

National School Delivery Cost Benchmarking

New Build & Refurbished Primary Schools

A Local Authority cost benchmarking study undertaken by Hampshire County Council
in conjunction with East Riding of Yorkshire Council

June 2014

Version 4.0

Study Background

This document publishes the results of a national cost benchmarking exercise undertaken by Hampshire County Council in partnership with East Riding of Yorkshire Council on new build and refurbished primary school projects.

This study has been undertaken with funding from the Local Government Association (LGA), as part of the National Procurement Strategy (NPS), and has been conducted in conjunction with the following organisations:

- Education Building and Development Officers Group (EBDOG).
- National Association of Construction Frameworks (NACF).

The sample comprises of national school projects classified regionally as South East, North East, London, East Midlands, East of England, West Midlands, Yorkshire & Humber, North West and South West.

A standard form for cost analysis has been developed for the study and this has been completed for each of the sample projects. This form contained key elemental cost data on each project within the sample; this data has then been collated at a common price base, in order to compare projects with each other on level terms.

All prices have been updated to the latest firm Department for Business, Innovation and Skills (BIS) PUBSEC Tender Price Index of Public Sector Non-Housing work (TPI) of 4th Quarter 2013.

All costs have been normalised to a common UK average price level using location factors published by BCIS.

Net Costs per m² represent the tendered Contract Sum less (where applicable) abnormals, site works, external drainage and services, minor building works and alterations, but is inclusive of percentage additions (where applicable) for preliminaries, contingency, overheads and profit. **Gross Costs per m²** have been arrived at using the tendered Contract Sum inclusive of fees, external works and abnormal costs.

All professional fee costs have been included where provided within the sample data.

Statutory fees, survey costs, loose furniture and equipment, client department costs including programme management, legal and land acquisition costs are all excluded from all figures shown herein. Fixed fittings and furnishings are included within the figures shown herein.

The format used in this report is consistent with the data presentation used by the Joint Data and Benchmarking Group hosted by the Cabinet Office Efficiency and Reform Group. In this context, the cost benchmark data given below encompasses the following types of benchmark:

- Spatial Measures encompass the most common formats used by clients and industry to benchmark total construction costs, which in the case of schools has been taken as £/m². This is related to throughout and, in the case of schools, is the total square metres of accommodation delivered by a project.
- Functional Measures in the case of schools has been taken as £/Place.

Study Background [Continued]

Local authorities were invited to take part in the study through EBD OG, the NPS, NACF, local frameworks and through participation in previous studies.

Of the projects submitted, 70 are included in this report. This sample consists of the following:

- 39 New build primary school projects.
- 31 Refurbished primary school projects.

A **new build** project has been taken as any project where 90% or more of the works being undertaken are new build, this includes extensions. **Refurbished or partial new build** projects comprise schemes which contain significant alterations or partial new build up to 90% of the total build element. All projects included have been constructed since 2010. In addition to these projects a number of secondary schools, free schools and colleges were submitted; these have not been included in this study, but will be considered for future publications.

This study consists of the following outputs:

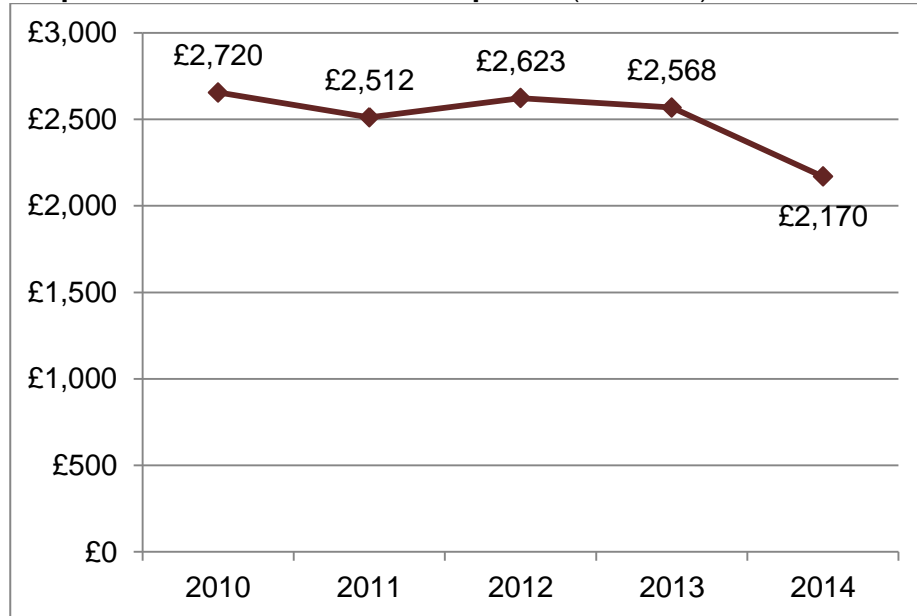
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Cost Trajectory

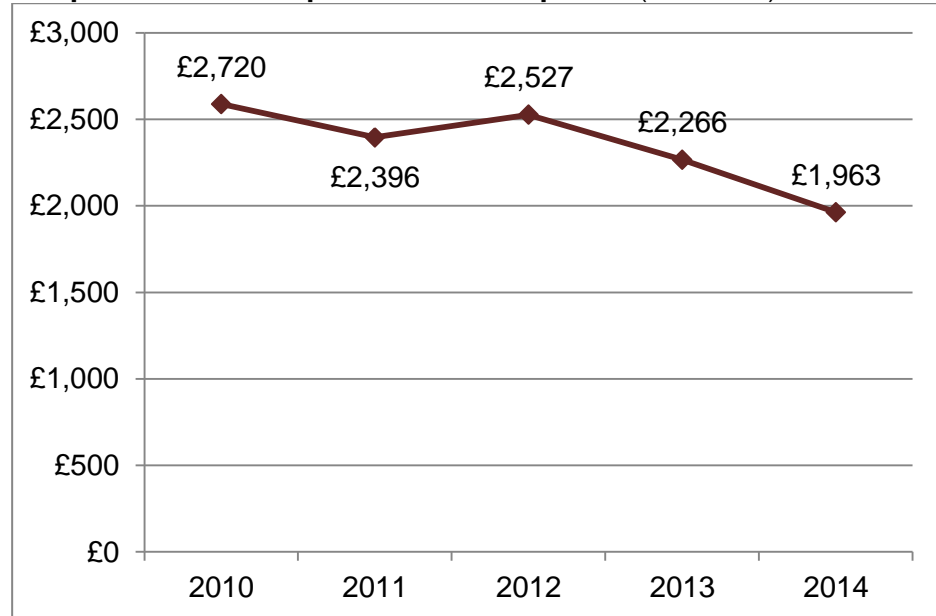
This study has shown the following observations relating to cost projections since 2010 for primary school projects. Graph 1 below is based on 39 new build projects and Graph 2 is based on the whole sample (70 projects), comprising of 39 new build and 31 refurbished primary school projects; providing five year average costs of:

- Five year average Gross Cost for new build projects - **£2,562 per m²**.
- Five year average Gross Cost for refurbished/partial new build projects - **£2,176 per m²**.
- Five year average Gross Cost for the whole sample - **£2,391 per m²**.

Graph 1: New Build Gross Costs per m² (Inc. Fees)



Graph 2: Whole Sample Gross Costs per m² (Inc. Fees)



- Gross Cost per m²:

Gross Total Project Cost including fees adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. Costs are indexed to 4th Quarter 2013 and are further defined as outlined on page 1.

New Build Cost Benchmarking Summary

This study has shown the following observations in relation to new build primary school projects. The definition of a new build project is outlined on page 2. Net Costs can be seen on Graph 3 (page 7). Gross Costs can be seen on Graphs 4 and 5 (pages 8 and 9). Pupil costs can be seen on Graph 6 (page 10).

Figure 1: New Build Summary

New Build Primary Schools Cost Benchmarking							
GFA (m2)	Gross Total Project Cost per m ²		Net Total Project Cost per m ²		Cost / Pupil		Sample
	Average	20th Percentile	Average	20th Percentile	Average	20th Percentile	
		80th Percentile		80th Percentile		80th Percentile	
0-750	£2,920	£2,620	£1,622	£1,311	£11,494	£9,792	5
		£3,182		£1,876		£12,316	
750-1500	£2,467	£2,243	£1,673	£1,528	£14,937	£10,811	13
		£2,745		£1,816		£17,062	
1500-2250	£2,645	£2,363	£1,718	£1,583	£15,548	£12,293	11
		£2,983		£1,855		£20,255	
2250-3000	£2,314	£2,073	£1,608	£1,474	£17,414	£11,779	8
		£2,566		£1,754		£20,331	
3000-3750	Insufficient data for this GFA banding						2
						Total Sample Size	39

- Gross Cost per m²: Gross Total Project Cost including fees adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. Costs are indexed to 4th Quarter 2013 and are further defined as outlined on page 1.
- Net Cost per m²: Net Project Cost excluding fees and abnormals adjusted for location and inflation using the BIS PUPSEC TPI and Regional Location Factors to accord with the UK Mean 100. Costs are indexed to 4th Quarter 2013 and are further defined as outlined on page 1.
- Cost / Pupil: Total Project Cost data divided by the number of additional pupil places being created in the school. Where this data has not been available the Agreed Maximum Price data has been divided by the total number of pupils in the school. This data has also been adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. This cost is further adjusted as outlined on page 1. These figures are an average of the combined total cost of each sample category.

Refurbished/Partial New Build Cost Benchmarking Summary

This study has shown the following observations in relation to refurbished primary school projects. The definition of a refurbished/partial new build project is outlined on page 2.

Figure 2: Refurbished/Partial New Build Summary

Refurb Primary Schools Cost Benchmarking					
GFA (m2)	Gross Total Project Cost per m ²		Cost / Pupil		Sample
	Average	20th Percentile 80th Percentile	Average	20th Percentile 80th Percentile	
0-750	£2,477	£1,867 £2,806	£14,118	£9,163 £18,193	19
750-1500	£1,898	£1,164 £1,930	£10,960	£6,497 £13,972	6
1500-2250	£1,478	£1,019 £1,950	£12,974	£10,491 £15,602	4
2250-3000	£1,546	£1,269 £1,823	£9,851	£7,973 £11,729	2
3000-3750	Insufficient data for this GFA banding				0
Total Sample Size					31

- Gross Cost per m²: Gross Total Project Cost including fees adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. Costs are indexed to 4th Quarter 2013 and are further defined as outlined on page 1.
- Cost / Pupil: Total Project Cost data divided by the number of additional pupil places being created in the school. Where this data has not been available the Agreed Maximum Price data has been divided by the total number of pupils in the school. This data has also been adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. This cost is further adjusted as outlined on page 1. These figures are an average of the combined total cost of each sample category.

Whole Sample Average Costs per Pupil Place

This study has shown the following observations in relation to the Cost per Pupil Place for all projects in the sample. The definitions of these projects are outlined on page 2. New build costs can be seen on Graph 6 (page 10).

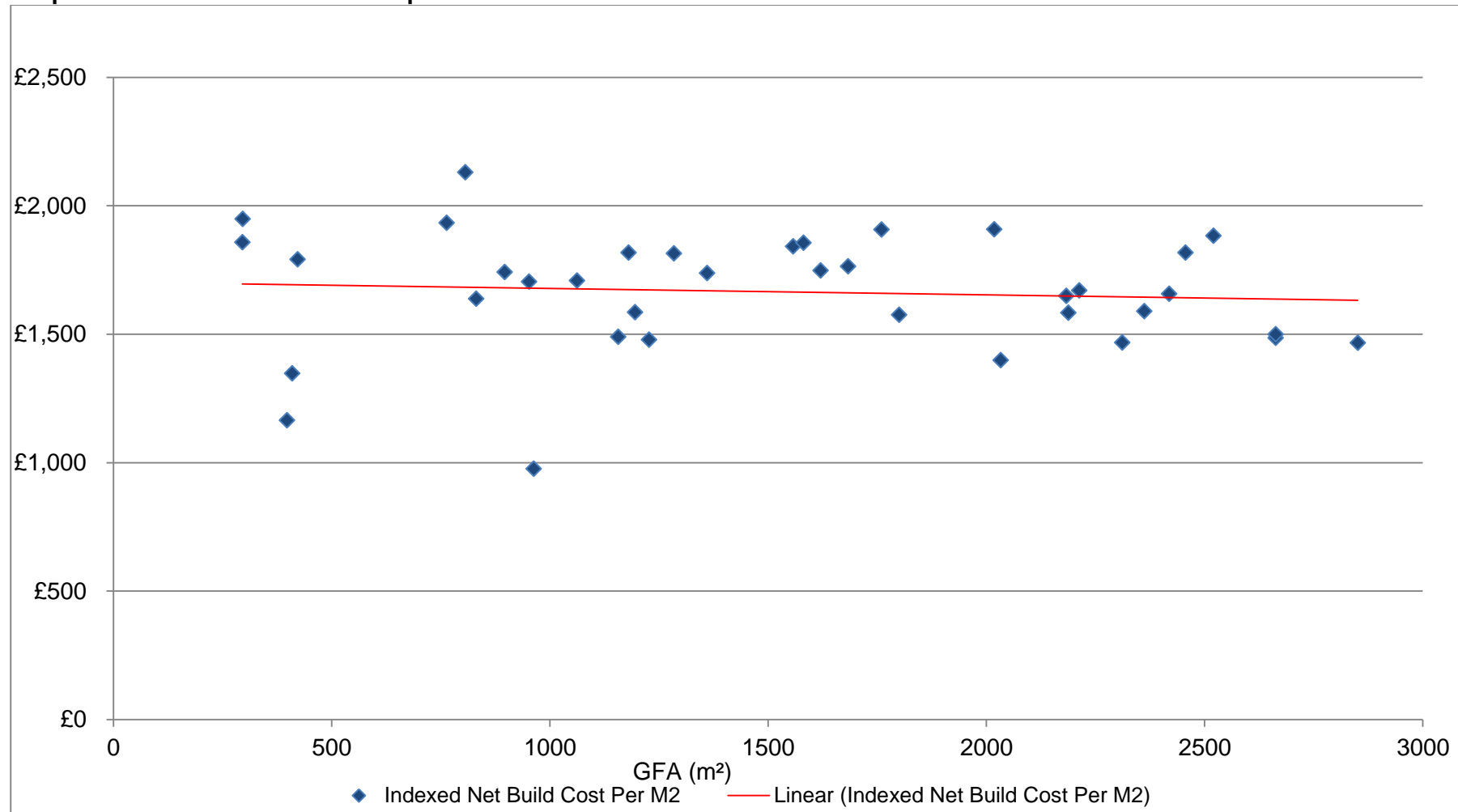
Figure 3: Average Cost per Pupil Place

Average Cost Per Pupil Place (Indexed and Inc. Fees unless stated)		
	Cost Per Place	Sample
Refurb/Partial New Build	£13,084	31
New Builds (excl fees)	£14,014	39
New Builds	£15,373	
Whole Sample Average	£14,360	70
	Total Projects	70

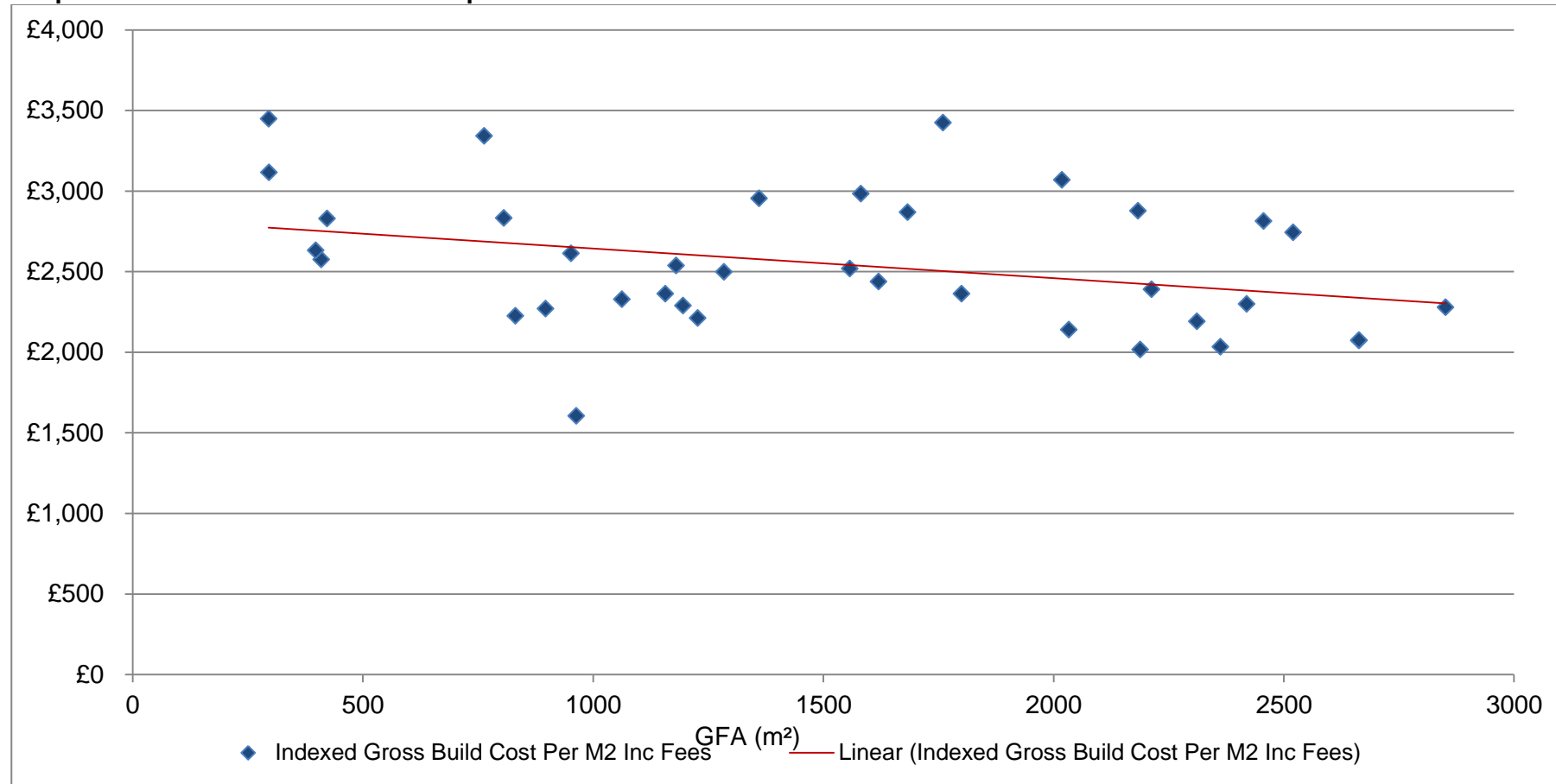
- Cost / Pupil:

Total Project Cost data divided by the number of additional pupil places being created in the school. Where this data has not been available the Agreed Maximum Price data has been divided by the total number of pupils in the school. This data has also been adjusted for location and inflation using the BIS PUBSEC TPI and Regional Location Factors to accord with the UK Mean 100. This cost is further adjusted as outlined on page 1. These figures are an average of the combined total cost of each sample category.

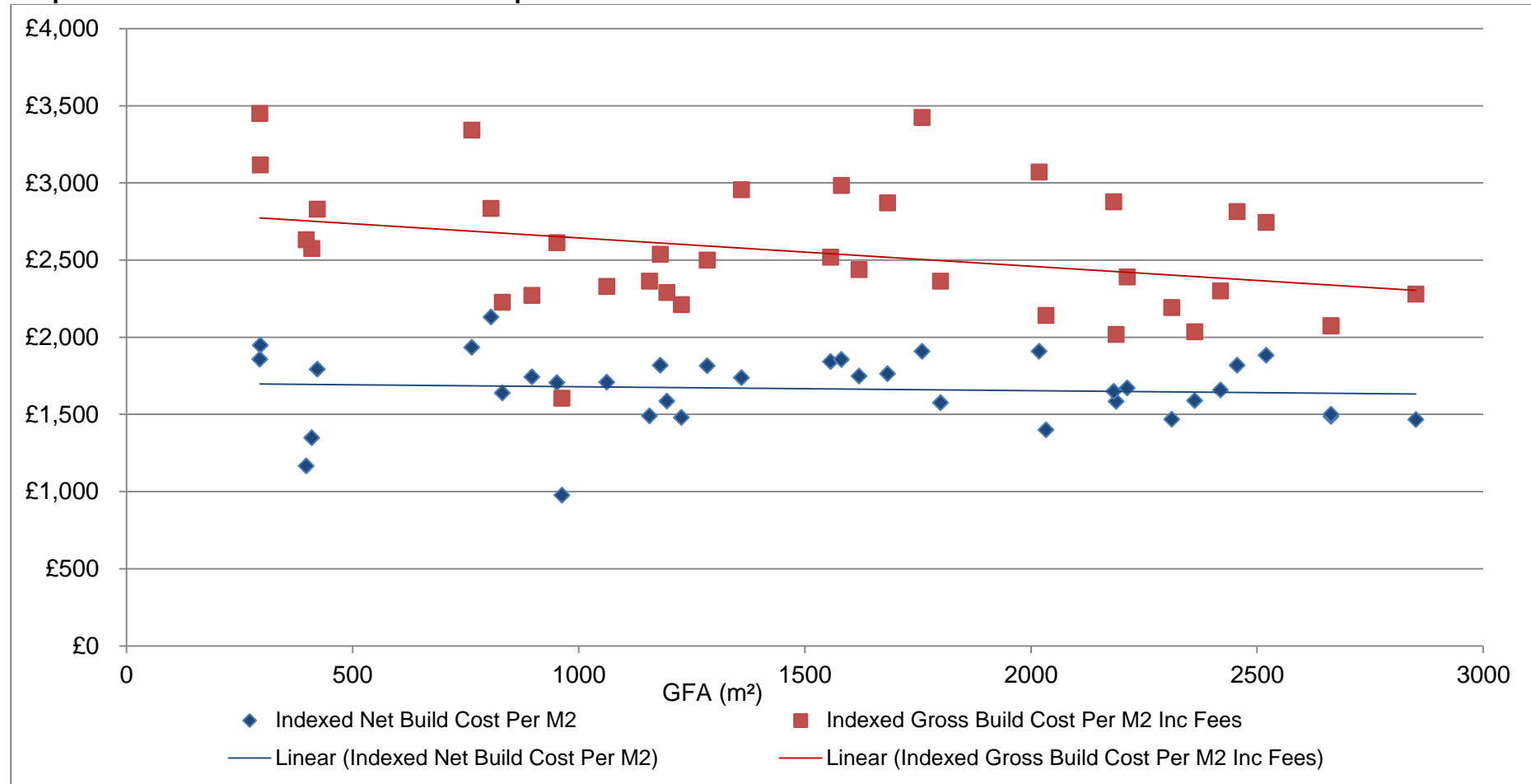
Graph 3: New Build Net Build Cost per m²



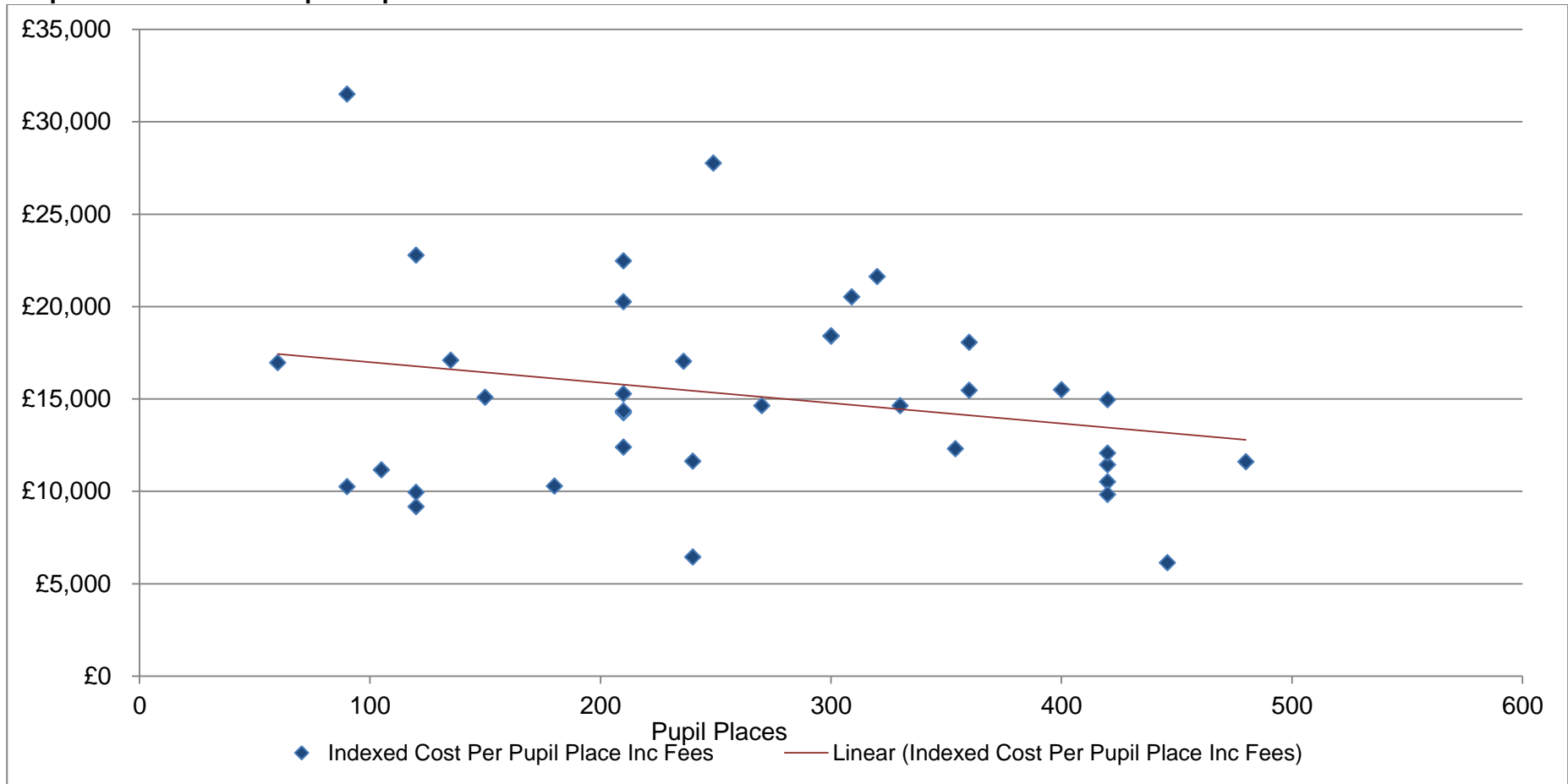
Graph 4: New Build Gross Build Cost per m²



Graph 5: New Build Net & Gross Build Cost per m²



Graph 6: New Build Cost per Pupil Place



Study Contacts

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