National School Delivery Cost Benchmarking
Primary, Secondary & SEN Schools

A national cost benchmarking study undertaken by Hampshire County Council in conjunction with East Riding of Yorkshire Council and the Department for Education

November 2023

Version 18

Supported By

Infrastructure and Projects Authority

Oakmoor Secondary School, Hampshire County Council

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Contents

This publication is split into five distinct sections, namely; report context, primary schools, secondary schools, SEN schools and further information. These sections are shown below along with their key outputs.

Wyton Primary School, Cambridgeshire County Council

1135 **projects submitted**

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, extended and refurbished primary, secondary and SEND schools.

This report provides a reference point for Local Authorities to understand the capital cost of school building projects. This benchmarking exercise and report provides valuable insight and data for The Local Government Association (LGA) and Local Authorities as they continue to work to ensure they deliver value for money school projects and to work hard with the construction industry to design cost effective solutions and drive down the costs for the delivery of new and refurbished schools. This work is particularly important at the current time as we see rising inflation across the industry.

The key findings contained within the report have been shared with the Infrastructure and Projects Authority (IPA) which is part of the Cabinet Office, and Department for Education (DfE). This report is the tenth publication produced for the public sector and is a valuable tool to understand the total costs associated with providing new school places across the country.

This study has been undertaken with funding from the LGA and has been conducted in conjunction with the following organisations:

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

The project sample used in this report comprises 1135 projects from across England, consisting of Local Authority and Department for Education projects:

- 750 primary school projects
- 260 secondary school projects
- 21 All-Through school projects
- 104 SEN school projects

A further 49 projects were submitted but not used due to poor or inconsistent data

Common Standard
A common standard of cost analysis has been used to capture cost data, ensuring a high level of consistency across the sample, while including detailed cost and background information on each project – allowing the costs to be fully understood on an individual project basis. The data has then been collated at a common price base, in order to compare projects with each other on level terms.

The following criteria were used to select projects for this study:

- Primary, secondary or SEN school projects.
- Permanent new build, extended or refurbished school projects.
- School building contract formed since 2012.

Zero Carbon
The DfE is committed to positively responding to the challenge of Climate Change supporting the UK target of reducing carbon emissions to net zero by 2050, improving the natural environment and ensuring that all centrally delivered new build projects are as sustainable as possible including meeting net zero carbon in operation at handover. Since November 2021 the department has ensured contractors adopt a sustainable approach to construction; delivering cost-effective and resource-efficient buildings that minimise the use of all resources and consider the whole life cycle embodied carbon of materials used. New build projects will have continual monitoring and benchmarking of energy and water consumption and first steps to zero-carbon for refurbished buildings will be a reduction in energy demand

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.
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452,000 **School Places**

£7.17billion **Combined project capital value**

Industry Summary

The BCIS Quarterly briefing from June 2023 advises;

Tender prices in 1st quarter 2023 rose by 1.5% compared with the previous quarter, and up by 4.9% on an annual basis. With material inflation calming and supply issues largely resolved annual growth in tender prices is set to ease over the next year into 2024 standing at 2.4%. The BCIS Material Cost Index continues to slow from a peak of 23.5% in 2nd quarter 2022 to 9.9% in 1st quarter 2023.

Current forecasts are indicating a further 3.1% increase in material costs in the year (2Q22-2Q23), with an average annual increase of 2.1% over the period 2023-2026. Labour rates continue to rise faster than wage awards and are expected to become the main driver of growth in overall project costs. The number of vacancies in the construction industry is dropping, however they are still 53.8% higher than Pre-Covid levels (4Q19). There has also been a growth in insolvencies in construction firms. According to the Insolvency Service there has been an increase of 23.2% in insolvencies in the year June 2022 - June 2023 to 17.8%. With construction firms accounting for 13.5% of all registered business in the UK it would indicate that the construction industry is disproportionately affected by insolvencies.

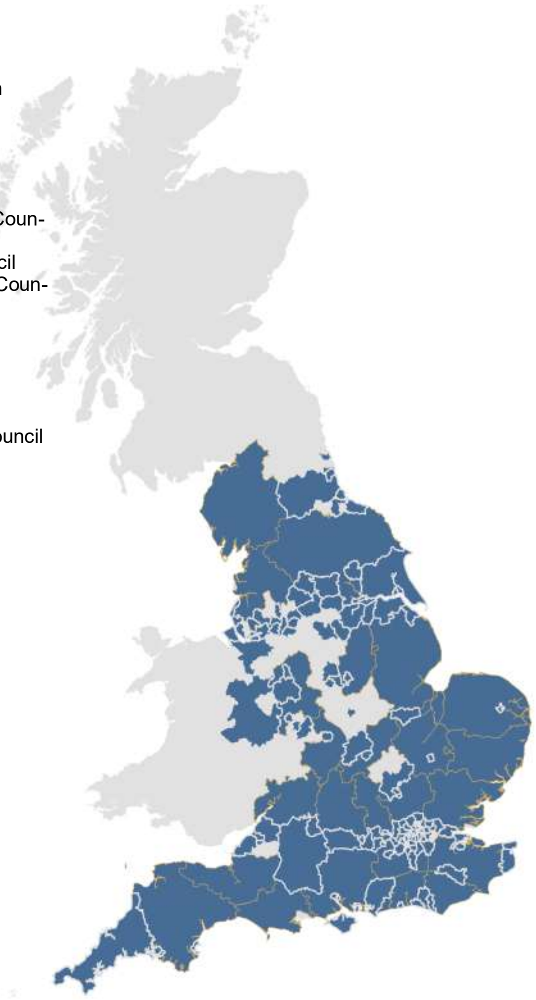
Current forecasts are indicating that tender prices will rise by 13% over the next five years (2023-2028).

The Austen Academy School, Hampshire County Council

Contributing Authorities

We are grateful to all Local Authorities who have contributed projects to this study. In addition to data submitted directly from authorities, we are also grateful to have received a new sample from the Department for Education (DfE) of DfE capital programme schemes. The list below shows the areas covered by the study.

Amber Valley Borough Council
Barnsley Metropolitan Borough Council
Bath & North East Somerset Council
Birmingham City Council
Bolton Metropolitan Borough Council
Bracknell Forest Council
Bradford Metropolitan District Council
Brighton and Hove Council
Bristol City Council
Buckinghamshire County council
Bury Metropolitan Borough Council
Calderdale Metropolitan Borough Council
Cambridge City Council
Cambridgeshire County Council
Central Bedfordshire Council
Cheshire East Council (Unitary)
Cheshire West and Chester Council
City of York Council
Cornwall Council (Unitary)
Coventry City Council
Cumbria County Council
Daventry District Council
Derby City Council
Derbyshire County Council
Devon County Council
Doncaster Metropolitan Borough Council
Dorset County Council
Dover District Council
Dudley Metropolitan Borough Council
Durham County Council
East Riding of Yorkshire Council
East Sussex County Council
Elmbridge Borough Council
Epsom and Ewell Borough Council
Erewash Borough Council
Essex County Council
Gateshead Metropolitan Borough Council
Gloucester City Council
Gloucestershire County Council
Halton Borough Council
Hampshire County Council
Hartlepool Borough Council
Hereford
Hertfordshire County Council
Isle of Wight Council
Kent County Council
Kingston upon Hull City Council
Kirklees Council
Lancashire County Council
Leeds City Council
Leicester City Council
Lewes District Council
Lincolnshire County Council
Liverpool City Council
London Borough of Barking and Dagenham
London Borough of Barnet
London Borough of Bexley
London Borough of Brent
London Borough of Bromley
London Borough of Camden
London Borough of Croydon
London Borough of Ealing
London Borough of Enfield
London Borough of Greenwich
London Borough of Hammersmith & Fulham
London Borough of Harrow
London Borough of Havering
London Borough of Hillingdon
London Borough of Hounslow
London Borough of Islington
London Borough of Kensington and Chelsea
London Borough of Kingston upon Thames
London Borough of Lambeth
London Borough of Lewisham
London Borough of Merton
London Borough of Newham
London Borough of Redbridge
London Borough of Richmond upon Thames
London Borough of Southwark
London Borough of Sutton
London Borough of Tower Hamlets
London Borough of Waltham Forest
London Borough of Wandsworth
London Borough of Westminster
London Borough of Windsor and Maidenhead
Luton Borough Council
Manchester City Council
Medway Council
Milton Keynes
Newcastle Upon Tyne
Norfolk County Council
North East Lincolnshire Council
North Lincolnshire Council
North Somerset Council
North Tyneside Metropolitan Borough Council
North Yorkshire County Council
Northampton Borough Council
Northamptonshire County Council
Northumberland Council Unitary
Norwich City Council
Nottingham City Council
Nottinghamshire County Council
Oldham Metropolitan Borough Council
Oxfordshire County Council
Peterborough City Council
Plymouth City Council
Portsmouth City Council
Reading Borough Council
Redbridge
Redcar and Cleveland Council
Reigate and Banstead Borough Council
Rochdale Metropolitan Borough Council
Rotherham council
Rotherham Metropolitan Borough Council
Rutland County Council
Salford City Council
Sandwell Metropolitan Borough Council
Sedgemoor District Council
Sefton Metropolitan Borough Council
Sheffield City Council
Shropshire Council (Unitary)
Slough Borough Council
Somerset County Council
South Gloucestershire Council
South Lakeland District Council
South Somerset District Council
South Tyneside Council
Southampton City Council
Spelthorne Borough Council
St Helens Metropolitan Borough Council
Stafford Borough Council
Staffordshire County Council
Stockport Metropolitan Borough Council
Stockton-on-Tees Borough Council
Stoke-on-Trent City Council
Suffolk County Council
Sunderland City Council
Surrey County Council
Swindon Borough Council
Tameside Metropolitan Borough Council
Taunton Deane
Thanet District Council
Thurrock Council
Torbay Council
Trafford Metropolitan Borough Council
Tunbridge Wells Borough Council
Wakefield Metropolitan District Council
Walsall
Warrington Borough Council
Warwickshire County Council
West Berkshire Council
West Sussex County Council
Wigan Metropolitan Borough Council
Wiltshire Council (Unitary)
Wirral Council
Woking Borough Council
Wokingham Borough Council
Wolverhampton City Council
Worcestershire County Council
Worthing Borough Council



159 **Local Authority Areas** covered across England

Part Two
Primary Schools

Civitas Academy, Reading Borough Council

Overview

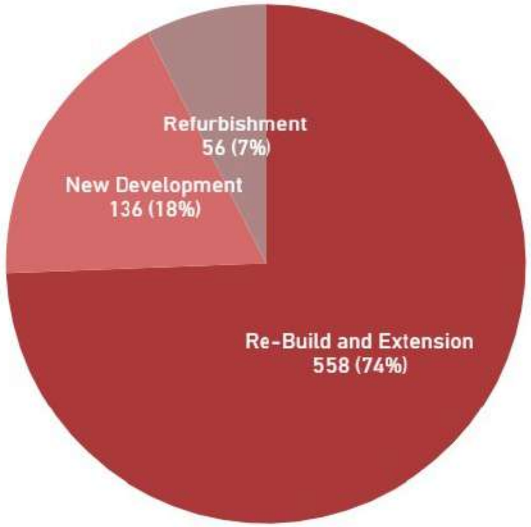
The primary school sample consists of 750 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2022 with a total combined capital value of £2.78 billion, comprising:

- 136 New Development projects
- 558 Re-Build & Extension projects
- 56 Refurbishment projects

750 primary schools

The majority of the primary school sample consists of Re-Build & Extension projects, continuing the trend that Local Authorities are expanding existing school sites to meet the increasing demand for pupil places. However, in the current report there were more New Development projects than Redevelopment projects, this may be due in part to Covid with limited work taking place in existing facilities. The increase in New Developments reflects the ongoing trend in the growth in new school places associated with major developments and reduced viability of providing new school places on existing sites.
The majority of schemes are procured via framework arrangements either at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of these different procurement routes due to the significant variations in the framework arrangements.

Project Categories



195,000
new primary places

£2.78 billion
capital value of primary school sample

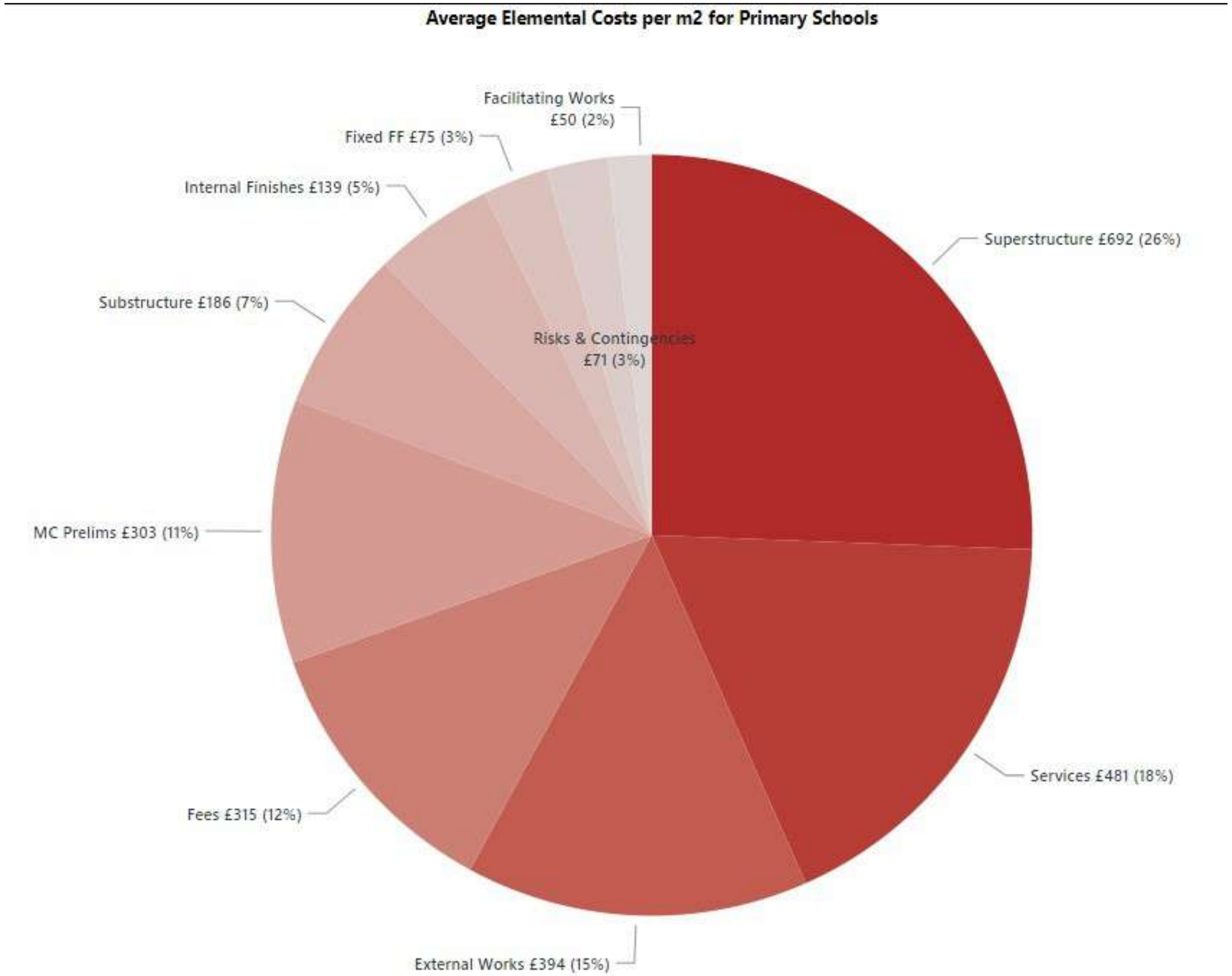
Procurement Route

St Leonard's School. Devon County Council

New Development Primary Schools

Gross and nett rates plus average elemental cost breakdown have been provided this year for new build developments. This provides a cost per m^2 of the main building elements and the percentage of the cost each element represents drawn from the entire whole sample.

Average Elemental Costs per m^2 for Primary Schools



Alternative Delivery Model Cost Trajectory

Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. The sample used for comparing Local Authority with Department for Education (DfE) procured schemes has been restricted to projects with a GIFA of over 750m².

Graph 2 (right) displays a cost trajectory for the DfE projects alongside those from Local Authorities (LA). The dotted line from 2019-2020 is an indicative trend line due to the low sample size. Although the sample size for LA delivered projects in 2020 is low, the data indicates that the drop in projects costs is in line with industry expectations. The BCIS All In TPI shows an average drop in tender prices of 0.5% year on year for 2020. The submitted data from LA indicate a 0.3% decline in tender prices in the year 2019-2020 aligning with the BCIS All In TPI. While the DfE data shows a sharp drop in 2020, the data set only includes one project from 2020.

The total sample size has continued to increase year on year with 10 years of data now available. The graph illustrates that gross costs differences between the DfE and Local Authority projects have been narrowing over time. The data shows that the average difference between the Local Authority school projects and the DfE delivered projects was approximately 31.5% between 2014-2016. By 2017 the difference had reduced and over the period 2017-2019 the LA delivered projects were on average 15.7% higher, down from 31.5%. The DfE sample size is relatively small for 2019 and only includes one project for 2020. Currently 2021 only includes a very small sample size for both LA and DfE projects and so, at this stage, this can only be provisional until next years report.

There are a number of factors influencing the lower costs of DfE projects including projects being generally larger, benefitting from economies of scale and batching into programmes of work.

Fig 2 shows an 18.6% increase in LA costs between 2018 and 2019, the current data is showing that costs are levelling out, with year on year increases of 3.6% and 2.0% for 2020 and 2021 respectively. However, the number of projects for 2020 and 2021 is low, and it is hoped that future data in the next annual report will better assess if this trend is confirmed.

Figure 2 (right) displays the average costs per year alongside the number of projects in each year banding.

Graph 2 | Re-Build & Extension Gross Costs per m²

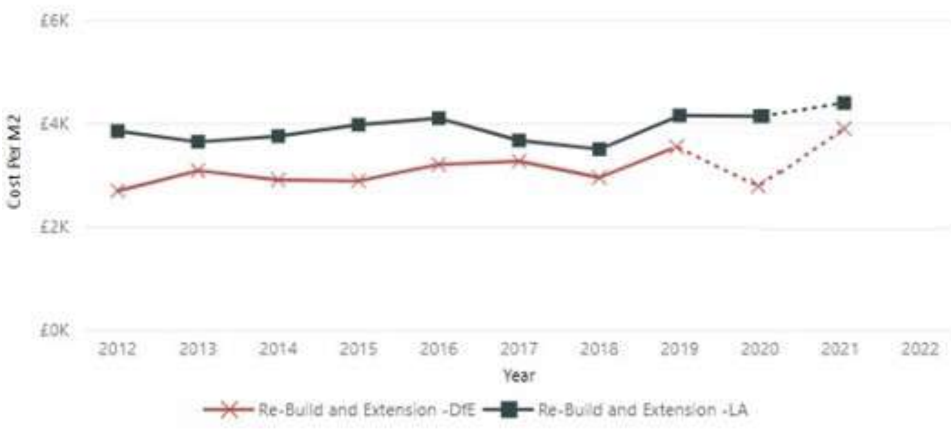


Figure 2| Gross Costs per m2 and Cost Per Pupil Place

Year	Re-build and Extension - LA Average GCIF	Re-Build and Extension - LA Count	Re-build and Extension - DFE Average GCIF	Re-Build and Extension - DFE Count
2012	£3,841	29	£2,687	2
2013	£3,635	67	£3,077	10
2014	£3,743	86	£2,898	33
2015	£3,963	77	£2,879	36
2016	£4,089	57	£3,195	26
2017	£3,660	48	£3,260	6
2018	£3,492	29	£2,943	12
2019	£4,142	20	£3,560	4
2020	£4,290	11	£2,817	1
2021	£4,376	2	£3,889	3

In summary, primary school gross costs as a whole sample up to 2020 have increased very little since 2013, by 9.8% after indexing. The level of confidence has increased in the figures after an increase in the sample size. There is a low data set for 2021 compared to other years. The data set for 2021 also includes a higher percentage of refurbishment projects which in turn brings down the average Gross Cost/£m^2.

New Development

Projects built on greenfield sites with 100% of the works being new build activity saw a steady reduction of 24.4% in gross costs from 2012 to 2017, although there was an anomaly of a spike in costs in 2016. The costs since 2018 have shown an increase of 28.0% to 2021, however overall since 2012 costs have reduced by 14.8%. The trend indicated is likely to be as a result of the adoption of more delivery through collaborative arrangements and adopting a more cost driven and standardised approach. Since 2018 the new build gross cost has risen which is considered to be consistent with the market conditions.

Re-Build & Extension

Extensions to existing school buildings, new teaching blocks and re-built schools on existing sites from 2012 to 2021 have marginally increased in cost by 8.4%. There was a downward trajectory for cost up to 2018 of 11.6%, but the costs since 2018 have shown an increase of 22.6%.

Refurbishment

Due to the varying nature of refurbishment projects it is difficult to benchmark the data and draw conclusive results from the cost trajectory. Since 2012 costs have shown an overall increase of 3.4%, with costs coming down by 9.6% since 2018. Due to each project being significantly different to the next and with a limited amount of data, there is a lower level of confidence in drawing conclusions from this data.

Figure 1 (right) displays the average costs per year alongside the number of projects in each year banding.

Graph 1 | Primary School Average Gross Costs per m²

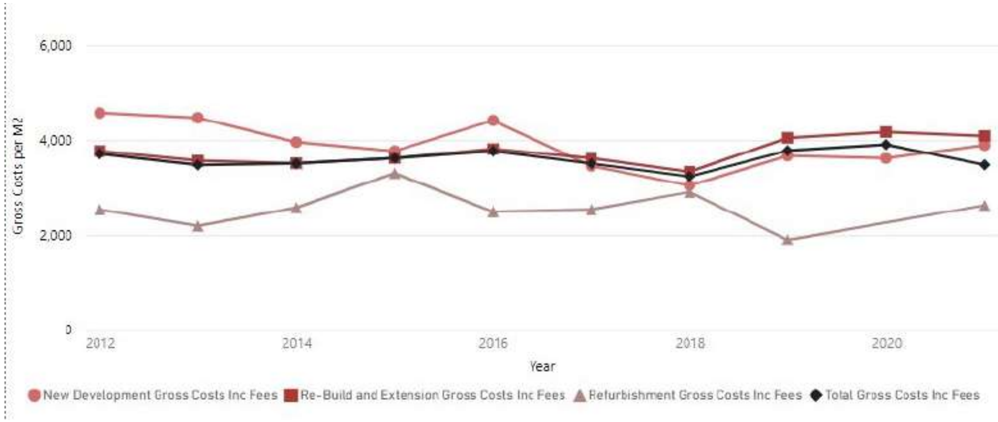


Figure 1 | Primary School Gross Costs per m²

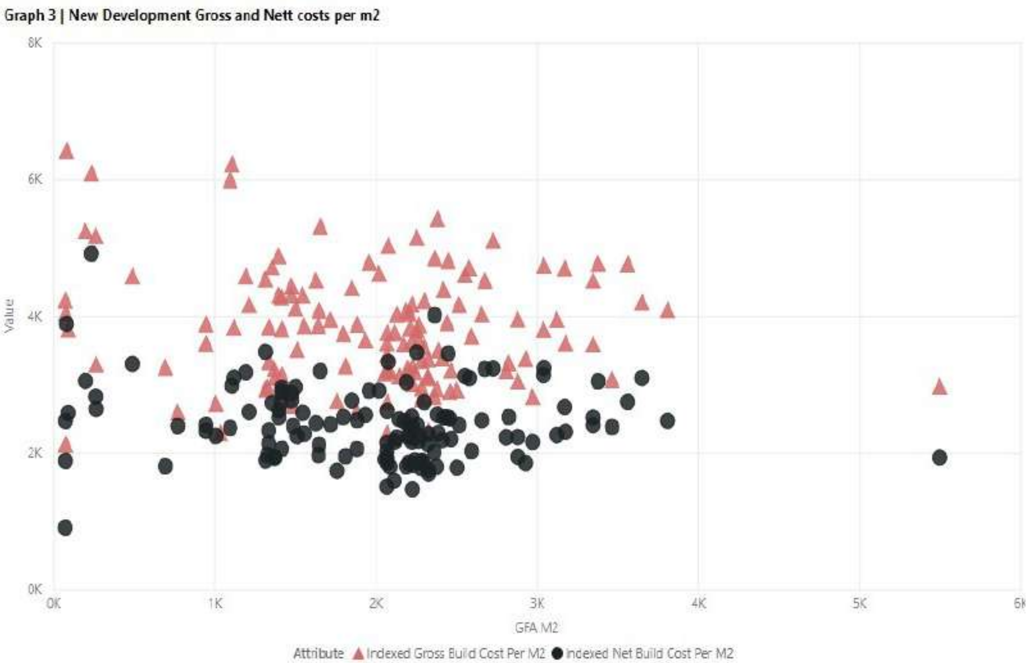
Year	New Development Average GCIF	New Development Count	Re-Build and Extension Average GCIF	Re-Build and Extension Count	Refurbishment Average GCIF	Refurb Count	Total Average GCIF	Total Count
2012	£4,569	2	£3,766	31	£2,532	3	£3,708	36
2013	£4,468	6	£3,563	77	£2,186	10	£3,473	93
2014	£3,954	15	£3,509	119	£2,571	8	£3,503	142
2015	£3,768	20	£3,618	113	£3,298	9	£3,618	142
2016	£4,412	14	£3,809	83	£2,484	10	£3,764	107
2017	£3,452	25	£3,615	54	£2,530	5	£3,502	84
2018	£3,039	15	£3,331	41	£2,898	4	£3,229	60
2019	£3,668	25	£4,045	24	£1,894	2	£3,776	51
2020	£3,615	11	£4,009	11	NoData	NoData	£3,812	22
2021	£3,891	3	£4,084	5	£2,619	5	£3,476	13

New Development Summary

New Development projects are new schools built on greenfield sites, which include significant infrastructure and external work costs. There are 136 such projects in this study. Graph 3 (right) displays the gross and nett costs per m² for these projects. A detailed breakdown is shown on page 12.

Stoneham Park Primary Academy. Hampshire County Council

Graph 3 | New Development Gross & Nett Costs per m²



1,986m² average floor area

5.75m² average GIFA per pupil place

44wks average contract period

£3,731 average gross cost /m²

£2,405 average nett cost /m²

£25,378 average cost per pupil place

Key Definitions

New Development
Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

New Development Summary

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below:

Procurement
The study has demonstrated that the majority of New Development projects are procured via two stage open book tendering.

Form of Construction
The majority of projects use a steel frame with a composite cladding system. A small number of schemes use modular forms of construction, which on average reduce contract periods by about 15.0% on a typical school build when compared to an equivalent sample of steel frame projects.

Infrastructure
Due to the nature of these projects a significant investment in infrastructure and external works is evidenced throughout the sample. On average this infrastructure cost is 10% higher than seen throughout an equivalent sample of Re-Build & Extension projects where the existing site is used.

Figure 3 | New Development Average Cost Summary

GFA Band (groups)	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Net Build Cost Per M2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0 - 1500	£3,883	£4,636	£2,946	£2,526	£2,967	£2,001	£19,645	£29,229	£11,012	39
1500 - 3000	£3,608	£4,201	£3,023	£2,322	£2,579	£1,867	£28,485	£29,080	£15,426	83
Above 3000	£4,034	£4,713	£3,597	£2,570	£3,063	£2,287	£22,925	£25,942	£19470	14
Total	**£3,731**	**£4,521**	**£3,046**	**£2,405**	**£2,879**	**£1,927**	**£25,378**	**£28,208**	**£14,825**	**136**

Key Definitions

New Development
Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Re-Build & Extension Summary

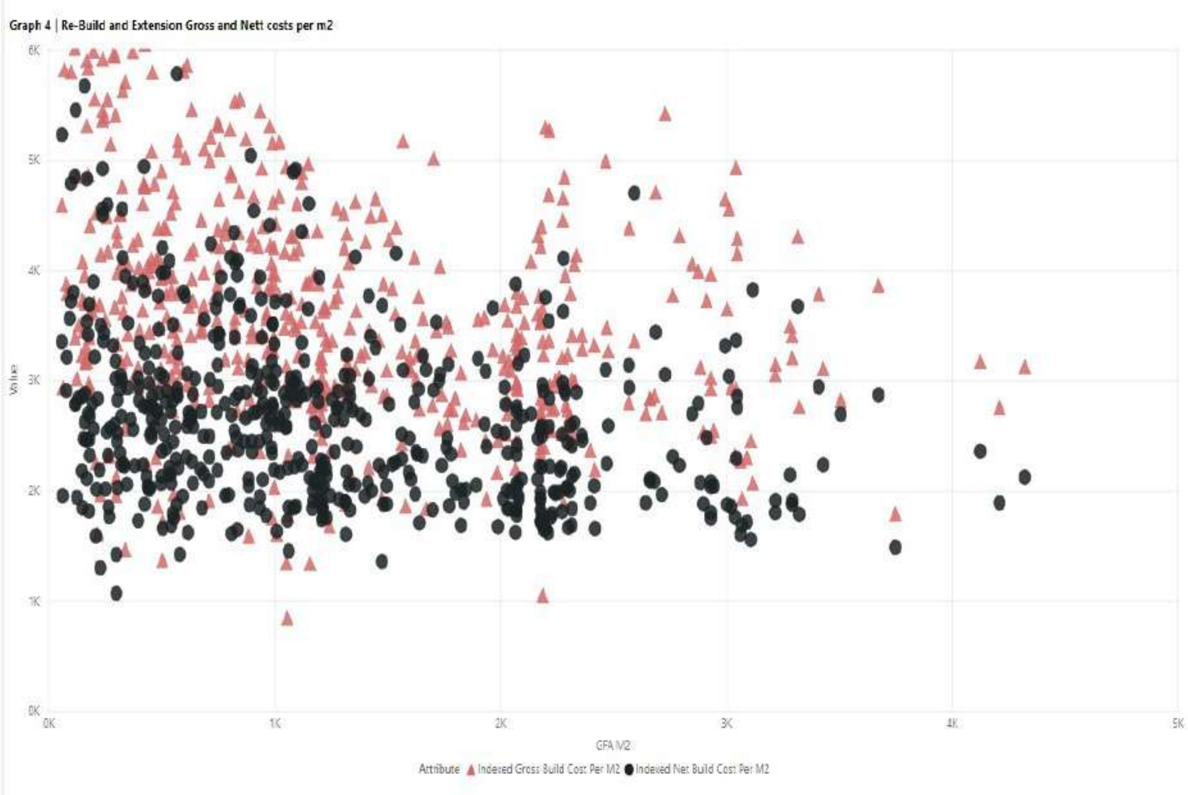
Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

In total, 558 Re-Build & Extension projects were submitted to the study, Graph 4 (right) displays the gross and nett costs per m² for these projects. A detailed breakdown is shown on page 14.

The sample includes 133 DfE schemes submitted by the DfE, these projects include local authority contributions where applicable.

Whitehouse Primary School, Suffolk County Council

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



1,297m² average floor area

5.32m² average GIFA per pupil place

20wks average contract period

£3,633 average gross cost /m²

£2,775 average nett cost /m²

£20,946 average cost per pupil place

Key Definitions

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Re-Build & Extension Summary

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below.

Procurement

The study demonstrates that the Re-Build & Extension projects are procured via a number of different methods which include single stage and two stage tendering.

Form of Construction

The majority of projects use a steel frame with a composite cladding system. A small number of schemes use modular forms of construction, which on average reduce contract periods by 11.0% when compared to an equivalent sample of steel frame projects.

Infrastructure

Due to the nature of Re-Build & Extension projects, where the existing site is maintained, the costs associated with infrastructure are low, representing 15.0% of the total project cost on average across the sample.

Figure 4 | Re-Build and Extension Average Cost Summary

GFA Band (groups)	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Net Build Cost Per M2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0 - 1500	£3,795	£4,638	£2,895	£2,957	£3,423	£2,101	£20,892	£25,475	£12,614	387
1500 - 3000	£3,288	£3,861	£2,683	£2,405	£2,796	£1,853	£21,721	£24,695	£13,485	144
Above 3000	£3,142	£3,756	£2,497	£2,137	£2,675	£1,764	£17,595	£20,765	£13,403	27
Total	**£3,633**	**£4,399**	**£2,774**	**£2,775**	**£3,205**	**£1,975**	**£20,946**	**£24,707**	**£12,959**	**558**

Key Definitions

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Refurbishment Summary

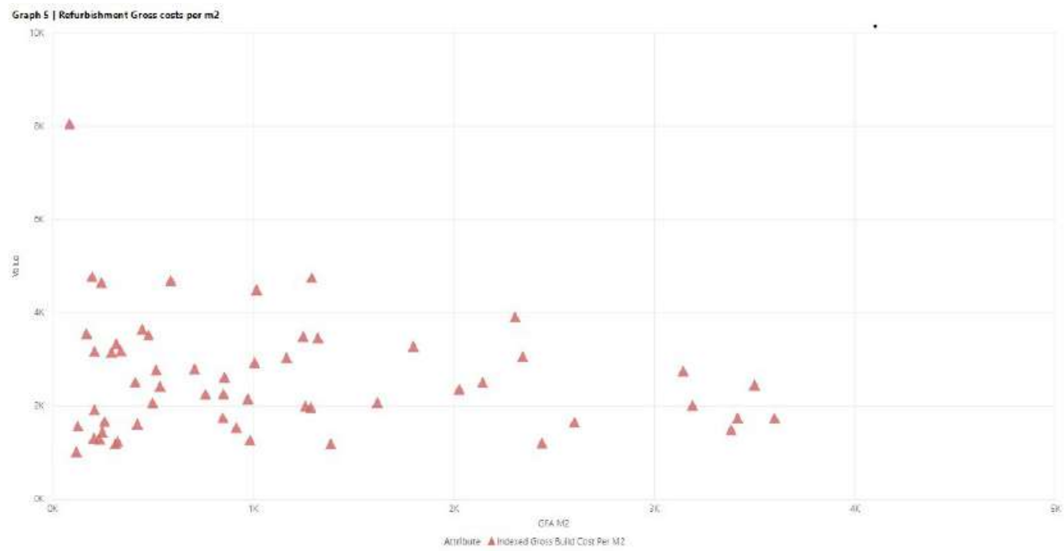
Refurbishment projects vary considerably in nature which makes trends and benchmarking difficult. We have split these schemes into three types of refurbishment project, namely light, medium and heavy to try and limit the variations.

In total, 56 refurbishment projects were submitted to the study, Graph 5 (right) displays the gross and net costs per m² for these projects. A detailed breakdown is shown on page 16.

Full definitions of light, medium and heavy refurbishment used for this study can be found on page 31.

Wilson Primary School, Reading Borough Council

Graph 5 | Refurbishment Gross and Net costs per m²



1,130m² average floor area

5.38m² average GIFA per pupil place

34wks average contract period

£2,601 average gross cost /m²

£18,253 average cost per pupil place

Key Definitions

Refurbishment
Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels on page 31

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Refurbishment Summary

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below:

This study has demonstrated that heavy refurbishment projects which typically extend the economic life of a building by approximately 15 - 25 years, have an average gross cost per m² of £2,898. This represents a 39.2% increase when compared to a sample of equivalent medium refurbishment projects which typically increase the economic life of a building by up to 15 years with an average gross cost per m² of £2,082. Given that heavy refurbishment projects include significant structural alterations and may also include the replacement of facades and roof finishes, this additional cost would be expected. The above is indicative as the majority of the sample (56 in number) comprise medium refurbishment projects. The sample of heavy and light refurbishment projects is 7 and 4 projects respectively.

Projects within the dataset vary considerably, as is the nature of refurbishment schemes and therefore it is difficult to draw any firm trends across the sample.

Figure 5 | Refurbishment Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-750	£2,753	£3,529	£1,513	£13,679	£19,516	£6,935	29
750-1500	£2,539	£3,464	£1,701	£14,742	£23,290	£7,670	15
1500-2250	£2,323	£2,961	£1,719	£62,213	£98,508	£18,577	3
2250-3000	£2,367	£3,223	£1,618	£25,708	£32,283	£9,433	5
3000-3750	£2,233	£2,566	£1,899	£22,284	£28,640	£14,174	4
Total	**£2,601**	**£3,458**	**£1,563**	**£18,253**	**£23,883**	**£8,271**	**56**

Key Definitions

Refurbishment
Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels on page 31.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Part Three
Secondary Schools

Robert Mays School, Hampshire County Council

The secondary school sample consists of 281 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2022 with a total combined capital value of £3.77 billion, comprising:

- 60 New Development projects (9 All Through schools)
- 219 Re-Build & Extension projects (12 All Through schools)
- 2 Refurbishment projects

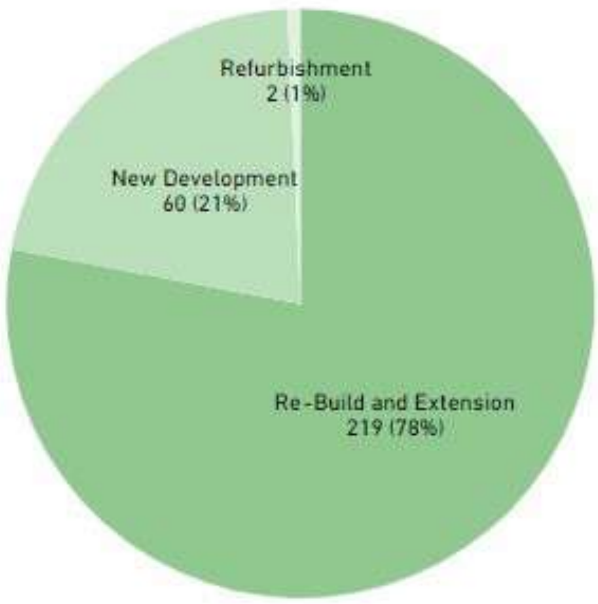
281 secondary schools

The majority of the secondary school sample consists of Re-Build & Extension projects, demonstrating that Local Authorities are starting to expand existing school sites to meet the considerable forecast demand for pupil places. The sample has seen a 12% increase in schemes since last year.

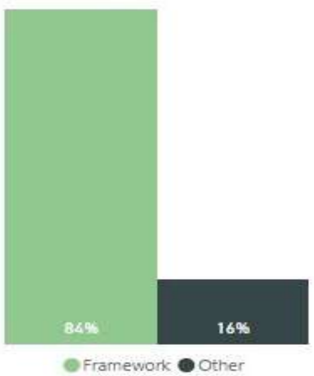
The majority of schemes are procured via a framework arrangement, be that at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of the different procurement routes due to the significant variations in the framework arrangements.

Over the next pages, further commentary is provided for each project category which details cost variations and observations on drivers for costs between projects. A small sample of New Development and Refurbishment projects has been obtained. It is not possible to draw any conclusions or provide further commentary, but this information is given to show the emergence of the sample.

Project Categories



Procurement Route



247,000 secondary places provided

£3.77 billion capital value of secondary school sample

Starbank All Through School, Birmingham City Council

Annual Cost Trajectory

Secondary school gross costs as a whole sample have decreased over the last two years. This has been driven by the small data sets available within the study for New Development and Refurbishment Projects. This study has demonstrated a number of reasons for the fluctuations evidenced in the cost trajectory over the last five years (Graph 6, right) which are outlined below.

New Development

A small sample of New Development projects has been obtained. It is not possible to draw any conclusions or provide further commentary, but this information is given to show the emergence of the sample.

Re-Build & Extension

Extensions to existing school sites, new teaching blocks and re-built schools on existing sites have seen a decrease in gross costs in 2018 and 2019 with costs starting to rise again in 2019. Costs have reduced from a high in 2012 by 11.3%. It should be noted that the sample size for 2012 is small and therefore greater certainty can be placed in the 2013 - 2019 trajectory, which has seen a 5.5% increase in gross costs. This study has shown a number of factors influencing this trend:

- Smaller projects have continued to be procured over the last 24 months, with the average project GIFA over this period being 4,300m². This is considerably smaller than the 7,900m² average GIFA seen prior to 2015, which reduces the cost benefits experienced by larger schemes.
- There was a spike in costs in 2020 which can be attributed to the average project GIFA being 3,100m².

Refurbishment

A small sample of Refurbishment projects has been obtained. It is not possible to draw any conclusions or provide further commentary.

Figure 6 (right) displays the average costs per year alongside the number of projects in each year. It should be noted that the secondary school sample for New Development and Refurbishment is small and therefore average costs displayed are indicative only.

Graph 6 | Secondary School Average Gross Costs per m²

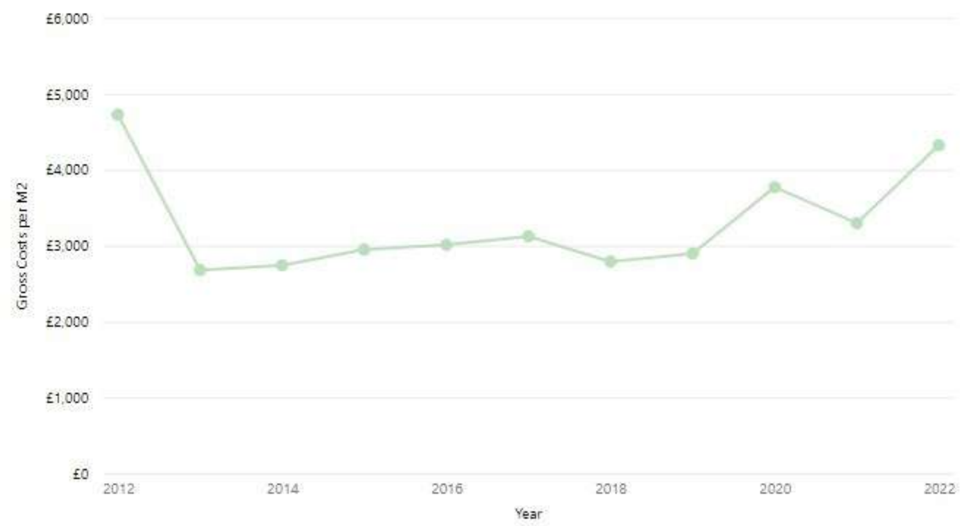


Figure 6 | Secondary School Gross Costs per m²

Year	New Development Average GCIF	New Development Count	Re-Build and Extension Average GCIF	Re-Build and Extension Count	Refurbishment Average GCIF	Refurb Count	Total Average GCIF	Total Count
2012	£3,985	1	£4,874	5	NoData	NoData	£4,726	6
2013	£2,647	2	£2,758	11	£1,849	1	£2,677	14
2014	£2,481	1	£2,751	26	NoData	NoData	£2,741	27
2015	£3,365	6	£2,881	38	NoData	NoData	£2,947	44
2016	£3,516	5	£2,931	32	NoData	NoData	£3,010	37
2017	£3,155	8	£3,107	18	NoData	NoData	£3,122	26
2018	£2,924	5	£2,771	37	NoData	NoData	£2,789	42
2019	£2,823	14	£2,909	26	£3,572	1	£2,896	41
2020	£2,955	12	£4,469	14	NoData	NoData	£3,770	26
2021	£2,960	6	£3,632	6	NoData	NoData	£3,296	12
2022	NoData	NoData	£4,322	6	NoData	NoData	£4,322	6

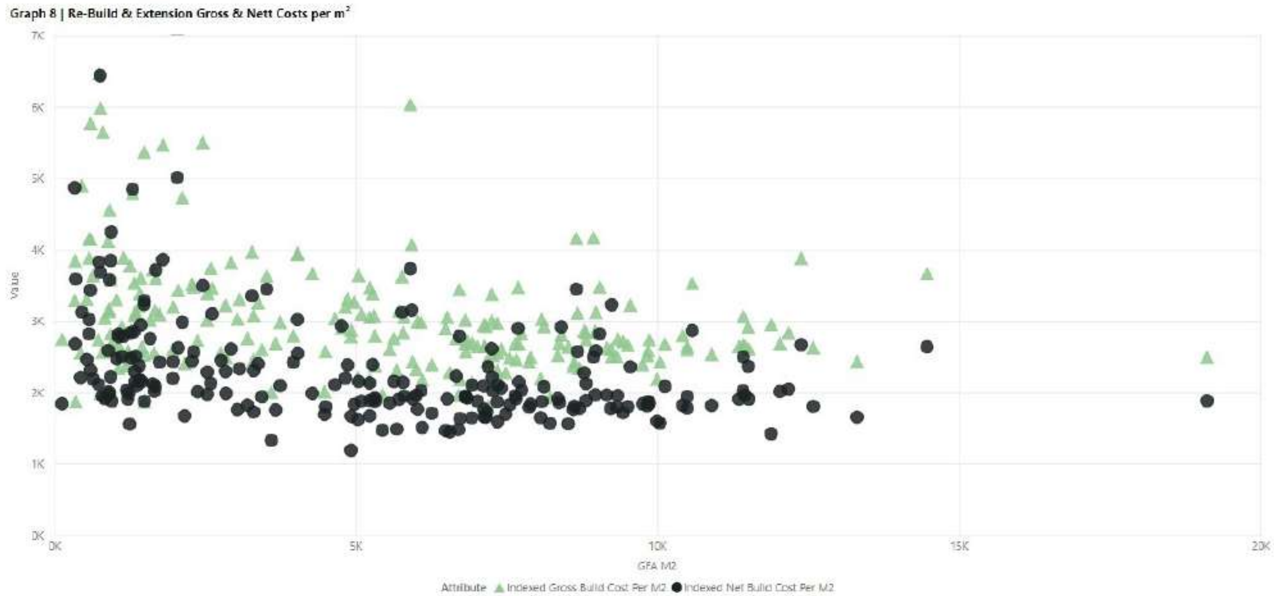
Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

In total, 219 Re-Build & Extension projects were submitted to the study, Graph 8 (right) displays the gross and nett costs per m² for these projects. A detailed breakdown is shown on page 21.

The sample includes 131 DfE schemes submitted by the DfE, these projects include local authority contributions where applicable.

Branston Road High School, Staffordshire County Council

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



5,289² average floor area

5.96m² average GIFA per pupil place

26wks average contract period

£3,077 average gross cost /m²

£2,277 average nett cost /m²

£21,235 average cost per pupil place

Key Definitions

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in Figure 7.

Some key analysis from this data set is summarised below:

Procurement

The study has demonstrated that the majority of local authority Re-Build & Extension projects are procured via two stage open book tendering. DfE projects are let via a DfE procurement process.

Infrastructure

Due to the nature of Re-Build & Extension projects, where the existing site is maintained, the costs associated with infrastructure are low, representing 15.0% of the total project cost on average across the sample.

Figure 7 | Re-Build and Extension Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average Index Net Build Costs per m2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-2500	£3,610	£4,146	£2,595	£2,749	£3,403	£2,043	£22,127	£27,020	£3,623	69
2500-5000	£3,079	£3,641	£2,595	£2,254	£2,572	£1,783	£25,354	£38,297	£9,094	35
5000-7500	£2,735	£3,052	£2,306	£1,950	£2,139	£1,657	£18,408	£21,916	£13,859	53
7500-10000	£2,749	£2,925	£2,460	£2,071	£2,359	£1,793	£19,173	£21,601	£16,156	41
10000-12500	£2,830	£2,944	£2,618	£2,042	£2,311	£1,819	£22,444	£25,751	£18,184	17
12500-15000	£2,907	£3,249	£2,508	£2,033	£2,306	£1,715	£25,595	£29,558	£21,930	3
15000-17500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17500+	£2,491	£2,491	£2,491	£1,884	£1,884	£1,884	£16,374	£16,374	£16,374	1
Total	**£3,077**	**£3,479**	**£2,501**	**£2,277**	**£2,668**	**£1,806**	**£21,235**	**£25,317**	**£11,761**	**219**

Key Definitions

Re-Build & Extension

Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

New Development Refurbishment Summary

A small sample of New Development and Refurbishment projects has been obtained.
It is not possible to draw any conclusions or provide further commentary.

Figure 8 | New Development Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average Index Net Build Costs per m2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-2500	£3,542	£3,968	£3,068	£2,660	£2,856	£2,392	£31,228	£44,719	NoData	15
2500-5000	£3,410	£3,829	£3,024	£2,449	£2,663	£2,039	£14,588	£25,193	NoData	5
5000-7500	£3,295	£3,662	£2,914	£2,311	£2,534	£2,063	£21,584	£28,162	£18,645	8
7500-10000	£2,521	£3,025	£2,445	£2,096	£2,377	£1,891	£19,770	£26,761	£17,277	21
10000-12500	£2,984	£3,253	£2,552	£2,143	£2,509	£1,831	£23,647	£28,842	£18,009	10
12500-15000	£2,799	£2,799	£2,799	£1,982	£1,982	£1,982	£19,984	£19,984	£19,984	1
15000-17500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17500+	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Total	**£3,035**	**£3,707**	**£2,629**	**£2,312**	**£2,706**	**£1,927**	**£23,094**	**£28,842**	**£14,722**	**60**

Figure 9 | Whole Sample Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average Index Net Build Costs per m2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-2500	£3,576	£4,129	£2,675	£2,733	£3,221	£2,084	£23,752	£28,800	£3,534	84
2500-5000	£3,354	£3,666	£2,686	£2,274	£2,559	£1,818	£24,298	£36,933	£7,872	41
5000-7500	£3,015	£3,141	£2,325	£1,997	£2,154	£1,675	£18,824	£23,281	£14,039	61
7500-10000	£2,635	£3,022	£2,448	£2,079	£2,407	£1,804	£19,375	£23,008	£16,163	62
10000-12500	£2,554	£3,091	£2,605	£2,100	£2,494	£1,823	£22,764	£27,169	£18,175	28
12500-15000	£2,853	£3,145	£2,547	£2,021	£2,245	£1,746	£24,192	£28,732	£19,389	4
15000-17500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
17500+	£2,491	£2,491	£2,491	£1,884	£1,884	£1,884	£16,374	£16,374	£16,374	1
Total	**£2,941**	**£3,596**	**£2,519**	**£2,285**	**£2,687**	**£1,834**	**£21,678**	**£26,213**	**£12,103**	**281**

Key Definitions

New Development & Refurbishment
Category definitions can be found on page 31.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Part Four SEN Schools

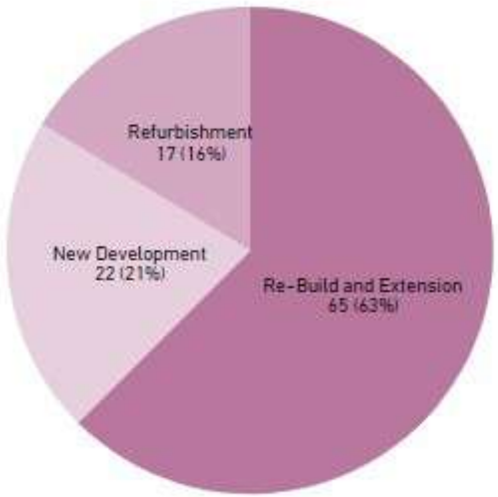
Portesbury SEN School, Surrey County Council

The SEN school sample consists of 104 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2022 with a total combined capital value of £618 million, comprising:

- 22 New Development projects.
- 65 Re-Build & Extension projects.
- 17 Refurbishment projects.

104 SEN schools

Project Categories



While significant demand for school capacity is being seen across the country, this increases the need for specialist teaching facilities and therefore Local Authorities are starting to increase the capacity within SEN school stock. This study evidences that the majority of provision is being made within existing schools, namely Re-Build & Extension projects.

The majority of schemes are procured via framework arrangements either at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of these different procurement routes due to the significant variations in the framework arrangements.

Over the next pages further commentary is provided for each project category which details cost variations and observations on drivers for costs between projects. A small sample of New Development and Refurbishment projects has been obtained. It is not possible to draw any conclusions or provide further commentary, but this information is given to show the emergence of the sample.

9,621

new SEN places

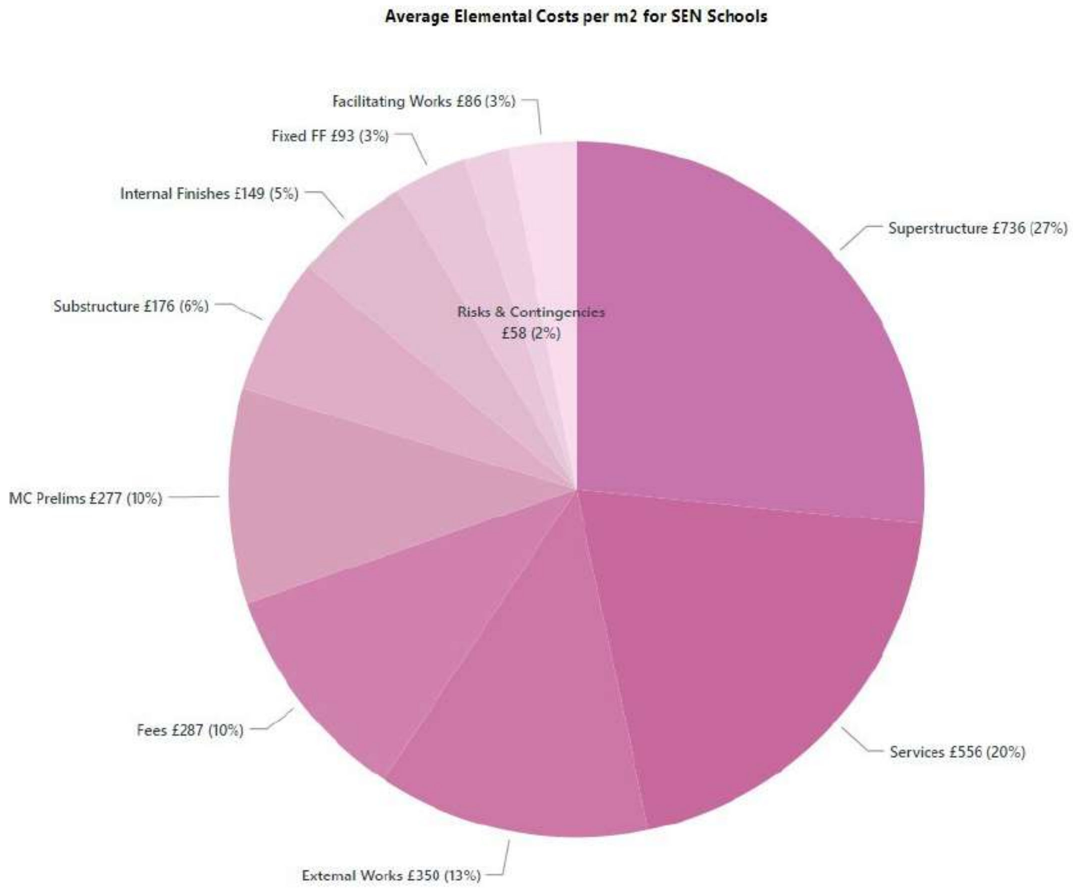
£618million

capital value of SEN school sample

Procurement Route

Yewstock Special School, Dorset County Council

Average Elemental Costs per m^2 for SEN Schools



Re-Build & Extension Summary

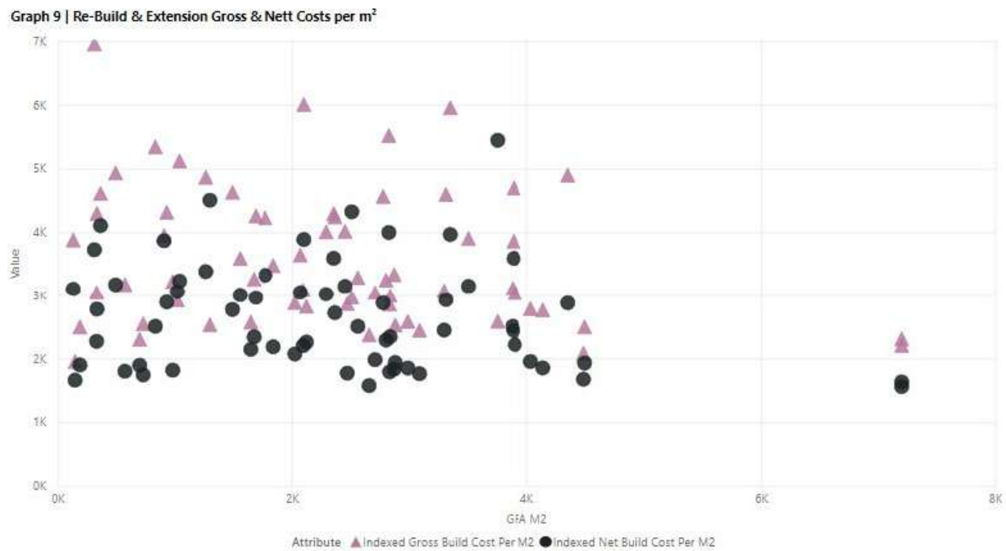
Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site.
In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

In total, 65 Re-Build & Extension projects were submitted to the study, Graph 9 (right) displays the gross and nett costs per m² for these projects. A detailed breakdown is shown on page 28.

The sample includes 26 DfE schemes submitted by the DfE, these projects include local authority contributions where applicable.

The Base, Blessed Hugh Farringdon, Reading Borough Council

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



2,331m² average floor area

24.00m² average GIFA per pupil place

25wks average contract period

£3,574 average gross cost /m²

£2,662 average nett cost /m²

£96,806 average cost per pupil place

Key Definitions

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Re-Build & Extension Summary

A detailed breakdown of average costs by GIFA bands is shown in Figure 10 below.

Figure 10 | Re-Build and Extension Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Net Build Cost Per M2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
750-1500	£4,133	£4,964	£3,119	£3,193	£3,756	£2,664	£130,770	£161,761	£56,650	9
Other	£3,112	£3,857	£2,307	£2,202	£2,507	£1,674	£105,612	£138,303	£71,510	11
2250-3000	£3,430	£4,194	£2,639	£2,627	£3,121	£1,835	£96,492	£127,894	£72,941	17
3000-3750	£3,992	£4,865	£2,947	£2,849	£3,311	£2,309	£106,835	£120,886	£79,858	5
1500-2250	£3,557	£3,762	£2,866	£2,610	£3,013	£2,175	£88,020	£119,432	£51,218	10
0-750	£3,618	£4,483	£2,515	£2,697	£3,503	£1,837	£69,154	£99,970	£2,697	13
Total	**£3,574**	**£4,566**	**£2,580**	**£2,662**	**£3,248**	**£1,851**	**£96,806**	**£131,899**	**£53,793**	**65**

Key Definitions

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

New Development & Refurbishment Summary

A small sample of New Development and Refurbishment projects has been obtained, breakdown contained in Figures 11 & 12. It is not possible to draw any conclusions or provide further commentary at this stage.

Figure 11 | New Development Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Net Build Cost Per M2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-750	£3,335	£3,435	£3,235	£2,390	£2,454	£2,327	£59,119	£75,581	£42,656	2
750-1500	£4,772	£4,772	£4,772	£3,316	£3,316	£3,316	£96,481	£96,481	£96,481	1
1500-2250	£3,171	£3,379	£2,919	£2,196	£2,381	£1,977	£101,622	£118,076	£85,447	3
2250-3000	£3,185	£3,563	£2,724	£2,060	£2,183	£1,809	£78,639	£96,196	£77,211	8
3000-3750	£3,010	£3,010	£3,010	£1,943	£1,943	£1,943	£72,899	£72,899	£72,899	1
Other	£3,228	£3,409	£2,776	£2,246	£2,607	£1,928	£114,505	£124,704	£66,889	7
Total	**£3,275**	**£3,590**	**£2,822**	**£2,220**	**£2,591**	**£1,907**	**£91,960**	**£104,494**	**£71,597**	**22**

Figure 12 | Refurbishment Average Cost Summary

GFA Band	Average of Indexed Gross Build Cost Per M2	Gross Cost 80th Percentile	Gross Cost 20th Percentile	Average of Indexed Net Build Cost Per M2	Nett Cost 80th Percentile	Nett Cost 20th Percentile	Average of Indexed Cost Per Pupil Place	Pupil Cost 80th Percentile	Pupil Cost 20th Percentile	Count
0-750	£1,161	£1,354	£749	NoData	NoData	NoData	£16,007	£28,991	£5,622	9
750-1500	£1,441	£1,811	£1,106	NoData	NoData	NoData	£27,815	£39,320	£15,466	5
1500-2250	£2,558	£2,847	£2,268	NoData	NoData	NoData	£55,506	£62,146	£48,865	2
2250-3000	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3000-3750	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Other	£1,933	£1,933	£1,933	£15,685	£15,685	£15,685	£142,019	£142,019	£142,019	1
Total	**£1,453**	**£2,047**	**£797**	**£15,685**	**£15,685**	**£15,685**	**£31,539**	**£43,459**	**£5,826**	**17**

Key Definitions

New Development & Refurbishment
Category definitions can be found on page 31.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1st Quarter 2023 of 379. Index taken from March 2023 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Part Five
Further Information

Kings' School, Hampshire County Council

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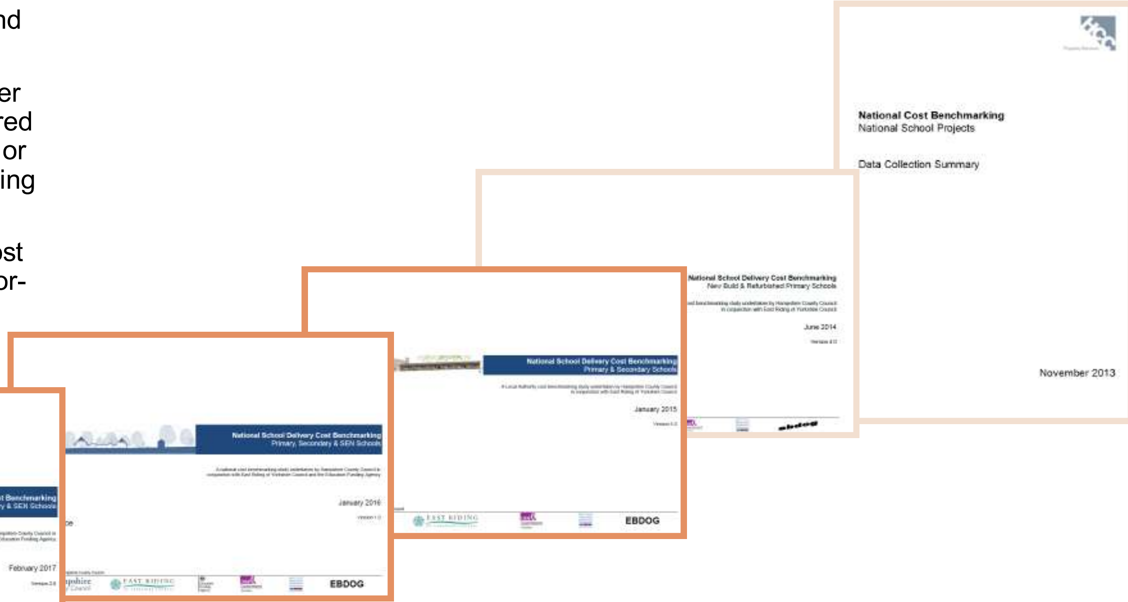
Future Publications

We are keen to receive projects for our next publication planned for June 2023 and welcome project submissions from any Local Authority in the United Kingdom.

Participating Authorities will be listed in the published report (see page 5), however any data supplied will be treated as commercially confidential and will not be shared with third parties without the submitting Authority providing written approval and / or written acknowledgement. All data submitted remains the property of the submitting Authority.

We are particularly keen to obtain further Primary, Secondary and SEN school cost data. All submissions must use our standard form of cost analysis. For further information or to register your interest for the next study please contact Peter Robinson using the details found at the end of this publication.

Images | Current & Previous Reports



Summary of Publications			
Report	**Sample Size**	**Contributing Authorities**	**Sample Type**
April 2013*	45	-	Primary & Secondary
November 2013	39	-	Primary
June 2014	70	-	Primary
January 2015	122	42	Primary & Secondary
February 2016	343	63	Primary, Secondary & SEN
February 2017	546	108	Primary, Secondary & SEN
February 2018	660	126	Primary, Secondary & SEN
June 2019	845	140	Primary, Secondary & SEN
May 2021	1008	150	Primary, Secondary & SEN
July 2022	1111	159	Primary, Secondary & SEN
September 2023	1135	159	Primary, Secondary & SEN

Loddiswell Primary School, Devon County Council

Definitions of Key Terms

Key terms used throughout this publication and an outline of how data has been adjusted for inflation and regional cost variations are defined here.

New Development
Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

Re-Build & Extension
Any project where over 50% of the works being undertaken are new build, 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 elements of demolition.

Refurbishment
Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels.

Refurbishment Level - Light Refurbishment
Investment focused on common areas and essential repairs only. Extension of economic life is approximately 5 years. Works include strip out of existing space, shell and core refurbishment including cosmetic upgrades. Assumes existing main plant, existing floors and ceilings are retained.

Refurbishment Level - Medium Refurbishment
Investment involves full upgrade of the existing building services and finishes but stops short of major structural alterations. Extension of economic life is approximately 15 years. Works include strip out of existing space, shell and core refurbishment including cosmetic upgrades. No major structural or substructural alterations. Existing floors and ceilings are retained and minor repairs only to façade.

Refurbishment Level - Heavy Refurbishment
Investment includes significant structural alterations and may also include the replacement of facades and roof finishes. The complete renewal of internal fittings, finishes and MEP systems. The building is typically unoccupied. Extension of economic life is approximately 15 - 25 years. Works include strip out of existing space, shell and core refurbishment including cosmetic upgrades. Replacement to raised floors, ceilings and new services.

Spatial Measures (GIFA)
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 of the Gross Internal Floor Area (GIFA). This is related to throughout and is the total m² of accommodation delivered by a project. For Refurbishment projects the GIFA refers to the percentage of new build floor area only.

Total Project Cost
Represents the overall project cost at tender stage, inclusive of fees, external works, abnormal costs, including minor building works and fittings and fixtures. It is inclusive of additions for preliminaries, contingency, overheads and profit.

Nett Cost per m²
Represents the tendered cost per m² of GIFA, exclusive of fees, abnormals, external works, minor building works and alterations. It is inclusive of additions for preliminaries, contingency, overheads and profit. Fixed fittings and furnishings are included.

Gross Cost per m²
Represents the tendered Total Project Cost per m² of GIFA.

Cost Per Pupil Place
Represents the Total Project Cost, divided by the number of additional pupil places being created by the works in the school. Where this data has not been available for refurbishment projects, the Total Project Cost has been divided by the total number of pupils in the school.

20th and 80th Percentiles
The 20th percentile is the value below which 20% of the observations may be found, while the 80th percentile is the value below which 80% are found.

Abnormals
These encompass substructure cost above normalised base cost and demolitions. The normalised base cost for substructures used was £120 per m² of GIFA. This value has been derived using the worked example for calculating substructure abnormals published by the former Department for Education and Employment (DFEE) within their document entitled “Education Building Projects: Information on Costs and Performance Data”. This calculation used within this report recognises the impact of timing (tender factor), location and size of projects.

Fees
All professional (client) fee costs have been included where provided within the sample data. These fees include project management, cost management and other professional services associated to the project. In house architectural service fees are also included where applicable. If fee information was not available a standardised professional fee allowance of 12% has been included on all projects where the unadjusted tendered Contract Sum is £10m or less. A standardised professional fee allowance of 10% has been included on all projects where the unadjusted Contract Sum is in excess of £10m. A professional (client) fee of 3% has been applied to all centrally funded projects submitted by the DfE as agreed with the DfE.

Excluded Cost Elements
Statutory fees, survey costs, loose furniture and equipment, client department costs including programme management, legal and land acquisition costs are excluded from all figures shown herein.

Preliminaries, Contingency, Overheads & Profit
Included in all figures herein as a percentage cost of GIFA. In the case of Refurbishment projects the GIFA refers to the percentage of new build floor area only.

Location Factor
All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2023.

Inflation
All costs have been updated to the latest Building Cost Information Service (BCIS) ALL-IN Tender Price of Index (TPI) of 1st Quarter 2023 of 379 Index taken at March 2023. This adjusts costs for inflation.
VAT is excluded throughout.

Please Note
All cost data contained within this report relates to Tender Stage (Gateway 3, Contract Let) costs, unless otherwise identified as Outturn figures.

Photographs contained throughout this publication are used with the permission of the associated Local Authority.

For further information relating to this study or for details regarding future publications and how to participate please contact the individuals below.

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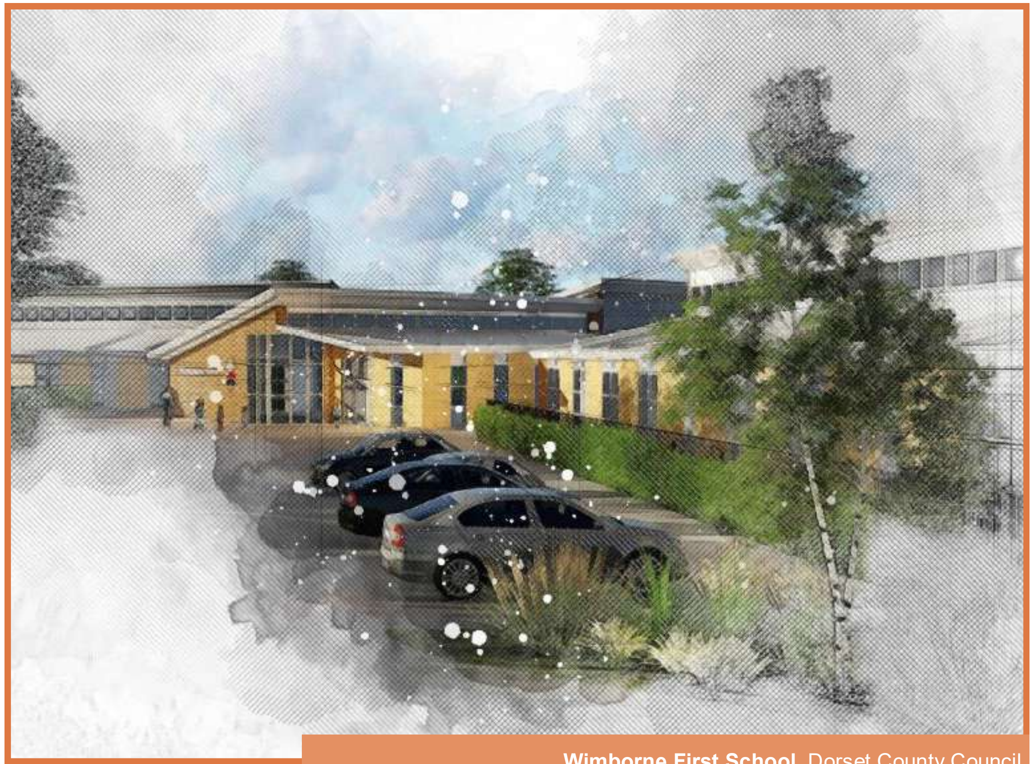

Wimborne First School, Dorset County Council