

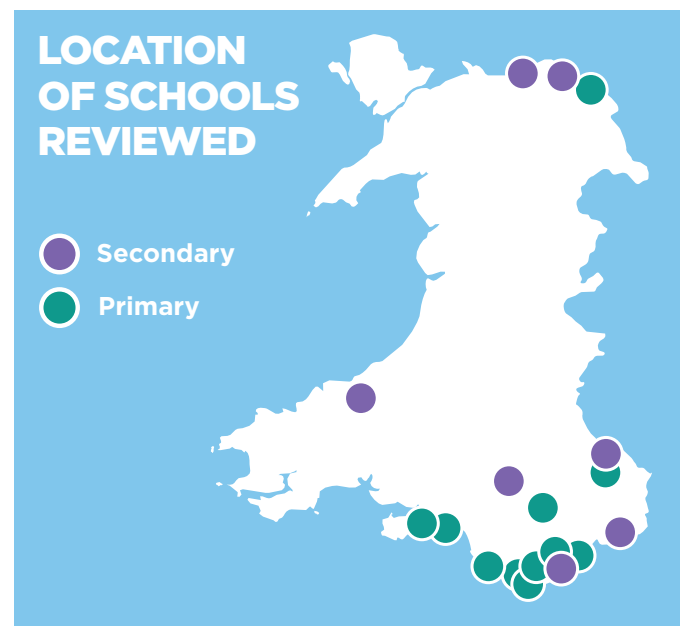


Holywell Learning Campus | Flintshire

This short report sets out our preliminary findings following a review of cost and design data from primary and secondary school construction projects in Wales funded by the 21st Century Schools programme.

The findings are intended to inform future construction projects of optimal cost benchmarks.

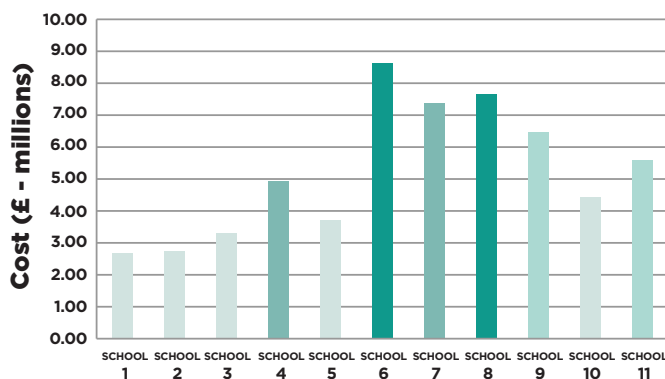
A total of 11 new primary schools and 7 new secondary schools have been analysed. Data from other pilot projects will be captured in a subsequent report planned for issue in September 2015. This will also include refurbishment and extension projects.



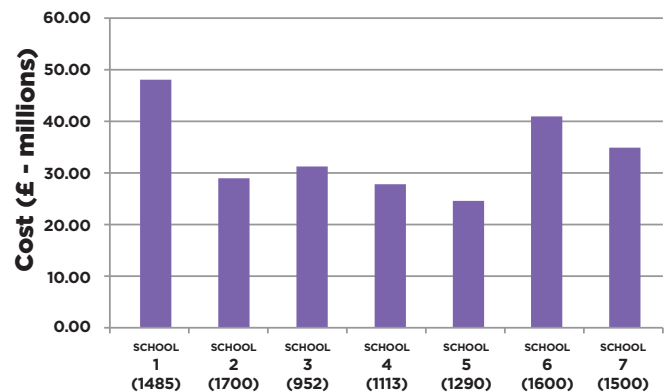
Number of Pupils



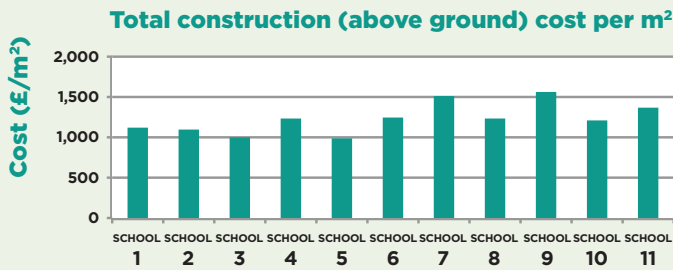
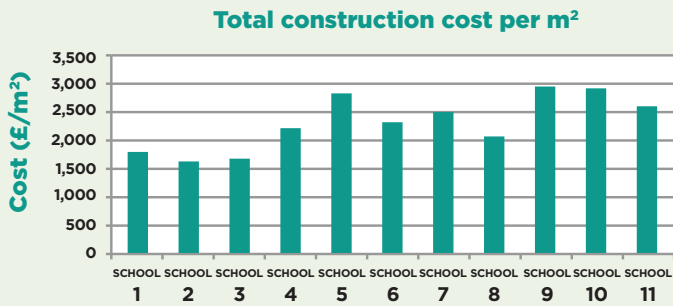
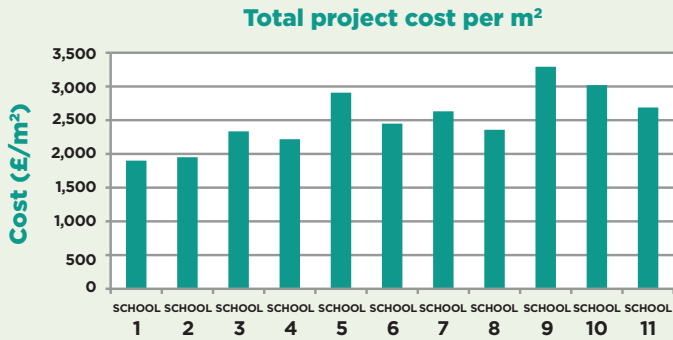
New primary school: total construction cost



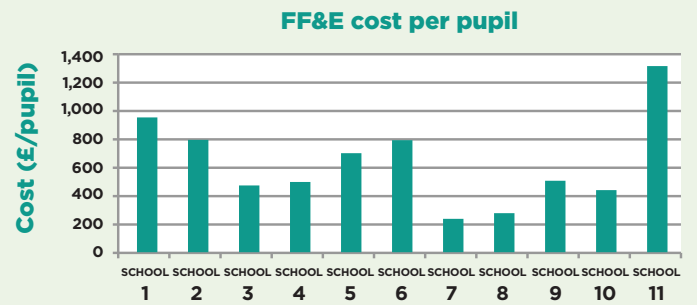
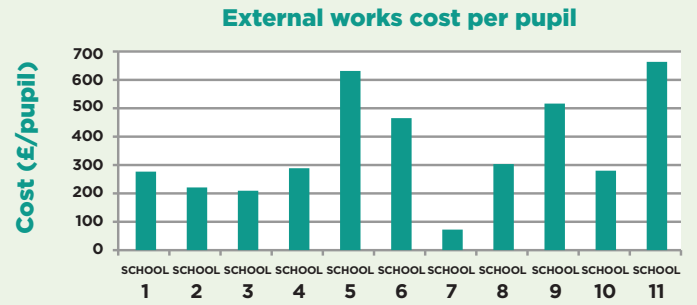
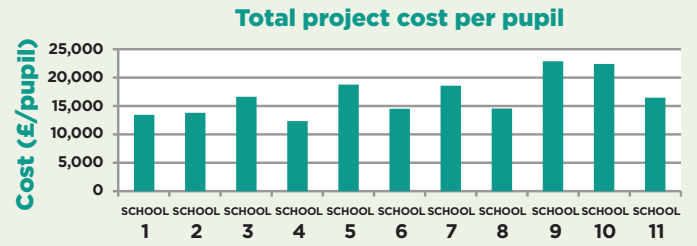
New secondary school: total construction cost



Cost (£ per m²)



Cost (£ per pupil)



ICT cost per pupil



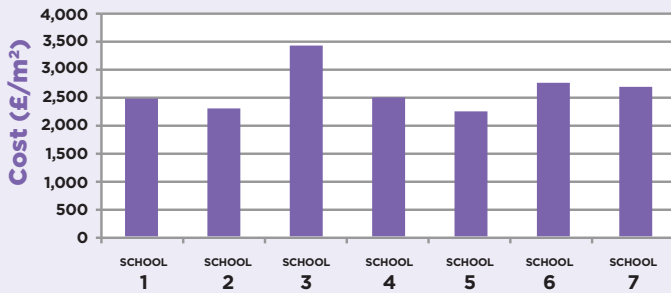
Data is unavailable for schools 2, 3, 7, 8, 9 & 11



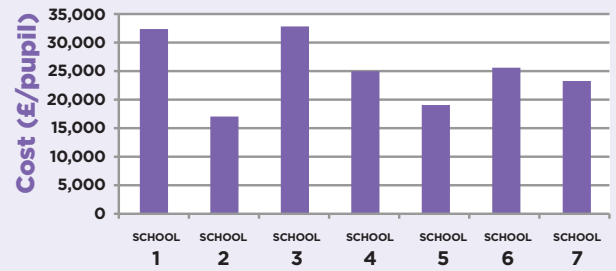
Cost (£ per m²)

Cost (£ per pupil)

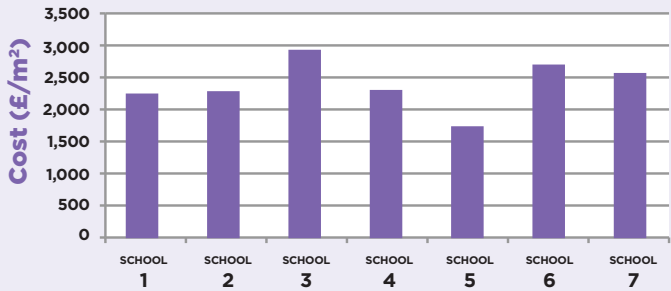
Total project costs per m²



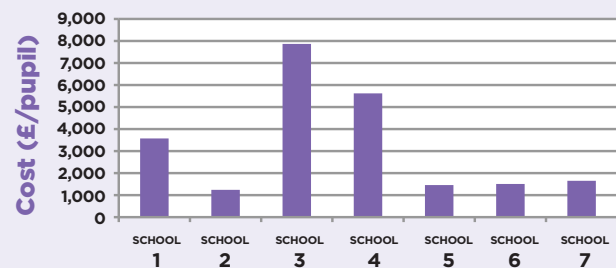
Total project cost per pupil



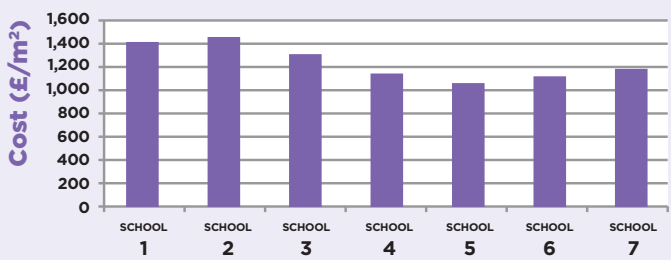
Total construction costs per m²



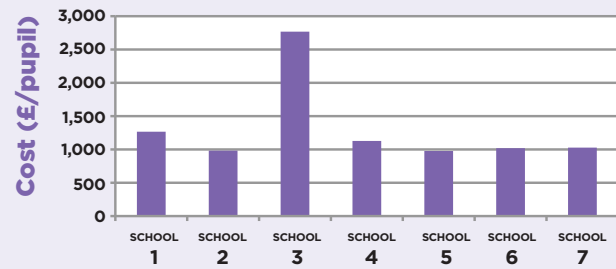
External works cost per pupil



Total construction (above ground) costs per m²



FF&E cost per pupil



ICT cost per pupil



Data is unavailable for schools 4 & 5



Aberdare Community School | Rhondda Cynon Taf



Llandysul School | Ceredigion

FINDINGS

- Out of an initial sample of **52 pilot projects**, data returns have now been made by thirty-five projects. WG officers have formally contacted individual local authorities to request the remaining information which will be analysed and incorporated into a later report. Data from future projects will be gathered routinely as part of the business case process using the standard template.
- **Total project costs** - states the total project investment from both WG and local authority.
- **Construction costs** (i.e. excluding fees, ICT and FF&E) - show variation although not as significant as total project costs. These are largely due to variances in site specific costs such as abnormal ground condition and external works.
- **Above ground construction costs** - show reasonable levels of consistency with an **average cost of £1,200/m²** for both primary and secondary schools. There are, however, some exceptions to these benchmarks which will require further investigation. Although the data collated to date does give some confidence that savings can be achieved.
- **Gross floor areas per pupil** - show a reasonable level of consistency ranging between **5-7m² per pupil** within primary schools and **7-13m² per pupil** in the secondary sector which again gives some confidence that greater consistency can be delivered in terms of school size.
- **External works** - costs vary significantly between projects and further work will be required to determine the scope of these works and the development of clearer standards and guidelines.
- **FF&E costs per pupil** - variations are also considerable and will require further investigation.
- **ICT costs per pupil** - where costs have been provided, the variations are considerable. This reflects many factors including the LEA approach to ICT as an enabler of the curriculum. This will require further investigation if this cost is to be optimised.

KEY CONTACTS

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