National School Delivery Cost Benchmarking | Primary & Secondary Schools

Summary Dashboard **Re-Build & Extension Schools**

This dashboard summarises the latest national school delivery cost benchmarking report published in February 2016 and should be read in conjunction with the main report; terms used throughout this dashboard are defined within this report.

This and future reports, build a credible case to inform both the market and Central Government. This publication is the fourth report 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 Local Government Association (LGA), and has been conducted in conjunction with the following organisations:

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

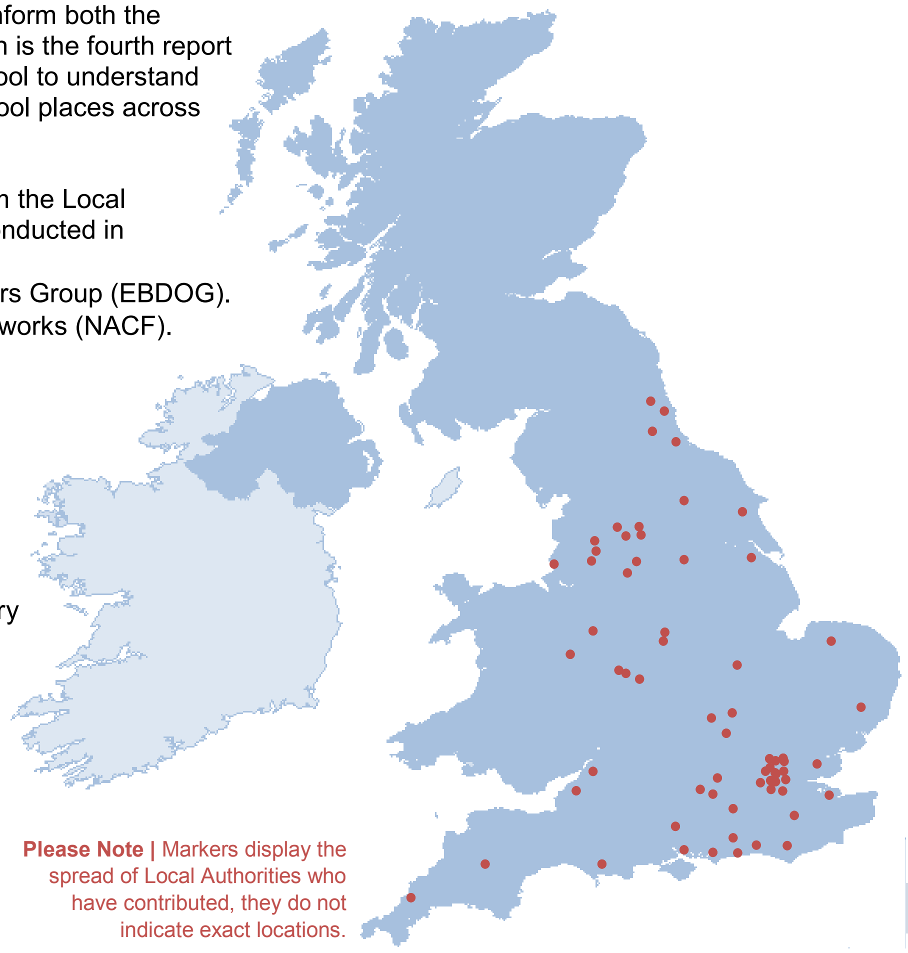
The project sample used in this report comprises 343 projects from across England, consisting of:

- 283 primary school projects.
- 44 secondary school projects.
- 16 SEN school projects.

This dashboard focuses on primary and secondary schools only.

£1.7 billion
combined capital value

63 Local Authorities
contributed across England



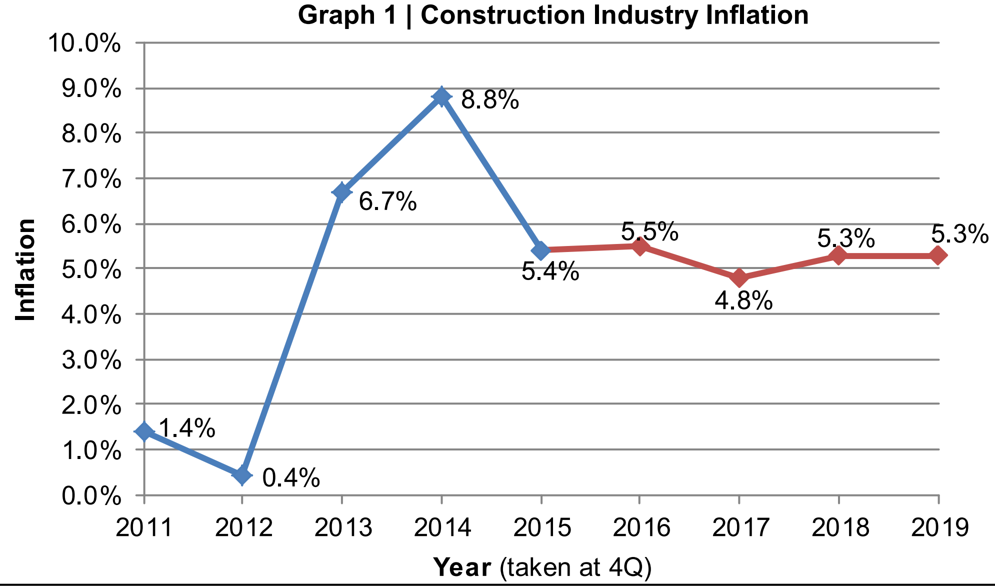
Please Note | Markers display the spread of Local Authorities who have contributed, they do not indicate exact locations.

Summary of Findings
Tender price inflation has risen significantly since 2012 as output has increased across all sectors of the construction industry. Although the figures contained within this publication are indexed to remove the effects of inflation, projects remain influenced by increased labour and resource costs as the industry continues to adjust to meet the demand. This report contains projects from 2011 through to 2015 and therefore the changes in the market over this period will be reflected in the average costs published herein.

Despite the inflationary pressure, this report evidences that the public sector continues to achieve value for money, demonstrated by a 20% reduction in gross costs since 2012 across the primary school sample.

Graph 1 (right) displays the historic inflation since 2011 and predicted future forecasts for the construction industry.

Graph 1 | Construction Industry Inflation



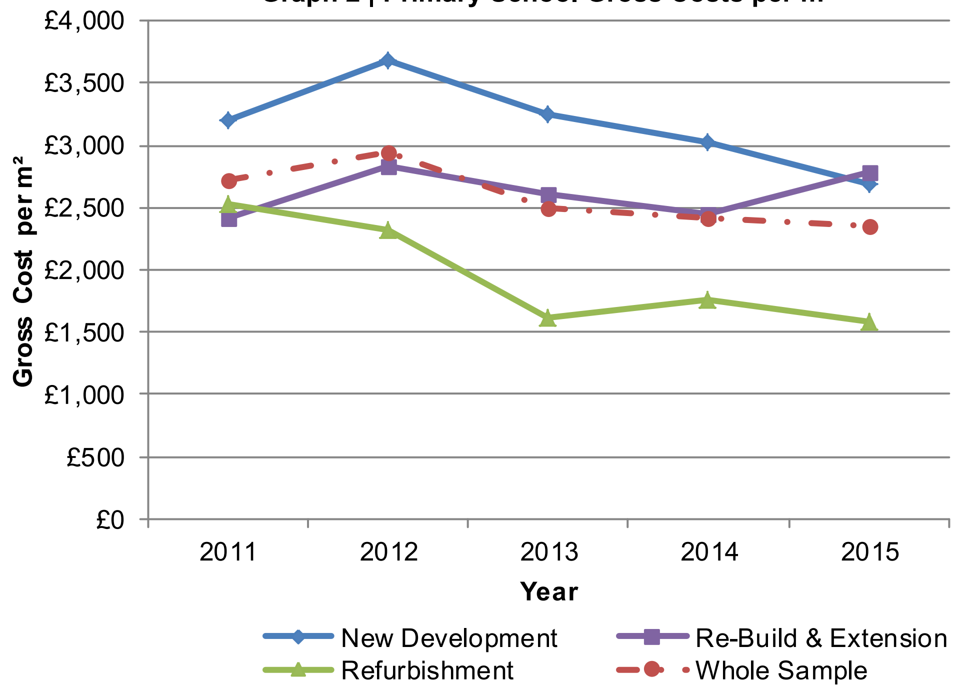
Primary Schools

The primary school sample is largely made up of Re-Build & Extension projects (72%), for which costs have steadily declined since 2012 however over the last 12 months costs have started to increase. This increase is largely down to smaller project sizes within the sample and the influence of a market with significant labour and skills pressures.

Within the sample are 34 PSBP1 schools submitted by the EFA into the study.

In addition, 40 New Development projects on greenfield sites are also contained within the main report. These projects have an average gross cost of £3,128 which is reflective of the additional infrastructure requirement of these schemes.

Graph 2 | Primary School Gross Costs per m²



283 **primary school** projects across England

20% **reduction in gross costs** across the whole sample since 2012

1,399m²	**5.3m²**	**£2,597**	**£1,853**	**£13,755**
average floor area	average GIFA per pupil	average gross cost	average nett cost	average cost per pupil

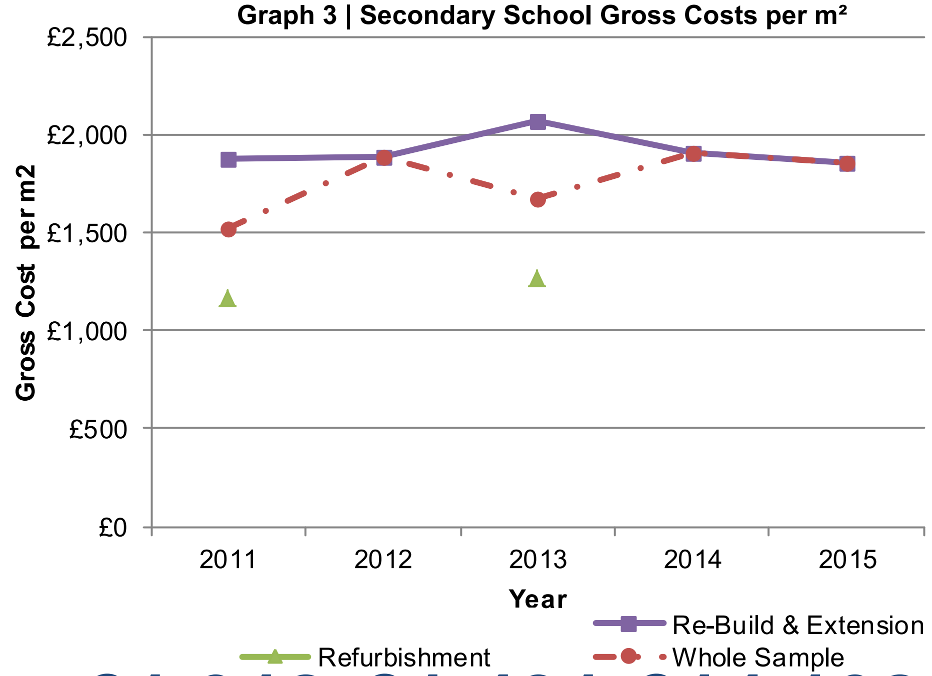
Secondary Schools

The secondary school sample is small and therefore costs are indicative only.

The sample consists largely of Re-Build & Extension projects (91%), the costs for which have declined steadily since 2013. The sample is small for 2011 and 2012 and therefore greater certainty can be placed on the cost trajectory from 2013.

Within the sample are 24 PSBP1 schools submitted by the EFA into the study.

Graph 3 | Secondary School Gross Costs per m²



44 **secondary school** projects across England

2% **reduction in gross costs** across the whole sample since 2012

6,973m²	**7.6m²**	**£1,918**	**£1,431**	**£14,102**
average floor area	average GIFA per pupil	average gross cost	average nett cost	average cost per pupil