**Annex 9: Size and cost standard**

**Size and Cost Standards for new build schools under Sustainable Communities for Learning Programme.**

1. **Size**

To ensure that funds are distributed fairly and that our schools offer a consistent standard across Wales, we advise that schools are designed according to the maximum of BB98 (secondary) and BB99 (primary).

Table 1 below provides the minimum and maximum size ranges specified within each bulletin.

***Table 1***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Primary Schools** | **Nursery** **(FTE)** | **Size of School** | **BB98/99****Max** | **M2per pupil****/Max** |
| 210 |  | 1 form entry | 1,306 | 6.2 |
| 210 | 15 | 1 form entry with nursery | 1,364 | 6.1 |
| 315 |  | 1.5 form entry | 1,778 | 5.6 |
| 420 |  | 2 form entry | 2,250 | 5.4 |
| 420 | 30 | 2 form entry with nursery | 2,385 | 5.3 |
| 630 |  | 3 form entry | 3,194 | 5.1 |
| 630 | 45 | 3 form entry with nursery | 3,397 | 5.1 |
| **Secondary Schools** | **Sixth Form** |  |  |  |
| 600 | 200 | 4 FE plus 200 sixth form | 8,062 | 10.1 |
| 900 | 100 | 5 FE plus 100 sixth form | 9,280 | 9.3 |
| 1050 | 150 | 7FE plus 150 sixth form | 10,716 | 8.9 |
| 1350 | 150 | 9FE plus 150 sixth form | 12,760 | 8.5 |
| 1500 | 200 | 10FE plus 200 sixth form | 14,196 | 8.4 |
|  |  |  |  |  |
| 600 | 0 | 4 form entry (FE) | 5,974 | 9.9 |
| 900 | 0 | 5 FE | 8,019 | 8.9 |
| 1050 | 0 | 7FE | 9,041 | 8.6 |
| 1350 | 0 | 9FE | 11,085 | 8.2 |
| 1500 | 0 | 10FE | 12,108 | 8.1 |

1. ***Cost***

Once the size of school is established, standardised costs are to be applied to as many of the elements of the build as possible. This will result in a maximum value for a school that can be benchmarked and inflated year on year to provide a maximum funding envelope.

There are a number of different elements to this:

* + Proposed standard price per m²
	+ Furniture, fitting and Equipment
	+ ICT
	1. ***Cost per m²***

We calculate the base cost per m2 for 2022 will be £2,991 per m2. This has been reconciled against BCIS cost per m2 analysis and internal cost data and has been found to be line with the benchmarking data. Detailed in table 2 the cost at 2022 of £2,991 is made up of £1,693 for the construction price per m2 and £1,298.00 to sub structure, externals, and design costs per m2.

The impact of application of this cost per m² when combined with the maximum of BB98/99 is as follows:

***Table 2***



**In practice, where a project exceeds this value, the Welsh Government grant would be capped at the threshold indicated above.**

This threshold applies to:

* Standard costs incurred – abnormal costs associated with gradient, contamination, flood etc. would be considered separately.
* Projects within the Programme that are still at Strategic Outline Case stage.
	1. ***Refurbishment Rates***

Below is a description of the different types of refurbishment and the rates attached to each.

**Light Refurbishment** Investment focused on common areas and essential repairs only. Extension of economic life is approximately five 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.

**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 sub-structural alterations. Existing floors and ceilings are retained and minor repairs only to façade.

**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 Mechanical and Electrical systems. The building is typically unoccupied. Extension of economic life is approximately 15 - 30 years. Works include strip out of existing space, shell and core refurbishment including cosmetic upgrades. Replacement to raised floors, ceilings and new services.

***Table 3***

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Light** **Refurbishment** | **Medium Refurbishment** | **Heavy** **Refurbishment** |
| Project Construction rates (per m2) | 2022 | £ 1297 | £ 2035 | £ 2629 |
| 2023 | £ 1350 | £ 2118 | £ 2737 |
| 2024 | £ 1406 | £ 2207 | £ 2851 |

***Rates per square metre for different levels of refurbishment.***

***2.3 Furniture, Fittings and Equipment / Information Technology***

Furniture, fittings and equipment typically includes the following:

* + Tables and chairs;
	+ Science lab fit out;
	+ Domestic science fit out;
	+ School kitchens / canteens.

It excludes portable equipment such as Bunsen burners, test tubes, saucepans etc.

IT Equipment is expected to include fitting out the school to sockets and could include some basic classroom equipment, such as an interactive white board.

Current assumptions in respect of reasonable costs per pupil for IT and furniture, fittings and equipment are as follows:



Table 4 below shows this in terms of cost per school.

***Table 4***



1. ***Net Zero Carbon***

Costs per m2 should be applied to the increase in costs from BREEAM Excellent to Net Zero in Operation and achieving embodied carbon below 800kgCO2e/m2.

|  |  |  |  |
| --- | --- | --- | --- |
|   | **2022** | **2023** | **2024** |
|   |   |   |   |
| Net Zero Carbon  |  £ 375  |  £ 390  |  £ 405  |
|   |  |   |   |