

APPENDIX C - Comparative Capital Costs of Secondary Expansion Programme Phase 1 and Phase 2 schemes

School and scheme	Total number of additional places	Likely project cost £	Likely project cost per place £	Gross Internal Floor Area (GIFA) m ²	Space per new pupil m ²	National average cost per secondary place £	Inflation to 2017		Location Factor	Adjusted national average cost per place £	National space per pupil m ²	Project cost per extra place created, compared to Adjusted National Average Cost.	Project space per pupil, compared to national average. m2	Comments	
							2016	2017							
Charters School Option A.1	211	3,916,874	18,584	1,138	5.4	14,102	5.5%	4.8%	1.19	18,554	7.6	£30 +0% above national per place cost	-29% -2.2 below national m2 per place		
<ul style="list-style-type: none"> New block of 11 classrooms, including 2 science labs - adjacent to existing science block. Demolition of old modular maths block. Extension to the dining room. 						Cost of 211 places at £18554 per place = £3910638					Source: National School Delivery Cost Benchmarking - February 2016, which examined 44 secondary school completed extension and refurbishment schemes nationally. Inflation forecasts quoted are from RICS (Royal Institute of Chartered Surveyors), and are applied to bridge the gap between the national cost (benchmarked to November 2015) and the point at which the borough will need to pay for the schemes. The location factor, which adjusts for different construction costs in different				
Charters School Option A.2 Recommended	211	4,321,215	20,502	1,271	6.0	14,102	5.5%	4.8%	1.19	18,554	7.6	£1,948 +10% above national per place cost	-21% -1.6 below national m2 per place		
<ul style="list-style-type: none"> New block of 13 classrooms, including 2 science labs - adjacent to existing science block. Demolition of old modular maths block. Extension to the dining room. 						Cost of 211 places at £18554 per place = £3910638									
Charters School Option A.3	211	2,452,751	11,637	653	3.1	14,102	5.5%	4.8%	1.19	18,554	7.6	-37% -£6,917 below national per place cost	-59% -4.5 below national m2 per place		
<ul style="list-style-type: none"> New block of 6 classrooms only, not adjacent to existing science block. Old modular maths block retained. Costed for benchmarking purposes. 						Cost of 211 places at £18554 per place = £3910638									
Cox Green School Option B.1	170	4,379,267	25,743	1,014	6.0	14,102	5.5%	4.8%	1.19	18,554	7.6	£7,189 +39% above national per place cost	-22% -1.6 below national m2 per place		
<ul style="list-style-type: none"> Extension of the dining room to include: <ul style="list-style-type: none"> New block of 10 classrooms. Demolition and rebuild of the drama block. Enlargement of 2 classrooms to create science labs. 						Cost of 170 places at £18554 per place = £3156286									
Cox Green School Option B.2 Recommended	170	4,712,892	27,705	1,154	6.8	14,102	5.5%	4.8%	1.19	18,554	7.6	£9,150 +49% above national per place cost	-11% -0.8 below national m2 per place		
<ul style="list-style-type: none"> Similar to Option B.1, but demolishes and rebuilds the dining room, rather than the drama block, to make way for the new block. 						Cost of 170 places at £18554 per place = £3156286									

School and scheme	Total number of additional places	Likely project cost £	Likely project cost per place £	Gross Internal Floor Area (GIFA) m ²	Space per new pupil m ²	National average cost per secondary place £	Inflation to 2017		Location Factor	Adjusted national average cost per place £	National space per pupil m ²	Project cost per extra place created, compared to Adjusted National Average Cost.	Project space per pupil, compared to national average. m2	Comments	
							2016	2017							
<p>Source: National School Delivery Cost Benchmarking - February 2016, which examined 44 secondary school completed extension and refurbishment schemes nationally.</p> <p>Inflation forecasts quoted are from RICS (Royal Institute of Chartered Surveyors), and are applied to bridge the gap between the national cost (benchmarked to November 2015) and the point at which the borough will need to pay for the schemes.</p> <p>The location factor, which adjusts for different construction costs in different</p>															
<p>Project costs, including build costs and fees, for the whole project and calculated on a per place basis.</p>															
<p>Number of extra places being created at the school.</p>															
The Windsor Learning Partnership Dedworth Middle School Option C.1	240	4,111,528	17,131	1,103	4.6	14,102	5.5%	4.8%	1.19	18,554	7.6	-8%	-40%		
						Cost of 240 places at £18554 per place = £4453000						-£1,423 below national per place cost		-3.0 below national m2 per place	
<ul style="list-style-type: none"> New, 2 court, sports hall. New block of 8 classrooms. Increased dining space. Conversion of 1 classroom into a science lab Levelling of floor in school hall to make single large space. 															
The Windsor Learning Partnership Dedworth Middle School Option C.2 Recommended	240	4,677,270	19,489	1,290	5.4	14,102	5.5%	4.8%	1.19	18,554	7.6	+5%	-29%		
						Cost of 240 places at £18554 per place = £4453000						£934 above national per place cost		-2.2 below national m2 per place	
<ul style="list-style-type: none"> As Option C.1, but larger, 3 court, sports hall. No levelling of floor in school hall. 															
Furze Platt Senior School Option D.1	190	3,532,399	18,637	1,008	5.3	14,102	5.5%	4.8%	1.19	18,554	7.6	+0%	-30%		
						Cost of 190 places at £18554 per place = £3516747						£83 above national per place cost		-2.3 below national m2 per place	
<ul style="list-style-type: none"> New hall on site of demolished gym/netball court. New block of 5 classrooms, with 3 science labs and 2 general teaching classrooms. Demolition of one poor science lab. 															
Furze Platt Senior School Option D.2 Recommended	190	4,513,186	23,811	1,444	7.6	14,102	5.5%	4.8%	1.19	18,554	7.6	+28%	+0%		
						Cost of 190 places at £18554 per place = £3516747						£5,257 above national per place cost		+0% above national m2 per place	
<ul style="list-style-type: none"> New hall on site of demolished gym. New block of 9 classrooms, with 3 science labs and 6 general teaching classrooms. Demolition of modular block of 4 classrooms. Demolition of one poor science lab. 															
Furze Platt Senior School Option D.3	190	2,604,722	13,742	790	4.2	14,102	5.5%	4.8%	1.19	18,554	7.6	-26%	-45%		
						Cost of 190 places at £18554 per place = £3516747						-£4,812 below national per place cost		-3.4 below national m2 per place	
<ul style="list-style-type: none"> As Option D.2, but with no new hall or demolition of the gym. 															

School and scheme	Total number of additional places	Likely project cost £	Likely project cost per place £	Gross Internal Floor Area (GIFA) m ²	Space per new pupil m ²	National average cost per secondary place £	Inflation to 2017		Location Factor	Adjusted national average cost per place £	National space per pupil m ²	Project cost per extra place created, compared to Adjusted National Average Cost.	Project space per pupil, compared to national average. m2	Comments
							2016	2017						
<p>Source: National School Delivery Cost Benchmarking - February 2016, which examined 44 secondary school completed extension and refurbishment schemes nationally.</p> <p>Inflation forecasts quoted are from RICS (Royal Institute of Chartered Surveyors), and are applied to bridge the gap between the national cost (benchmarked to November 2015) and the point at which the borough will need to pay for the schemes.</p> <p>The location factor, which adjusts for different construction costs in different</p>														
<p>Project costs, including build costs and fees, for the whole project and calculated on a per place basis.</p>														
<p>Number of extra places being created at the school.</p>														
The Windsor Learning Partnership The Windsor Boys' School Agreed scheme	121	1,846,822	15,306	1,410	11.7	14,102	5.5%	4.8%	1.19	18,554	7.6	-18% -£3,248 below national per place cost	+4.1% +54% above national m2 per place	
<ul style="list-style-type: none"> Internal remodelling to create larger teaching spaces and more efficient administration space. Small extensions to enlarge dining and changing rooms. 						Cost of 121 places at £18554 per place = £2238766								
The Windsor Learning Partnership Windsor Girls' School Agreed scheme	123	2,322,303	18,950	1,029	8.4	14,102	5.5%	4.8%	1.19	18,554	7.6	+2% £396 above national per place cost	+10% +0.8% above national m2 per place	
<ul style="list-style-type: none"> Extension of kitchen/dining. New two storey block of five classrooms. 						Cost of 123 places at £18554 per place = £2273737								
Maidenhead Phase 2 Undetermined school No options yet	190	3,525,291	18,554		0.0	14,102	5.5%	4.8%	1.19	18,554	7.6	-0% -£0 below national per place cost	above national m2 per place	
						Cost of 190 places at £18554 per place = £3525291								
ALL RECOMMENDED OPTIONS (A.2, B.2, C.2, D.2, TWBS, WGS and Maidenhead Phase 2)	1244	25,918,979	20,841	7,598	6.1	14,102	5.5%	4.8%	1.19	18,554	7.6	+12% £2,287 above national per place cost	-20% -1.5 below national m2 per place	
<ul style="list-style-type: none"> If 1,244 places were provided at the adjusted national average cost per place of £18,554, the cost would be £23.1m. 						Cost of 1244 places at £18554 per place = £23074464								