	£32,331	£15,519,000
Primary School + Preschool	New site	720	£29,854	£21,495,000
Primary School	Expansion	-	£22,884* ¹	-
Secondary School	New site	750	£47,684	£35,763,000
Secondary School	Expansion	-	£31,475* ¹	-
Sixth Form	New Site	-	£33,099* ²	-
Sixth Form	Expansion	-	£31,475* ²	-
SEND	New Site or Expansion	-	-	-
*¹ 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. *² Due to the lack of recent relevant sample projects and the bespoke nature of sixth form schemes when considered as part of a wider Secondary school site, existing DfE scorecards have been used.				

In comparison with the EBD OG 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 EBD OG 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 EBD OG 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 EBD OG 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 than the baseline estimates and, therefore, this needs to be factored into the initial contribution discussions.

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 net 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 EBD OG 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.

Since the cost estimates have been updated there has been wider Geopolitical challenges which is having an impact on project, utility and material costs. TPI does not currently reflect the current uplifts, specifically associated with the challenges within the Arab states. The cost presented reflect a point in time.