

Ebdog Benchmarking Report

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01 December 2021

Introduction

- Started in 2014
- Projects from 150 local authorities + DfE
- 2014 started with 70 projects now over 1,000 projects
- Total value of current report £5.57bn

Introduction

- Essential tool for negotiating with the Chancellor & more locally with Developer Negotiations
- Historic data but reference look forward – SEND/Net Zero
- LGA funding - now East Riding Council and Hampshire County Council
- Thank you to contributors for current and future submissions

Benchmarking Report 2021



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

Supported By



Infrastructure
and Projects
Authority

May 2021

Version 12

Mill Chase Secondary School Academy, Hampshire County Council



EBD OG

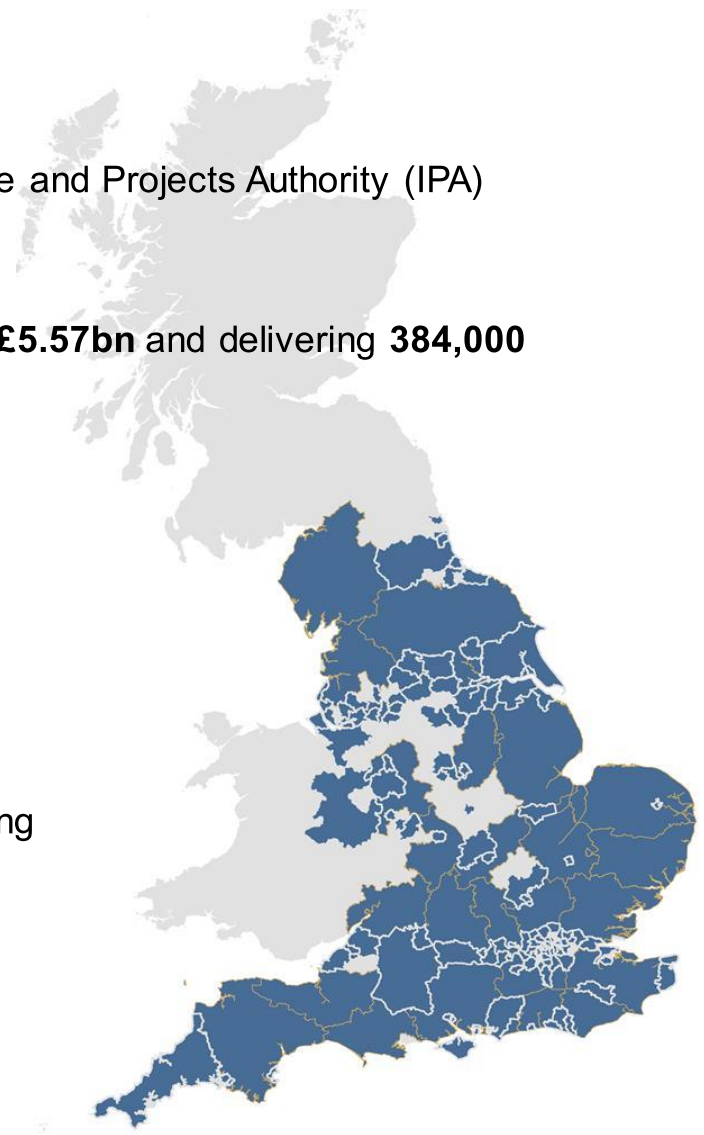
The findings contained within this report have been shared with the Infrastructure and Projects Authority (IPA) which is part of the Cabinet Office

The project sample used in this report comprises 1008 projects **investing over £5.57bn** and delivering **384,000 school places** from across England, consisting of:

- ◆ 690 primary school projects
- ◆ 205 Secondary school projects
- ◆ 12 All-Through school projects
- ◆ 63 SEN school projects
- ◆ 38 projects not used (due to poor or inconsistent data)

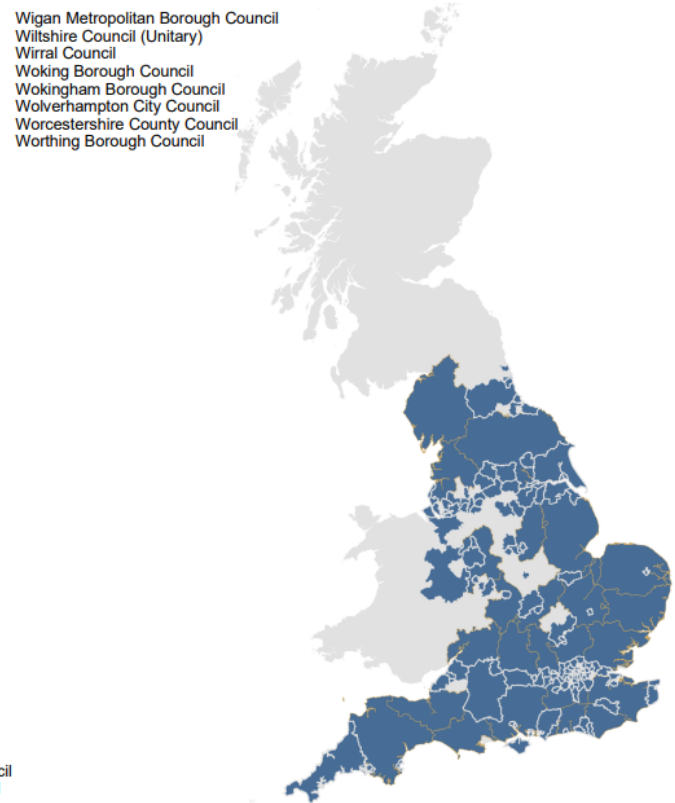
A common standard of cost analysis has been used to capture cost data, ensuring a high level of consistency across the sample

Data has been provided by 150 Local Authorities across England



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
- Bath & North East Somerset Council
- Birmingham City Council
- Bolton Metropolitan Borough Council
- Bracknell Forest Council
- Bradford Metropolitan District Council
- Brighton & 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
- Chichester District Council
- City of York Council
- Cornwall Council (Unitary)
- Coventry City Council
- Cumbria County Council
- Daventry District Council
- Derby City Council
- Devon County Council
- Doncaster Metropolitan Borough Council
- Dorset County Council
- Dover District 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
- Gloucestershire County Council
- Halton Borough Council
- Hampshire County Council
- Harrow Council
- Hartlepool Borough Council
- 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 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 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
- Luton Metropolitan Borough Council
- Manchester City Council
- Medway Council
- 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
- Redcar & Cleveland Council
- Reigate and Banstead Borough Council
- Rotherham Metropolitan Borough Council
- Royal Borough of Greenwich
- Royal Borough of Kensington and Chelsea
- Royal Borough of Windsor and Maidenhead
- Rutland County Council
- Salford City Council
- Sandwell Metropolitan Borough 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 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 Borough Council
- Wakefield Metropolitan District Council
- Walsall
- Warrington Borough Council
- Warwickshire County Council
- West Berkshire Council
- West Sussex County Council



150 Local Authority Areas covered across England

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Primary Schools

Re-build & Extension

- Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site.



New Build

- New Development projects are new schools built on greenfield sites, which include significant infrastructure and external work costs.

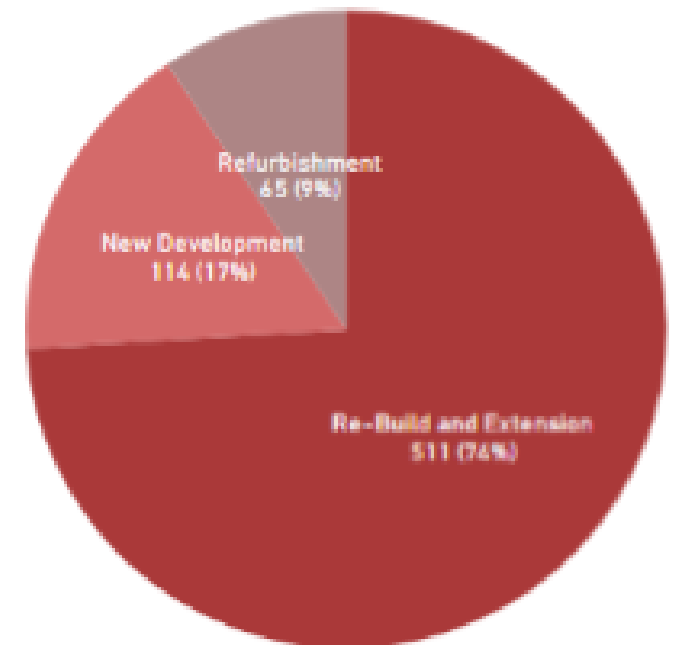


The primary school sample consists of 690 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2019 with a total combined capital value of £2.50 billion, comprising:

- ◆ 114 New Development projects
- ◆ 511 Re-Build & Extension projects
- ◆ 65 Refurbishment projects

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, New Development projects on greenfield sites have seen a 20% increase in number since the last report.

Project Categories



Primary School - New Build

Average Floor Area: 1,962m²

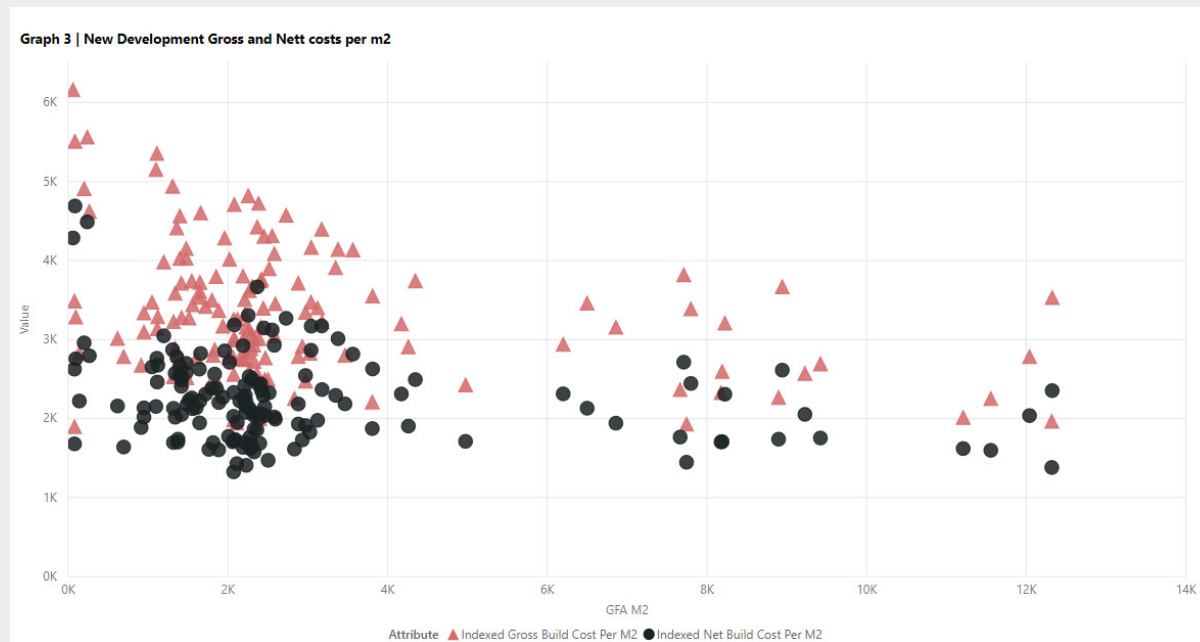
Average GIFA per pupil place: 5.70m²

Average Contract Period: 44 weeks

Average Gross Costs: £3,357

Average Nett Cost: £2,257

Average Cost Per Pupil: £23,886



Primary School - Re-build & Extension

Average Floor Area: 1,285m²

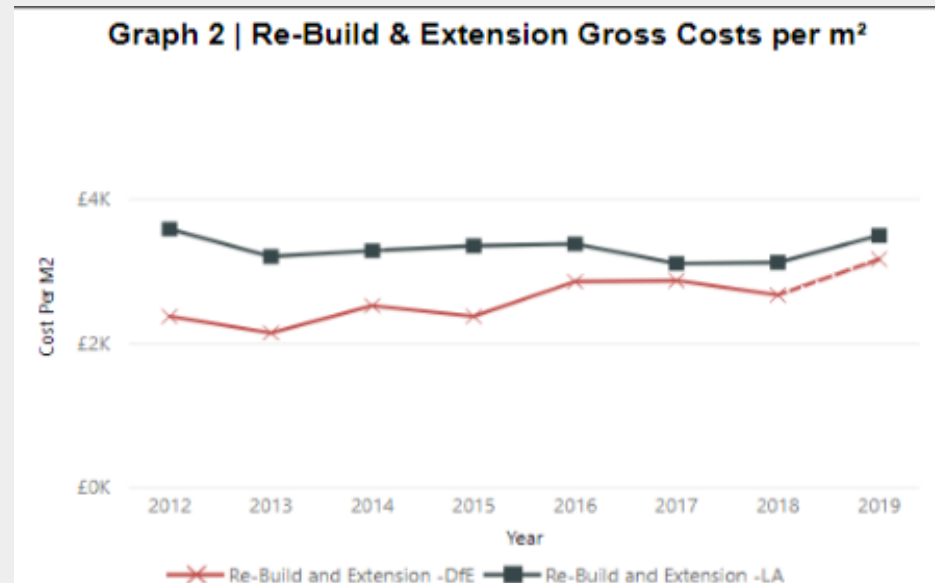
Average GIFA per pupil place: 5.26m²

Average Contract Period: 30 weeks

Average Gross Costs: £3,099

Average Net Cost: £2,110

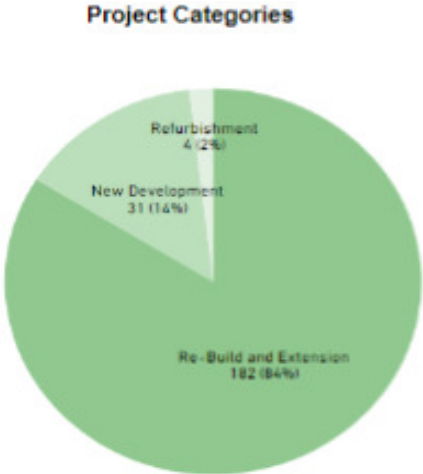
Average Cost Per Pupil: £17,650



Secondary Schools

The secondary school sample consists of 217 projects which are split into three school categories as shown in the pie chart (below). This sample features projects from 2012 to 2020 with a total combined capital value of £2.72 billion, comprising:

- ◆ 31 New Development projects (4 All Through schools)
- ◆ 182 Re-Build & Extension projects (8 All Through schools)
- ◆ 4 Refurbishment projects



Secondary School - Re-build & Extension

Average Floor Area: 5,594m²

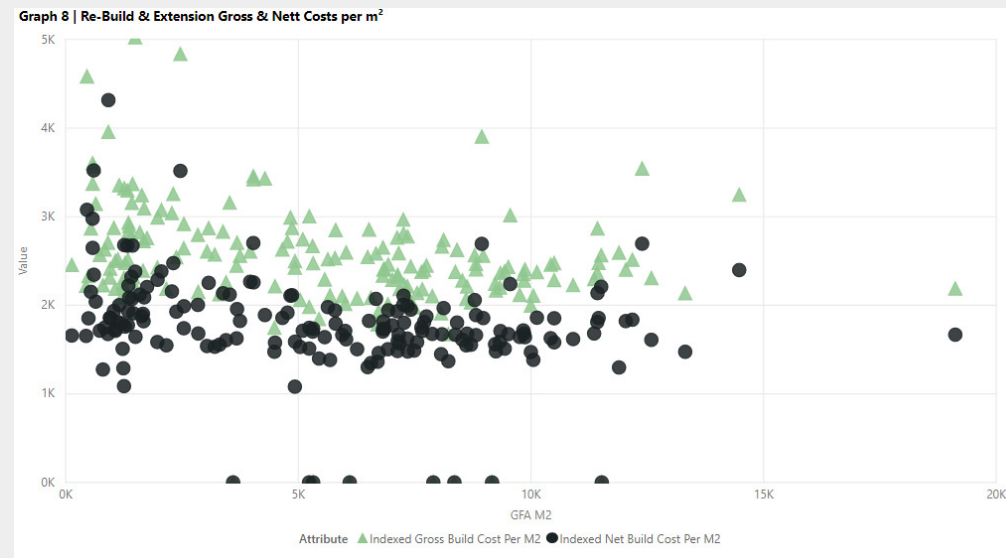
Average GIFA per pupil place: 5.95m²

Average Contract Period: 23 weeks

Average Gross Costs: £2,491

Average Nett Cost: £1,777

Average Cost Per Pupil: £17,321



SEN Schools

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

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.

- ◆ 11 New Development projects
- ◆ 39 Re-Build & Extension projects
- ◆ 13 Refurbishment projects

63 SEN schools



Figure 11 New Development Average Cost Summary							
GIFA (m ²)	Gross Cost per m ²		Nett Cost per m ²		Cost Per Pupil Place		Sample Size
	Average	20th Percentile	Average	20th Percentile	Average	20th Percentile	
		80th Percentile		80th Percentile		80th Percentile	
0 - 2,250	£1,761	£1,009 £2,513	£1,103	£469 £1,737	£41,411	£21,544 £61,278	2
2,250 - 3,750	£2,375	£2,303 £2,446	£1,690	£1,644 £1,736	£81,963	£77,916 £86,014	2
Above 3,750	£2,971	£2,827 £3,169	£2,152	£1,903 £2,313	£95,828	£61,452 £89,859	7
Whole Sample All GIFA Bands	£2,643	£2,256 £3,052	£1,877	£1,767 £2,312	£83,413	£60,132 £88,713	11

Figure 12 Refurbishment Average Cost Summary					
GIFA (m ²)	Gross Cost per m ²		Cost Per Pupil Place		Sample Size
	Average	20th Percentile	Average	20th Percentile	
		80th Percentile		80th Percentile	
Below 2,250	£1,678	£1,326 £1,997	£938	£22,651 £47,391	5
2,250 - 3,750	£2,247	£2,247 £2,247	£1,463	£46,813 £46,813	1
Above 3,750	£1,454	£980 £1,896	£858	£17,614 £54,082	7
Whole Sample All GIFA Bands	£1,601	£1,019 £2,120	£937	£19,140 £53,116	13

Average Floor Area: 2,634m²

Average GIFA/pupil: 23m²

Average Contract Period: 29wks

Average Gross Cost £2,834

Average Nett Cost: £2,058

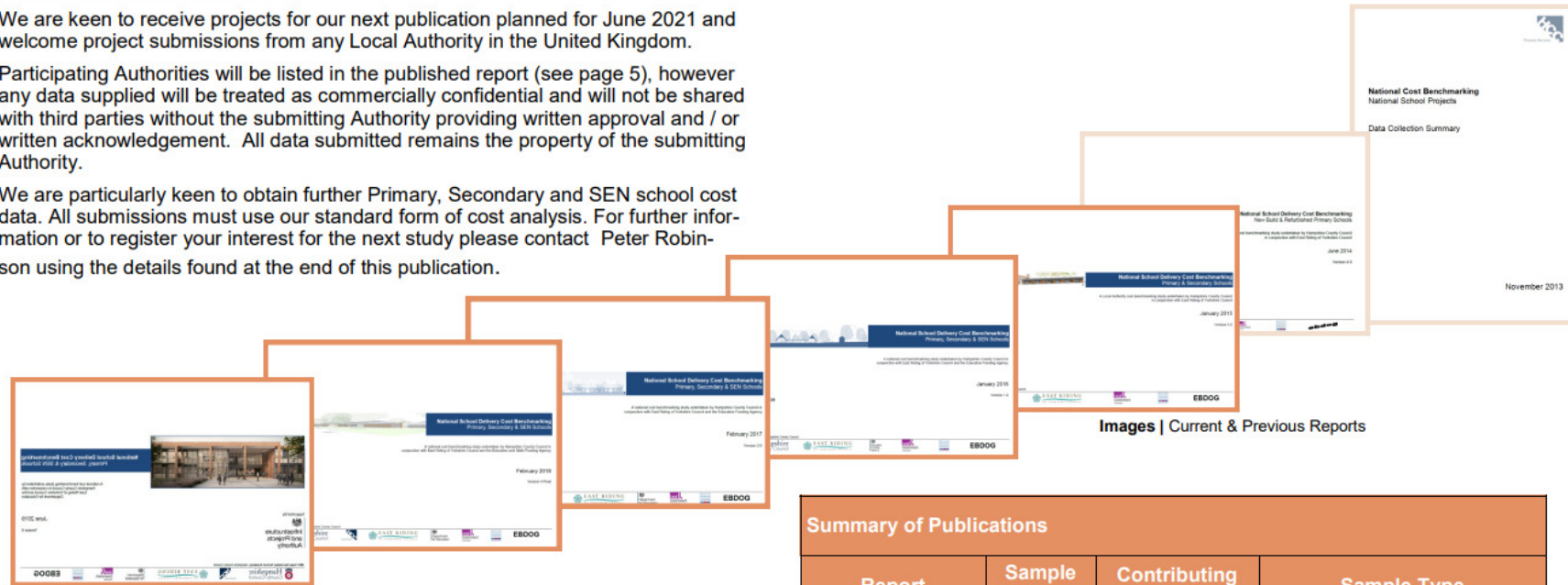
Average Cost/pupil: £76,184



We are keen to receive projects for our next publication planned for June 2021 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



Loddiswell Primary School, Devon County Council

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
March 2019	845	140	Primary, Secondary & SEN
May 2021	1008	150	Primary, Secondary & SEN

Questions