



Oakmoor Secondary School, Hampshire County Council

## 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

June 2025

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This publication is split into five distinct sections, namely; report context, primary schools, secondary schools, SEN schools and further information. These sections are shown below along with their key outputs.

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Wyton Primary School, Cambridgeshire County Council

**1226** projects submitted

This document publishes the results of a national cost benchmarking exercise undertaken by Hampshire County Council in partnership with East Riding of Yorkshire Council on new build, extended and refurbished primary, secondary and SEND schools.

This report provides a reference point for Local Authorities to understand the capital cost of school building projects. This benchmarking exercise and report provides valuable insight and data for The Local Government Association (LGA) and Local Authorities as they continue to work to ensure they deliver value for money school projects and to work hard with the construction industry to design cost effective solutions and drive down the costs for the delivery of new and refurbished schools. This work is particularly important at the current time as we see rising inflation across the industry.

The key findings contained within the report have been shared with the Department for Education (DfE). This report is the eleventh publication 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 conducted in conjunction with the following organisations:

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

The project sample used in this report comprises 1226 projects from across England, consisting of Local Authority and Department for Education projects:

- ◆ 783 primary school projects
- ◆ 301 secondary school projects
- ◆ 22 All-Through school projects
- ◆ 120 SEN school projects

A further 55 projects were submitted but not used due to poor or inconsistent data

### Common Standard

A common standard of cost analysis has been used to capture cost data, ensuring a high level of consistency across the sample, while including detailed cost and background information on each project – allowing the costs to be fully understood on an individual project basis. The data has then been collated at a common price base, in order to compare projects with each other on level terms.

The following criteria were used to select projects for this study:

- Primary, secondary or SEN school projects.
- Permanent new build, extended or refurbished school projects.
- School building contract formed since 2012.

### Zero Carbon

The DfE is committed to positively responding to the challenge of Climate Change supporting the UK target of reducing carbon emissions to net zero by 2050, improving the natural environment and ensuring that all centrally delivered new build projects are as sustainable as possible including meeting net zero carbon in operation at handover. Since November 2021 the department has ensured contractors adopt a sustainable approach to construction; delivering cost-effective and resource-efficient buildings that minimise the use of all resources and consider the whole life cycle embodied carbon of materials used. New build projects will have continual monitoring and benchmarking of energy and water consumption and first steps to zero-carbon for refurbished buildings will be a reduction in energy demand

The current data included in this report is not reflective of delivering school projects to a consistent carbon standard, with differences in carbon objectives between projects affecting their relative cost benchmarks. The data set now incorporates some projects that meet the DfE’s S21 Output Specification, which requires net-zero carbon in operation. Although the sample size is small the data for both LA and DfE delivered schemes show that on average the gross cost for New Developments and Re-build and Extension projects increased by around 20% on projects delivered from 2022 to 2024 compared to 2021.

Besides net-zero carbon in operation, the additional objective of lower embodied carbon in construction is also beginning to be explored by some school projects to varying degrees, adding further cost differences. It is anticipated that future benchmarking studies will require both carbon and cost data to be collected to improve the transparency and validity of such comparative cost analysis.

**494,000** School Places      **£8.58billion** Combined project capital value

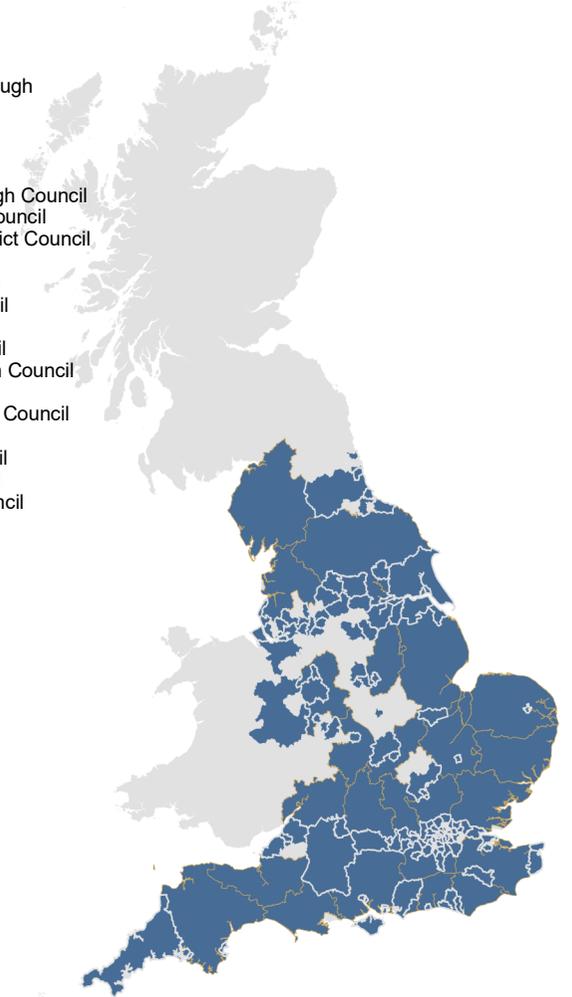
We are grateful to all Local Authorities who have contributed projects to this study. In addition to data submitted directly from authorities, we are also grateful to have received a new sample from the Department for Education (DfE) of DfE capital programme schemes. The list below shows the areas covered by the study.

Amber Valley Borough Council  
 Barnsley Metropolitan Borough Council  
 Bath & North East Somerset Council  
 Birmingham City Council  
 Bolton Metropolitan Borough Council  
 Bournemouth, Christchurch and Poole  
 Bracknell Forest Council  
 Bradford Metropolitan District Council  
 Brighton and Hove City 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  
 City of York Council  
 Colchester City Council  
 Cornwall Council (Unitary)  
 Coventry City Council  
 Cumbria County Council  
 Daventry District Council  
 Derby City Council  
 Derbyshire County Council  
 Devon County Council  
 Doncaster Metropolitan Borough Council  
 Dorset County Council  
 Dover District Council  
 Dudley Metropolitan Borough Council  
 Durham County Council  
 East Hertfordshire County Council  
 East Riding of Yorkshire Council  
 East Sussex County Council  
 Elmbridge Borough Council  
 Erewash Borough Council  
 Essex County Council  
 Gateshead Metropolitan Borough Council  
 Gloucester City Council  
 Gloucestershire County Council  
 Gosport Borough Council  
 Halton Borough Council  
 Hampshire County Council  
 Hartlepool Borough Council  
 Hereford City Council  
 Hertfordshire County Council  
 Ipswich Borough Council  
 Isle of Wight Council  
 Kent County Council  
 Kingston-Upon-Hull City Council

Kirklees Metropolitan Borough 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 Epsom and Ewell  
 London Borough of Greenwich  
 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 Kensington and Chelsea  
 London Borough of Kingston upon Thames  
 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  
 London Borough of Windsor and Maidenhead  
 Luton Borough Council  
 Manchester City Council  
 Mansfield District Council  
 Medway Council  
 Milton Keynes City Council  
 Newcastle Upon Tyne  
 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 and Cleveland Council  
 Reigate and Banstead Borough Council  
 Rochdale Borough Council  
 Rotherham Metropolitan Borough Council  
 Rutland County Council  
 Salford City Council  
 Sandwell Metropolitan Borough Council  
 Sedgemoor District Council  
 Sefton Metropolitan Borough Council  
 Sheffield City Council  
 Shropshire Council (Unitary)  
 Slough Borough Council  
 Somerset County Council  
 South Gloucestershire Council  
 South Holland District Council  
 South Lakeland District Council  
 South Somerset 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  
 Thanet District Council  
 Thurrock Council  
 Torbay Council  
 Trafford Metropolitan Borough Council  
 Tunbridge Wells Borough Council  
 Wakefield Metropolitan District Council  
 Walsall Council  
 Warrington Borough Council  
 Warwickshire County Council  
 West Berkshire Council  
 West Sussex County Council  
 Wigan Metropolitan Borough Council  
 Wiltshire Council (Unitary)  
 Wirral Metropolitan Borough Council  
 Woking Borough Council  
 Wokingham Borough Council  
 Wolverhampton City Council  
 Worcestershire County Council  
 Worthing Borough Council



**164** Local Authority Areas covered across England

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Part Two  
Primary Schools



Civitas Academy, Reading Borough Council

The primary school sample consists of 783 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2025 with a total combined capital value of £3.06 billion, comprising:

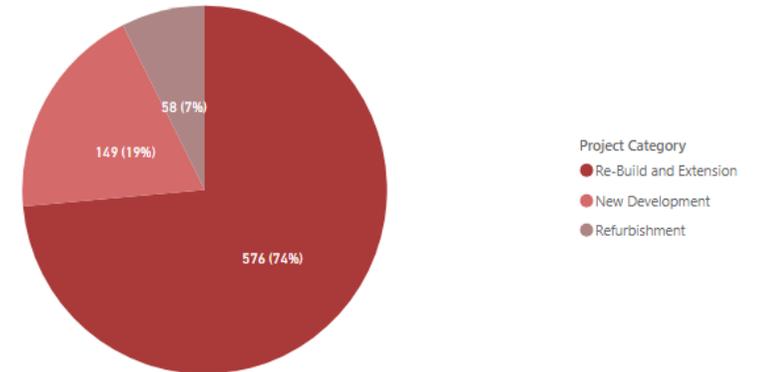
- ◆ 149 New Development projects
- ◆ 576 Re-Build & Extension projects
- ◆ 58 Refurbishment projects

**783** primary schools

The majority of the primary school sample consists of Re-Build & Extension projects. However, as the data set has developed there is an emerging trend that since 2019 the mix of New Build and Re-build and Extension is more even. This may be due in part to Covid with limited work taking place in existing facilities during lockdown and period immediately after. The reduction in school places being provided on existing sites could also be a reflection on the provision of school places being provided within major housing developments and the reduced viability of providing new school places on existing sites. More definitive conclusions can be drawn as the data set is increased in further reports.

The majority of schemes are procured via framework arrangements either at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of these different procurement routes due to the significant variations in

Project Categories



**204,000**

new primary places

**£3.06 billion**

capital value of primary school sample

Procurement Route

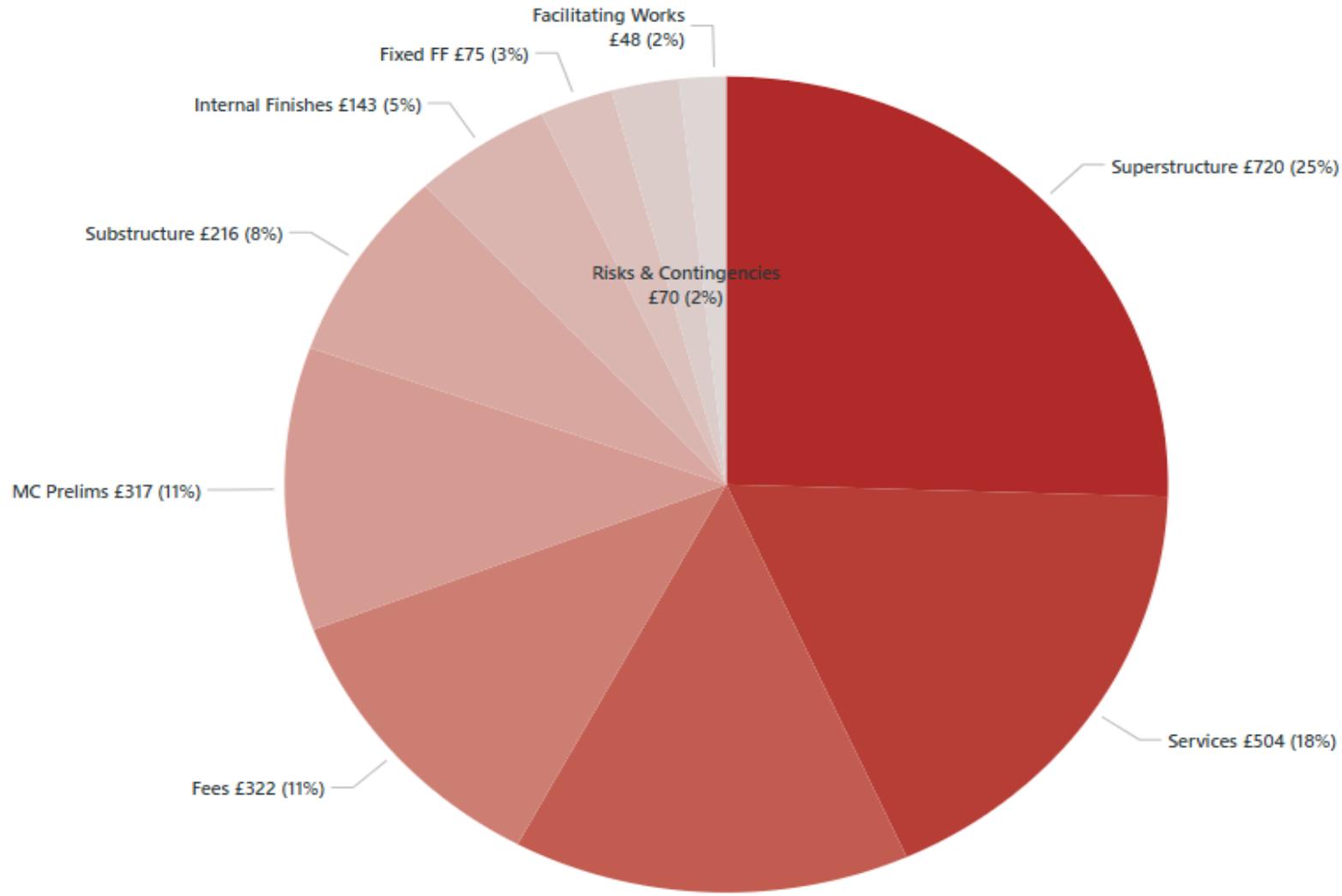


St Leonard's School. Devon County Council

**New Development Primary Schools**

Gross and nett rates plus average elemental cost breakdown have been provided this year for new build developments. This provides a cost per m<sup>2</sup> of the main building elements and the percentage of the cost each element represents drawn from the entire whole sample.

**Average Elemental Costs per m<sup>2</sup> for Primary Schools**



In summary, primary school gross costs as a whole sample up to 2021 have increased very little since 2013. There has been an increase in costs year on year through 2022 and 2023 which appears to have levelled off over 2024 and 2025. The sample size for 2023 is now at a level that gives confidence to that narrative and with future studies it will be important to build on the 2022, 2024 and 2025 data set to improve this level of confidence. This increase in cost is also consistent with the drive to move to Net-Zero in operation, which in the last report was estimate to add up to 15%. Total average cost for primary schools delivered from 2022 to 2025 have increased significantly compared to 2021, while this will be partly due to Net-Zero aspirations, the industry has also seen increases to costs as a result of wage inflation, skills shortages and material cost pressures which is further supported by the data that has been submitted.

New Development

Projects built on greenfield sites with 100% of the works being new build activity saw a steady increase year on year from 2021 to 2023. This would appear to be slowing down, however due to the low sample size it is difficult to conclude this as a trend.

Re-Build & Extension

Extensions to existing school buildings, new teaching blocks and re-built schools on existing sites from 2012 to 2021 have marginally increased in cost. Cost continued to increase year on year through 2023 and 2024 by 11%, but appear to have slowed down from a 16.6% increase (2021 to 2023). Increasing the data set for 2022 and 2025 will be key in being able to conclude if this spike has plateaued.

Refurbishment

Due to the varying nature of refurbishment projects it is difficult to benchmark the data and draw conclusive results from the cost trajectory. Due to each project being significantly different to the next and with a limited amount of data, there is a lower level of confidence in drawing conclusions from this data.

Figure 1 (right) displays the average costs per year alongside the number of projects in each year banding.

Graph 1 | Primary School Average Gross Costs per m<sup>2</sup>

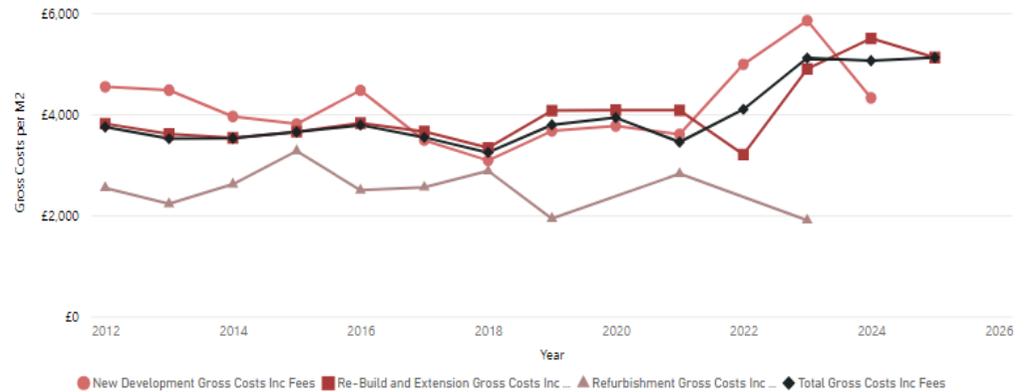


Figure 1 | Primary School Gross Costs per m<sup>2</sup>

| Year | New Development Average GCIF | New Development Count | Re-Build and Extension Average GCIF | Re-Build and Extension Count | Refurbishment Average GCIF | Refurb Count | Total Average GCIF | Total Count |
|------|------------------------------|-----------------------|-------------------------------------|------------------------------|----------------------------|--------------|--------------------|-------------|
| 2012 | £4,543                       | 2.00                  | £3,813                              | 31                           | £2,543                     | 3            | £3,748             | 36          |
| 2013 | £4,474                       | 6.00                  | £3,608                              | 77                           | £2,228                     | 10           | £3,516             | 93          |
| 2014 | £3,956                       | 15.00                 | £3,533                              | 119                          | £2,614                     | 8            | £3,526             | 142         |
| 2015 | £3,807                       | 20.00                 | £3,652                              | 113                          | £3,271                     | 9            | £3,650             | 142         |
| 2016 | £4,472                       | 14.00                 | £3,824                              | 83                           | £2,497                     | 10           | £3,785             | 107         |
| 2017 | £3,486                       | 25.00                 | £3,659                              | 54                           | £2,556                     | 5            | £3,542             | 84          |
| 2018 | £3,085                       | 15.00                 | £3,336                              | 41                           | £2,879                     | 4            | £3,243             | 60          |
| 2019 | £3,668                       | 25.00                 | £4,071                              | 24                           | £1,935                     | 2            | £3,790             | 51          |
| 2020 | £3,768                       | 12.00                 | £4,082                              | 13                           | NoData                     | NoData       | £3,931             | 25          |
| 2021 | £3,603                       | 4.00                  | £4,077                              | 5                            | £2,824                     | 6            | £3,449             | 15          |
| 2022 | £4,987                       | 1.00                  | £3,203                              | 1                            | NoData                     | NoData       | £4,095             | 2           |
| 2023 | £5,852                       | 7.00                  | £4,893                              | 9                            | £1,903                     | 1            | £5,112             | 17          |
| 2024 | £4,322                       | 3.00                  | £5,500                              | 5                            | NoData                     | NoData       | £5,058             | 8           |
| 2025 | NoData                       | NoData                | £5,119                              | 1                            | NoData                     | NoData       | £5,119             | 1           |

New Development projects are new schools built on greenfield sites, which include significant infrastructure and external work costs. There are 149 such projects in this study. Graph 3 (below) displays the gross and nett costs per m<sup>2</sup> for these projects. A detailed breakdown is shown on page 11.

The summary at the bottom of this page is an average taken from all the data that has been submitted which runs from 2012. While it is a useful indication of average costs for the delivery of primary schools, backed up by a high sample size, it does have its limitations.

Looking at the data from 2022 onwards only, the average gross cost for the delivery of primary schools on greenfield sites is £5,665 with an average net cost of £3,762 which is 30-33% higher than the average across 2012 to 2025.

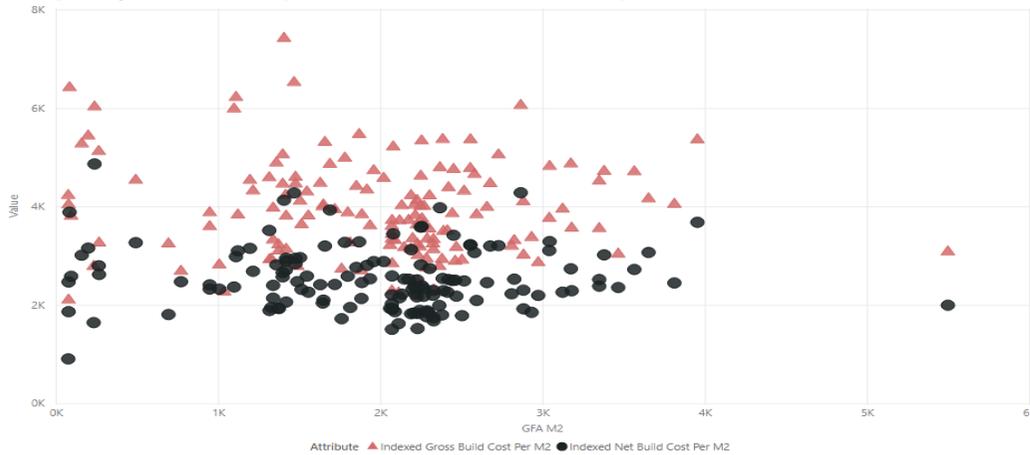
Keeping the historic data within this study helps to demonstrate the increase in the cost of delivery, however in future studies historic data will start to be removed as more data is captured for projects that are meeting current carbon reduction aspirations in the industry.

| Years       | Average Gross Cost | Average Net Cost |
|-------------|--------------------|------------------|
| 2012 - 2025 | £3,887             | £2,503           |
| 2012 - 2021 | £3,140             | £2,007           |
| 2022 - 2025 | £5,665             | £3,762           |

Stoneham Park Primary School, Hampshire County Council



Graph 3 | New Development Gross & Nett Costs per m<sup>2</sup>



**1,977m<sup>2</sup>**  
average floor area

**5.79m<sup>2</sup>**  
average GIFA per pupil place

**45wks**  
average contract period

**£3,877**  
average gross cost /m<sup>2</sup>

**£2,503**  
average nett cost /m<sup>2</sup>

**£22,890**  
average cost per pupil place

**Key Definitions**

**New Development**

Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below:

**Procurement**

The study has demonstrated that the majority of New Development projects are procured via two stage open book tendering.

**Form of Construction**

The majority of projects use a steel frame with a composite cladding system. A small number of schemes use modular forms of construction, which on average reduce contract periods by about 15.0% on a typical school build when compared to an equivalent sample of steel frame projects.

**Infrastructure**

Due to the nature of these projects a significant investment in infrastructure and external works is evidenced throughout the sample. On average this infrastructure cost is 10% higher than seen throughout an equivalent sample of Re-Build & Extension projects where the existing site is used.

Figure 3 | New Development Average Cost Summary

| GFA Band (groups) | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Net Build Cost Per M2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count      |
|-------------------|--|----------------------------|----------------------------|--|---------------------------|---------------------------|---|----------------------------|----------------------------|------------|
| 0 - 1500          | £4,064                                     | £5,095                     | £2,927                     | £2,611                                   | £3,080                    | £1,968                    | £17,920                                 | £25,800                    | £10,525                    | 43         |
| 1500 - 3000       | £3,747                                     | £4,470                     | £3,126                     | £2,429                                   | £2,881                    | £1,903                    | £25,723                                 | £25,963                    | £13,733                    | 91         |
| Above 3000        | £4,128                                     | £4,738                     | £3,562                     | £2,643                                   | £3,073                    | £2,281                    | £19,951                                 | £22,636                    | £16,941                    | 15         |
| <b>Total</b>      | <b>£3,877</b>                              | <b>£4,678</b>              | <b>£3,093</b>              | <b>£2,503</b>                            | <b>£3,015</b>             | <b>£1,931</b>             | <b>£22,890</b>                          | <b>£25,767</b>             | <b>£13,636</b>             | <b>149</b> |

**Key Definitions**

**New Development**

Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

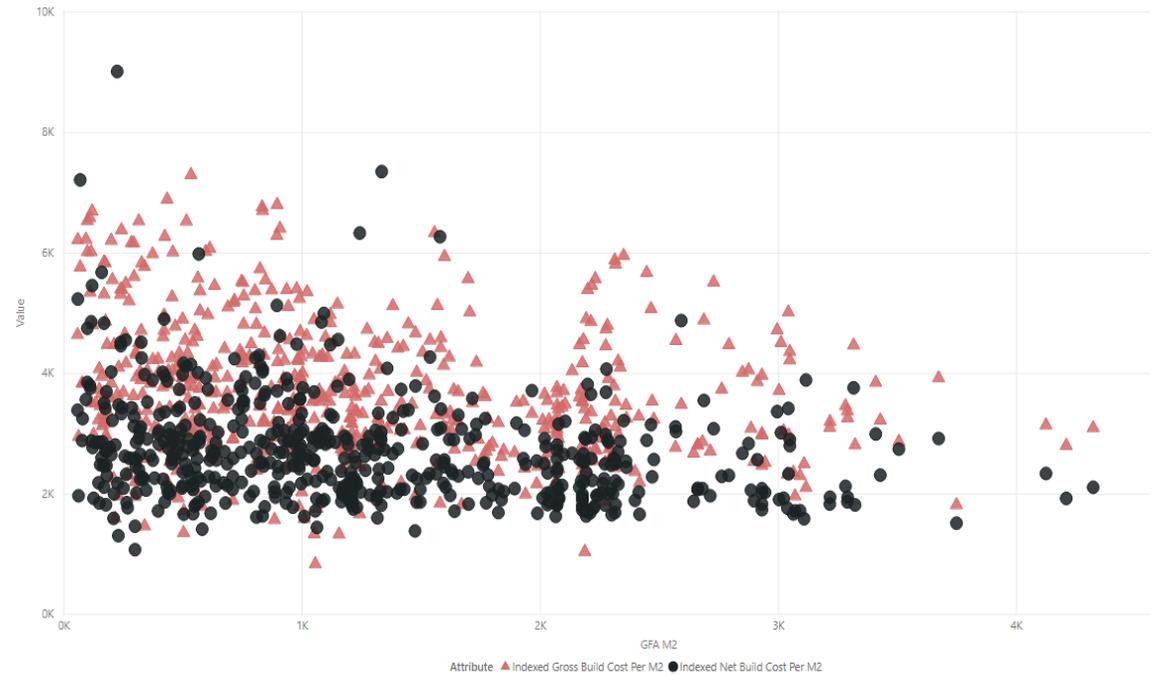
Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

In total, 576 Re-Build & Extension projects were submitted to the study, Graph 4 (right) displays the gross and nett costs per m<sup>2</sup> for these projects. A detailed breakdown is shown on page 13.

The sample includes 144 DfE schemes submitted by the DfE, these projects include local authority contributions where applicable.

Graph 4 | Re-Build and Extension Gross and Nett costs per m<sup>2</sup>



Whitehouse Primary School, Suffolk County Council

**1,303m<sup>2</sup>**

average floor area

**5.31m<sup>2</sup>**

average GIFA per pupil place

**38wks**

average contract period

**£3,701**

average gross cost /m<sup>2</sup>

**£2,795**

average nett cost /m<sup>2</sup>

**£17,941**

average cost per pupil place

**Key Definitions**

**Re-Build & Extension**

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below.

**Procurement**

The study demonstrates that the Re-Build & Extension projects are procured via a number of different methods which include single stage and two stage tendering.

**Form of Construction**

The majority of projects use a steel frame with a composite cladding system. A small number of schemes use modular forms of construction, which on average reduce contract periods by 11.0% when compared to an equivalent sample of steel frame projects.

**Infrastructure**

Due to the nature of Re-Build & Extension projects, where the existing site is maintained, the costs associated with infrastructure are low, representing 15.0% of the total project cost on average across the sample.

Figure 4 | Re-Build and Extension Average Cost Summary

| GFA Band (groups) | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Net Build Cost Per M2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count      |
|-------------------|--|----------------------------|----------------------------|--|---------------------------|---------------------------|---|----------------------------|----------------------------|------------|
| 0 - 1500          | £3,838                                     | £4,709                     | £2,906                     | £2,979                                   | £3,502                    | £2,107                    | £17,620                                 | £21,175                    | £10,403                    | 396        |
| 1500 - 3000       | £3,440                                     | £4,154                     | £2,688                     | £2,432                                   | £2,861                    | £1,874                    | £19,184                                 | £23,451                    | £12,122                    | 153        |
| Above 3000        | £3,180                                     | £3,819                     | £2,549                     | £2,162                                   | £2,702                    | £1,769                    | £15,611                                 | £19,408                    | £12,179                    | 27         |
| <b>Total</b>      | <b>£3,701</b>                              | <b>£4,549</b>              | <b>£2,799</b>              | <b>£2,795</b>                            | <b>£3,247</b>             | <b>£2,003</b>             | <b>£17,941</b>                          | <b>£21,380</b>             | <b>£11,323</b>             | <b>576</b> |

**Key Definitions**

**Re-Build & Extension**

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

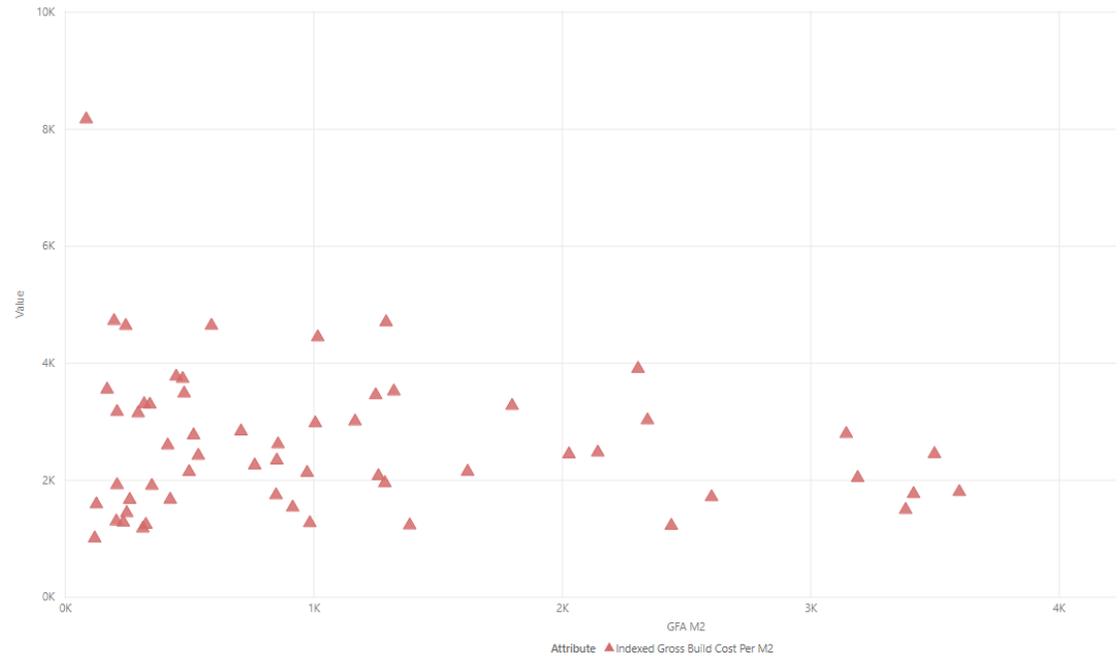
Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Refurbishment projects vary considerably in nature which makes trends and benchmarking difficult. We have split these schemes into three types of refurbishment project, namely light, medium and heavy to try and limit the variations.

In total, 58 refurbishment projects were submitted to the study, Graph 5 (right) displays the gross and net costs per m<sup>2</sup> for these projects. A detailed breakdown is shown on page 15.

Full definitions of light, medium and heavy refurbishment used for this study can be found on page 31.

Graph 5 | Refurbishment Gross and Net costs per m<sup>2</sup>



Wilson Primary School, Reading Borough Council

**1,105m<sup>2</sup>**

average floor area

**5.43m<sup>2</sup>**

average GIFA per pupil place

**31wks**

average contract period

**£2,625**

average gross cost /m<sup>2</sup>

**£16,667**

average cost per pupil place

**Key Definitions**

**Refurbishment**

Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels on page 31

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in the table below.

Some key analysis from this data set is summarised below:

This study has demonstrated that heavy refurbishment projects which typically extend the economic life of a building by approximately 15 - 25 years, have an average gross cost per m<sup>2</sup> of £2,898. This represents a 39.2% increase when compared to a sample of equivalent medium refurbishment projects which typically increase the economic life of a building by up to 15 years with an average gross cost per m<sup>2</sup> of £2,082. Given that heavy refurbishment projects include significant structural alterations and may also include the replacement of facades and roof finishes, this additional cost would be expected.

The above is indicative as the majority of the sample (43 in number) comprise medium refurbishment projects.

The sample of heavy and light refurbishment projects is 8 and 7 projects respectively.

Projects within the dataset vary considerably, as is the nature of refurbishment schemes and therefore it is difficult to draw any firm trends across the sample.

Figure 5 | Refurbishment Average Cost Summary

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count     |
|--------------|--|----------------------------|----------------------------|---|----------------------------|----------------------------|-----------|
| 0-750        | £2,777                                     | £3,549                     | £1,588                     | £13,309                                 | £19,375                    | £4,984                     | 31        |
| 750-1500     | £2,549                                     | £3,465                     | £1,701                     | £12,655                                 | £21,275                    | £6,439                     | 15        |
| 1500-2250    | £2,321                                     | £2,951                     | £1,722                     | £57,776                                 | £91,241                    | £17,305                    | 3         |
| 2250-3000    | £2,385                                     | £3,199                     | £1,666                     | £22,194                                 | £28,218                    | £7,951                     | 5         |
| 3000-3750    | £2,260                                     | £2,584                     | £1,928                     | £19,992                                 | £25,603                    | £12,712                    | 4         |
| <b>Total</b> | <b>£2,625</b>                              | <b>£3,470</b>              | <b>£1,618</b>              | <b>£16,667</b>                          | <b>£20,969</b>             | <b>£6,343</b>              | <b>58</b> |

**Key Definitions**

**Refurbishment**

Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels on page 31.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

## Part Three Secondary Schools



Deer Park Secondary School, Hampshire County Council

The secondary school sample consists of 323 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2022 with a total combined capital value of £4.76 billion, comprising:

- ◆ 67 New Development projects (9 All Through schools)
- ◆ 252 Re-Build & Extension projects (13 All Through schools)
- ◆ 4 Refurbishment projects

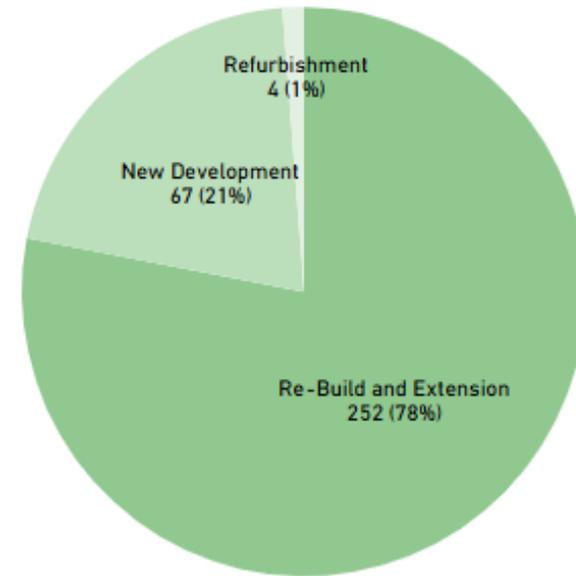
**323** secondary schools

The majority of the secondary school sample consists of Re-Build & Extension projects, demonstrating that Local Authorities are expanding existing school sites to meet the considerable forecast demand for pupil places.

The majority of schemes are procured via a framework arrangement, be that at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of the different procurement routes due to the significant variations in the framework arrangements.

Over the next pages, further commentary is provided for each project category which details cost variations and observations on drivers for costs between projects. 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.

Project Categories



Procurement Route



Starbank All Through School, Birmingham City Council

**279,000** secondary places provided  
**£4.76 billion** capital value of secondary school sample

Secondary school gross costs as a whole sample have fluctuated over the last four years. This has been driven by the small data sets available within the study for New Development and Refurbishment Projects. This study has demonstrated a number of reasons for the fluctuations evidenced in the cost trajectory over the last five years (Graph 6, right) which are outlined below.

**New Development**

A small sample of New Development projects has been obtained, with no data being obtained for 2024 and 2025. It is not possible to draw any conclusions or provide further commentary, but this information is given to show the emergence of the sample.

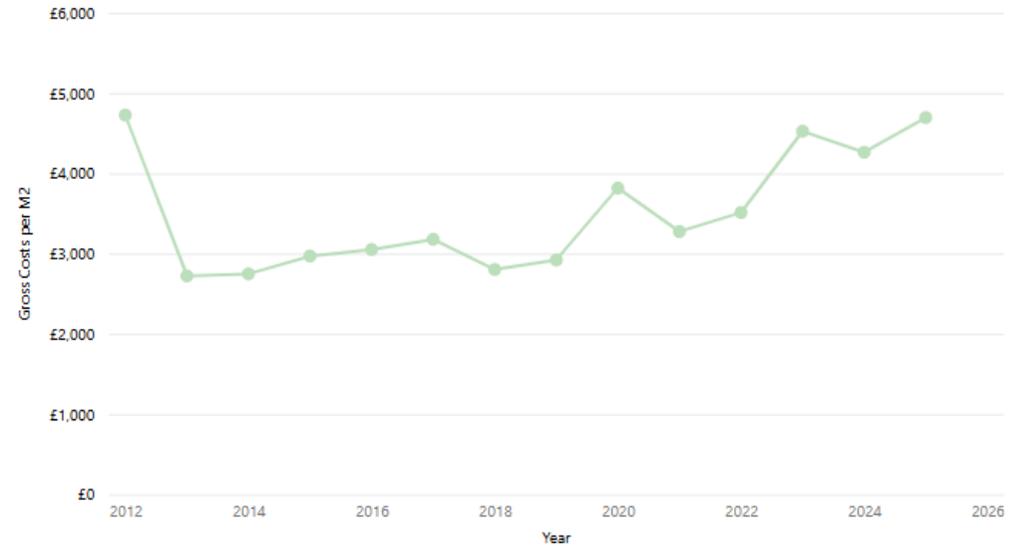
**Re-Build & Extension**

Extensions to existing school sites, new teaching blocks and re-built schools on existing sites have been rising since 2019. Within that period the data shows a decrease in gross costs for 2024 and 2021, however these two years were still 19.4% and 24.7% higher than 2019.

**Refurbishment**

A small sample of Refurbishment projects has been obtained. It is not possible to draw any conclusions or provide further commentary.

**Graph 6 | Secondary School Average Gross Costs per m<sup>2</sup>**



**Figure 6 | Secondary School Gross Costs per m<sup>2</sup>**

| Year | New Development Average GCIF | New Development Count | Re-Build and Extension Average GCIF | Re-Build and Extension Count | Refurbishment Average GCIF | Refurb Count | Total Average GCIF | Total Count |
|------|------------------------------|-----------------------|-------------------------------------|------------------------------|----------------------------|--------------|--------------------|-------------|
| 2012 | £4,029                       | 1.00                  | £4,865                              | 5                            | NoData                     | NoData       | £4,726             | 6           |
| 2013 | £2,722                       | 2.00                  | £2,801                              | 11                           | £1,849                     | 1            | £2,722             | 14          |
| 2014 | £2,456                       | 1.00                  | £2,759                              | 26                           | NoData                     | NoData       | £2,748             | 27          |
| 2015 | £3,395                       | 6.00                  | £2,902                              | 38                           | NoData                     | NoData       | £2,969             | 44          |
| 2016 | £3,542                       | 5.00                  | £2,974                              | 32                           | NoData                     | NoData       | £3,051             | 37          |
| 2017 | £3,176                       | 8.00                  | £3,178                              | 18                           | NoData                     | NoData       | £3,177             | 26          |
| 2018 | £2,929                       | 5.00                  | £2,785                              | 37                           | NoData                     | NoData       | £2,802             | 42          |
| 2019 | £2,855                       | 14.00                 | £2,932                              | 26                           | £3,536                     | 1            | £2,920             | 41          |
| 2020 | £2,980                       | 12.00                 | £4,482                              | 15                           | NoData                     | NoData       | £3,814             | 27          |
| 2021 | £2,963                       | 7.00                  | £3,638                              | 6                            | NoData                     | NoData       | £3,274             | 13          |
| 2022 | £3,499                       | 4.00                  | £3,672                              | 14                           | £1,317                     | 1            | £3,511             | 19          |
| 2023 | £4,464                       | 2.00                  | £4,805                              | 10                           | £1,845                     | 1            | £4,525             | 13          |
| 2024 | NoData                       | NoData                | £4,262                              | 9                            | NoData                     | NoData       | £4,262             | 9           |
| 2025 | NoData                       | NoData                | £4,695                              | 5                            | NoData                     | NoData       | £4,695             | 5           |

Figure 6 (right) displays the average costs per year alongside the number of projects in each year. It should be noted that the secondary school sample for New Development and Refurbishment is small and therefore average costs displayed are indicative only.

Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

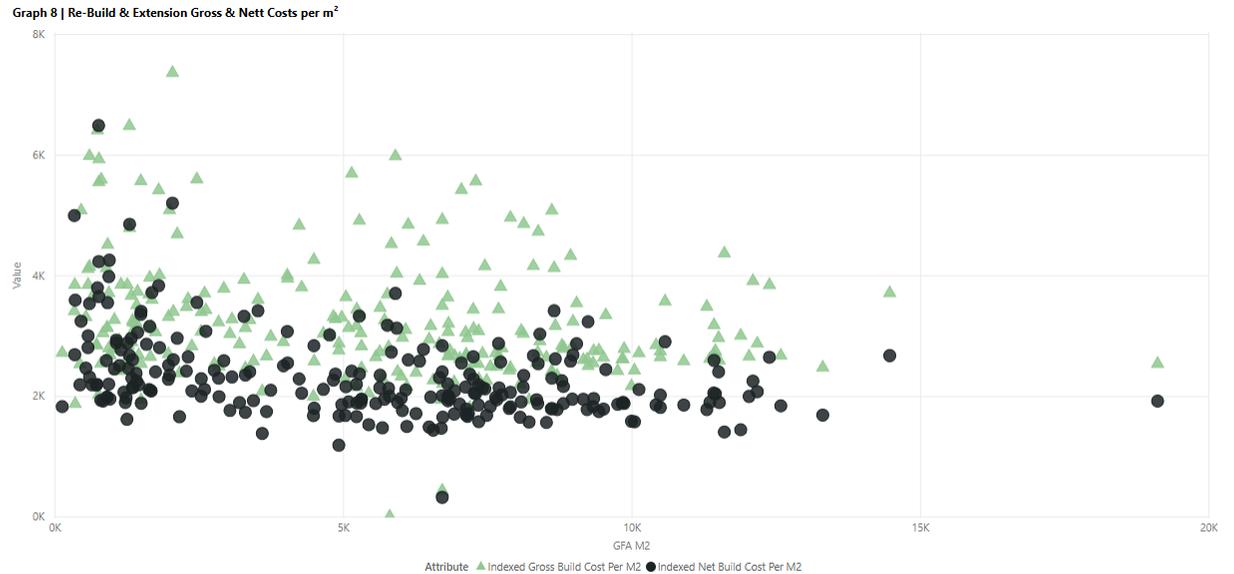
In total, 252 Re-Build & Extension projects were submitted to the study, Graph 8 (right) displays the gross and nett costs per m<sup>2</sup> for these projects. A detailed breakdown is shown on page 20.

The sample includes 159 schemes submitted by the DfE, these projects include local authority contributions where applicable.



Branston Road High School, Staffordshire County Council

Graph 8 | Re-Build & Extension Gross & Nett Costs per m<sup>2</sup>



**5,403<sup>2</sup>**  
average floor area

**6.13m<sup>2</sup>**  
average GIFA per pupil place

**50wks**  
average contract period

**£3,250**  
average gross cost /m<sup>2</sup>

**£2,297**  
average nett cost /m<sup>2</sup>

**£20,991**  
average cost per pupil place

**Key Definitions**

**Re-Build & Extension**

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in Figure 7.

Some key analysis from this data set is summarised below:

**Procurement**

The study has demonstrated that the majority of local authority Re-Build & Extension projects are procured via two stage open book tendering. DfE projects are let via a DfE procurement process.

**Infrastructure**

Due to the nature of Re-Build & Extension projects, where the existing site is maintained, the costs associated with infrastructure are low, representing 15.0% of the total project cost on average across the sample.

**Figure 7 | Re-Build and Extension Average Cost Summary**

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average Index Net Build Costs per m2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count      |
|--------------|--|----------------------------|----------------------------|--------------------------------------|---------------------------|---------------------------|---|----------------------------|----------------------------|------------|
| 0-2500       | £3,711                                     | £4,509                     | £2,662                     | £2,772                               | £3,454                    | £2,067                    | £21,228                                 | £25,409                    | £3,013                     | 76         |
| 2500-5000    | £3,177                                     | £3,781                     | £2,574                     | £2,294                               | £2,634                    | £1,843                    | £25,165                                 | £36,869                    | £7,386                     | 36         |
| 5000-7500    | £3,040                                     | £3,637                     | £2,310                     | £1,997                               | £2,351                    | £1,682                    | £20,124                                 | £23,168                    | £13,176                    | 69         |
| 7500-10000   | £3,004                                     | £3,418                     | £2,486                     | £2,128                               | £2,558                    | £1,789                    | £18,825                                 | £23,873                    | £14,410                    | 47         |
| 10000-12500  | £3,021                                     | £3,499                     | £2,639                     | £2,027                               | £2,278                    | £1,804                    | £20,551                                 | £24,019                    | £16,831                    | 20         |
| 12500-15000  | £2,949                                     | £3,291                     | £2,551                     | £2,063                               | £2,336                    | £1,744                    | £23,567                                 | £27,157                    | £20,162                    | 3          |
| 15000-17500  | NoData                                     | NoData                     | NoData                     | NoData                               | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData     |
| 17500+       | £2,533                                     | £2,533                     | £2,533                     | £1,915                               | £1,915                    | £1,915                    | £15,327                                 | £15,327                    | £15,327                    | 1          |
| <b>Total</b> | <b>£3,250</b>                              | <b>£3,842</b>              | <b>£2,539</b>              | <b>£2,297</b>                        | <b>£2,682</b>             | <b>£1,826</b>             | <b>£20,991</b>                          | <b>£24,825</b>             | <b>£10,756</b>             | <b>252</b> |

**Key Definitions**

**Re-Build & Extension**

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A small sample of New Development and Refurbishment projects has been obtained. It is not possible to draw any conclusions or provide further commentary.

Figure 8 | New Development Average Cost Summary

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average Index Net Build Costs per m2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count     |
|--------------|--|----------------------------|----------------------------|--------------------------------------|---------------------------|---------------------------|---|----------------------------|----------------------------|-----------|
| 0-2500       | £3,622                                     | £3,933                     | £3,133                     | £3,334                               | £2,981                    | £2,440                    | £32,854                                 | £42,952                    | £4,553                     | 19        |
| 2500-5000    | £3,418                                     | £3,798                     | £3,114                     | £2,459                               | £2,710                    | £2,024                    | £13,376                                 | £22,507                    | NoData                     | 5         |
| 5000-7500    | £3,299                                     | £3,625                     | £2,885                     | £2,313                               | £2,545                    | £2,042                    | £19,500                                 | £25,076                    | £16,713                    | 8         |
| 7500-10000   | £2,672                                     | £3,474                     | £2,441                     | £2,163                               | £2,548                    | £1,929                    | £18,449                                 | £25,355                    | £16,066                    | 24        |
| 10000-12500  | £3,013                                     | £3,337                     | £2,560                     | £2,163                               | £2,546                    | £1,851                    | £21,638                                 | £26,362                    | £16,756                    | 10        |
| 12500-15000  | £2,902                                     | £2,902                     | £2,902                     | £2,055                               | £2,055                    | £2,055                    | £18,663                                 | £18,663                    | £18,663                    | 1         |
| 15000-17500  | NoData                                     | NoData                     | NoData                     | NoData                               | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData    |
| 17500+       | NoData                                     | NoData                     | NoData                     | NoData                               | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData    |
| <b>Total</b> | <b>£3,126</b>                              | <b>£3,752</b>              | <b>£2,678</b>              | <b>£2,551</b>                        | <b>£2,776</b>             | <b>£1,964</b>             | <b>£22,760</b>                          | <b>£26,427</b>             | <b>£14,110</b>             | <b>67</b> |

Figure 9 | Whole Sample Average Cost Summary

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average Index Net Build Costs per m2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count      |
|--------------|--|----------------------------|----------------------------|--------------------------------------|---------------------------|---------------------------|---|----------------------------|----------------------------|------------|
| 0-2500       | £2,883                                     | £4,144                     | £2,771                     | £2,887                               | £3,377                    | £2,100                    | £23,528                                 | £27,217                    | £3,013                     | 96         |
| 2500-5000    | £3,377                                     | £3,766                     | £2,679                     | £2,309                               | £2,587                    | £1,890                    | £23,826                                 | £35,789                    | £7,188                     | 42         |
| 5000-7500    | £3,169                                     | £3,639                     | £2,391                     | £2,030                               | £2,360                    | £1,702                    | £20,059                                 | £24,310                    | £13,341                    | 77         |
| 7500-10000   | £2,507                                     | £3,435                     | £2,458                     | £2,585                               | £2,569                    | £1,826                    | £18,869                                 | £24,911                    | £14,575                    | 72         |
| 10000-12500  | £2,627                                     | £3,482                     | £2,617                     | £2,091                               | £2,529                    | £1,832                    | £20,779                                 | £24,523                    | £16,769                    | 31         |
| 12500-15000  | £2,925                                     | £3,223                     | £2,590                     | £2,061                               | £2,300                    | £1,775                    | £22,341                                 | £26,268                    | £18,108                    | 4          |
| 15000-17500  | NoData                                     | NoData                     | NoData                     | NoData                               | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData     |
| 17500+       | £2,533                                     | £2,533                     | £2,533                     | £1,915                               | £1,915                    | £1,915                    | £15,327                                 | £15,327                    | £15,327                    | 1          |
| <b>Total</b> | <b>£2,838</b>                              | <b>£3,824</b>              | <b>£2,549</b>              | <b>£2,446</b>                        | <b>£2,765</b>             | <b>£1,863</b>             | <b>£21,397</b>                          | <b>£25,735</b>             | <b>£11,289</b>             | <b>323</b> |

Key Definitions

New Development & Refurbishment

Category definitions can be found on page 31.

Location Factor

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

Inflation

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Part Four  
SEN Schools



Portesbury SEN School, Surrey County Council

The SEN school sample consists of 120 projects which are split into three school categories as shown in the pie chart (right). This sample features projects from 2012 to 2025 with a total combined capital value of £751 million, comprising:

- ◆ 24 New Development projects.
- ◆ 74 Re-Build & Extension projects.
- ◆ 22 Refurbishment projects.

**120** SEN schools

While 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. This study evidences that the majority of provision is being made within existing schools, namely Re-Build & Extension projects.

The majority of schemes are procured via framework arrangements either at a national, regional or local level. It has not been possible to draw sufficient trends relating to the cost benefits of these different procurement routes due to the significant variations in the framework arrangements.

Over the next pages further commentary is provided for each project category which details cost variations and observations on drivers for costs between projects. 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.

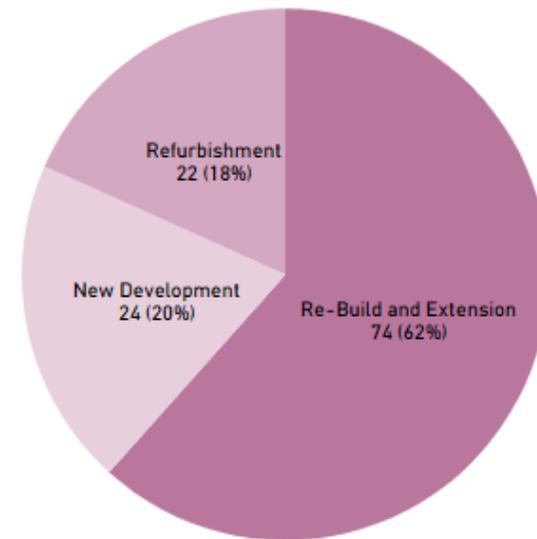
**11,000**

new SEN places

**£751million**

capital value of SEN school sample

Project Categories

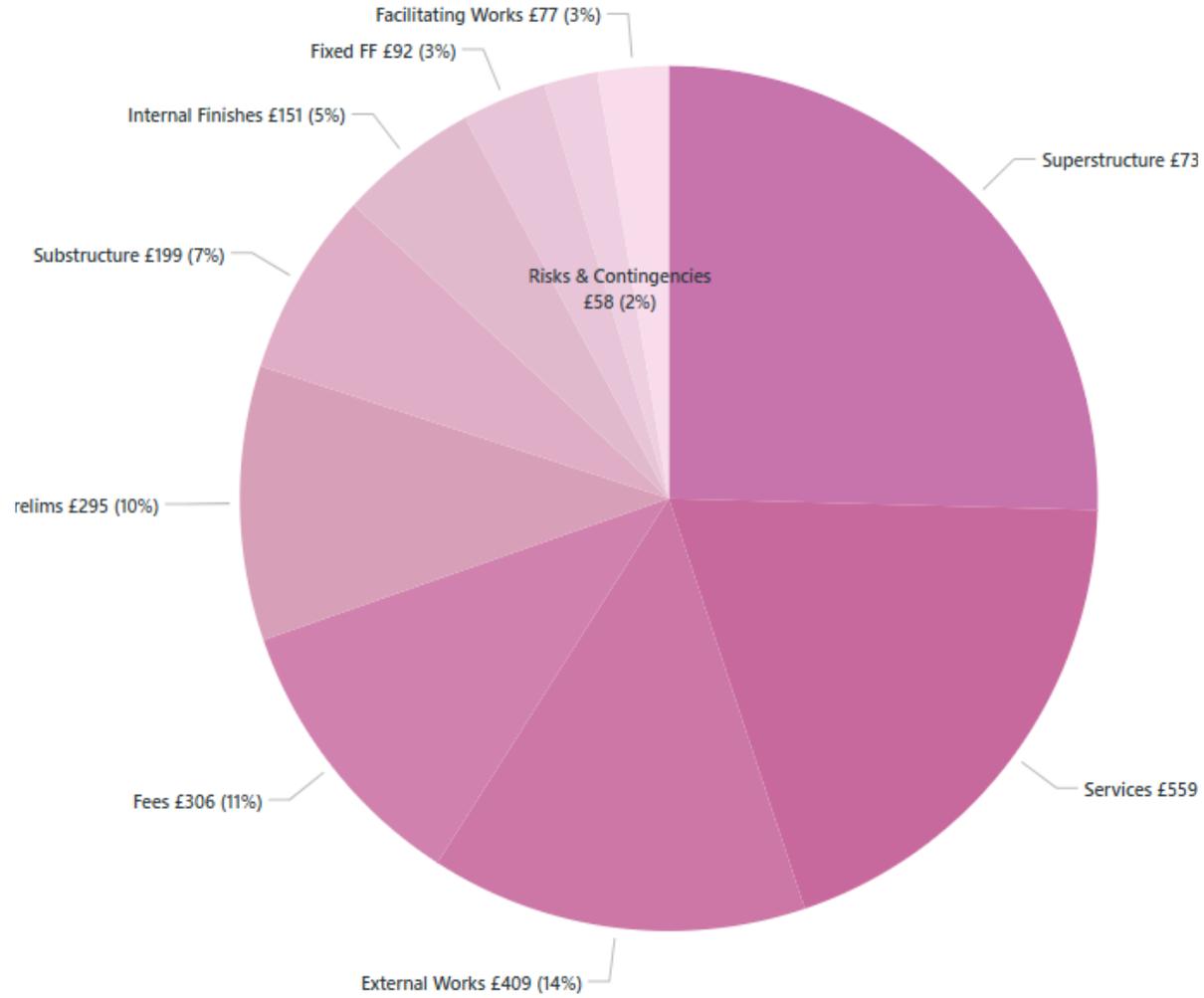


Procurement Route



The Austen Academy School, Hampshire County Council

Average Elemental Costs per m<sup>2</sup> for SEN Schools

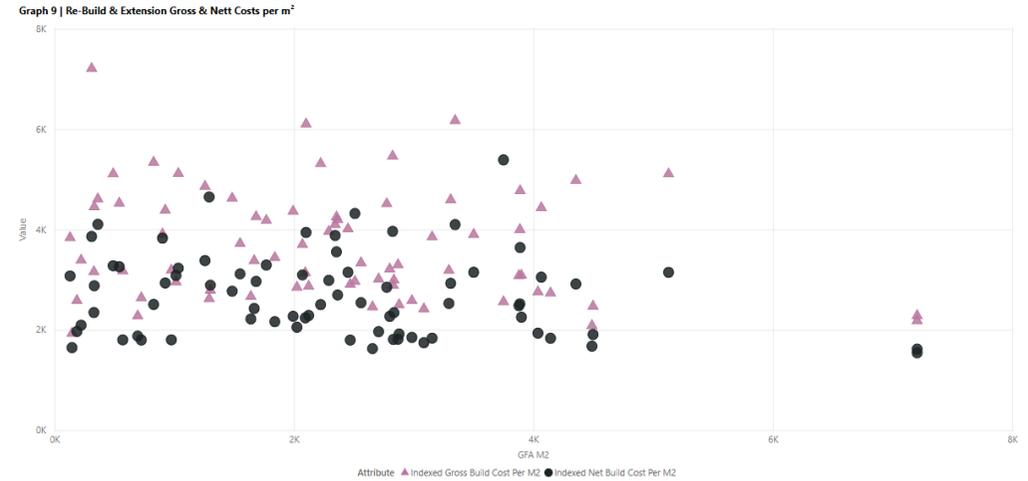


Re-Build & Extension projects are formed from a combination of new blocks, extensions to existing schools and re-build projects on the existing site. In most cases there are elements of demolition and some projects include refurbishment work to existing buildings.

In total, 74 Re-Build & Extension projects were submitted to the study, Graph 9 (right) displays the gross and nett costs per m<sup>2</sup> for these projects. A detailed breakdown is shown on page 27.

The sample includes 31 schemes submitted by the DfE, these projects include local authority contributions where applicable.

Graph 9 | Re-Build & Extension Gross & Nett Costs per m<sup>2</sup>



The Base, Blessed Hugh Farrington, Reading Borough Council

2,331m<sup>2</sup>

average floor area

24.00m<sup>2</sup>

average GIFA per pupil place

48wks

average contract period

£3,675

average gross cost /m<sup>2</sup>

£2,691

average nett cost /m<sup>2</sup>

£85,738

average cost per pupil place

Key Definitions

Re-Build & Extension

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

Location Factor

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

Inflation

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A detailed breakdown of average costs by GIFA bands is shown in Figure 10 below.

**Figure 10 | Re-Build and Extension Average Cost Summary**

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Net Build Cost Per M2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count     |
|--------------|--|----------------------------|----------------------------|--|---------------------------|---------------------------|---|----------------------------|----------------------------|-----------|
| 750-1500     | £4,016                                     | £4,861                     | £2,965                     | £3,241                                   | £3,880                    | £2,770                    | £109,653                                | £131,928                   | £51,038                    | 11        |
| Other        | £3,382                                     | £4,637                     | £2,358                     | £2,347                                   | £2,996                    | £1,737                    | £97,434                                 | £122,137                   | £69,324                    | 13        |
| 1500-2250    | £3,816                                     | £4,342                     | £2,922                     | £2,606                                   | £3,068                    | £2,221                    | £83,850                                 | £116,342                   | £47,642                    | 12        |
| 2250-3000    | £3,420                                     | £4,160                     | £2,643                     | £2,618                                   | £3,115                    | £1,820                    | £82,782                                 | £98,459                    | £65,101                    | 17        |
| 3000-3750    | £4,020                                     | £4,592                     | £3,186                     | £2,713                                   | £3,148                    | £1,834                    | £95,562                                 | £89,532                    | £76,295                    | 6         |
| 0-750        | £3,717                                     | £4,542                     | £2,628                     | £2,726                                   | £3,388                    | £1,861                    | £57,220                                 | £79,470                    | £2,533                     | 15        |
| <b>Total</b> | <b>£3,675</b>                              | <b>£4,552</b>              | <b>£2,706</b>              | <b>£2,691</b>                            | <b>£3,266</b>             | <b>£1,865</b>             | <b>£85,378</b>                          | <b>£118,479</b>            | <b>£48,547</b>             | <b>74</b> |

**Key Definitions**

**Re-Build & Extension**

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

**Location Factor**

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

**Inflation**

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

A small sample of New Development and Refurbishment projects has been obtained, breakdown contained in Figures 11 & 12. It is not possible to draw any conclusions or provide further commentary at this stage.

Figure 11 | New Development Average Cost Summary

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Net Build Cost Per M2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count     |
|--------------|--|----------------------------|----------------------------|--|---------------------------|---------------------------|---|----------------------------|----------------------------|-----------|
| 0-750        | £3,318                                     | £3,428                     | £3,209                     | £2,381                                   | £2,450                    | £2,311                    | £52,333                                 | £67,162                    | £37,504                    | 2         |
| 750-1500     | £4,724                                     | £4,724                     | £4,724                     | £3,288                                   | £3,288                    | £3,288                    | £85,487                                 | £85,487                    | £85,487                    | 1         |
| 1500-2250    | £3,140                                     | £3,345                     | £2,890                     | £2,176                                   | £2,360                    | £1,959                    | £86,957                                 | £101,513                   | £72,726                    | 3         |
| 2250-3000    | £3,019                                     | £3,558                     | £2,639                     | £2,063                                   | £2,202                    | £1,828                    | £66,324                                 | £88,315                    | £56,705                    | 9         |
| 3000-3750    | £3,121                                     | £3,121                     | £3,121                     | £2,008                                   | £2,008                    | £2,008                    | £69,328                                 | £69,328                    | £69,328                    | 1         |
| Other        | £3,558                                     | £3,975                     | £2,908                     | £2,429                                   | £2,714                    | £1,990                    | £114,395                                | £166,198                   | £65,272                    | 8         |
| <b>Total</b> | <b>£3,314</b>                              | <b>£3,598</b>              | <b>£2,803</b>              | <b>£2,284</b>                            | <b>£2,611</b>             | <b>£1,931</b>             | <b>£84,684</b>                          | <b>£94,164</b>             | <b>£61,743</b>             | <b>24</b> |

Figure 12 | Refurbishment Average Cost Summary

| GFA Band     | Average of Indexed Gross Build Cost Per M2 | Gross Cost 80th Percentile | Gross Cost 20th Percentile | Average of Indexed Net Build Cost Per M2 | Nett Cost 80th Percentile | Nett Cost 20th Percentile | Average of Indexed Cost Per Pupil Place | Pupil Cost 80th Percentile | Pupil Cost 20th Percentile | Count     |
|--------------|--|----------------------------|----------------------------|--|---------------------------|---------------------------|---|----------------------------|----------------------------|-----------|
| 0-750        | £1,232                                     | £1,424                     | £745                       | £4,033                                   | £4,033                    | £4,033                    | £15,952                                 | £29,952                    | £5,063                     | 13        |
| 750-1500     | £1,243                                     | £1,726                     | £384                       | NoData                                   | NoData                    | NoData                    | £24,321                                 | £33,121                    | £15,047                    | 6         |
| 1500-2250    | £2,575                                     | £2,854                     | £2,296                     | NoData                                   | NoData                    | NoData                    | £44,308                                 | £48,892                    | £39,723                    | 2         |
| 2250-3000    | NoData                                     | NoData                     | NoData                     | NoData                                   | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData    |
| 3000-3750    | NoData                                     | NoData                     | NoData                     | NoData                                   | NoData                    | NoData                    | NoData                                  | NoData                     | NoData                     | NoData    |
| Other        | £1,913                                     | £1,913                     | £1,913                     | £15,530                                  | £15,530                   | £15,530                   | £125,588                                | £125,588                   | £125,588                   | 1         |
| <b>Total</b> | <b>£1,388</b>                              | <b>£2,071</b>              | <b>£744</b>                | <b>£9,781</b>                            | <b>£13,230</b>            | <b>£6,332</b>             | <b>£25,796</b>                          | <b>£36,980</b>             | <b>£5,313</b>              | <b>22</b> |

Key Definitions

New Development & Refurbishment

Category definitions can be found on page 31.

Location Factor

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024.

Inflation

All costs have been updated to the Building Cost Information Service (BCIS) ALL-IN Tender Price Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379. Index taken from March 2024 data forecasts. This adjusts costs for inflation. VAT is excluded throughout.

Further definitions of key terms and footnotes outlining how the data has been treated can be found on page 31.

Part Five  
Further Information



Kings' School, Hampshire County Council

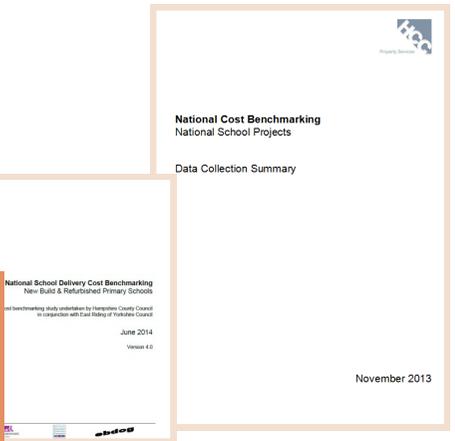
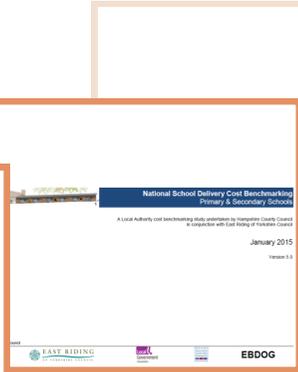
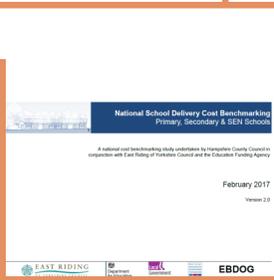
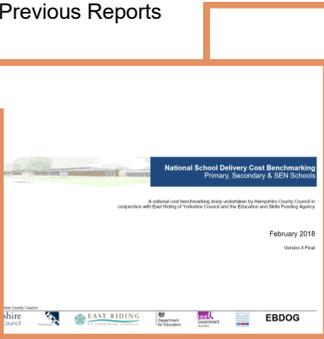
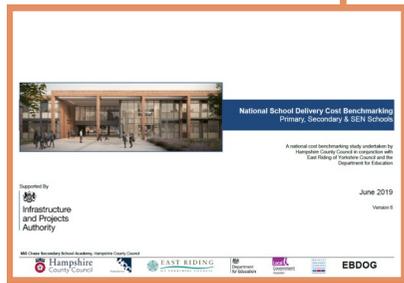
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We are keen to receive projects for our next publication planned for June 2026 and welcome project submissions from any Local Authority in the United Kingdom.

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 Dimitri Eleftheriou or 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 |
| June 2019               | 845         | 140                      | Primary, Secondary & SEN |
| May 2021                | 1008        | 150                      | Primary, Secondary & SEN |
| July 2022               | 1111        | 159                      | Primary, Secondary & SEN |
| September 2023          | 1135        | 159                      | Primary, Secondary & SEN |

Key terms used throughout this publication and an outline of how data has been adjusted for inflation and regional cost variations are defined here.

#### New Development

Any project where 100% of the works being undertaken are new build and the site used is a greenfield site. Includes significant infrastructure and external works.

#### Re-Build & Extension

Any project where over 50% of the works being undertaken are new build, where the site used is adjacent to or the same as the existing site. Including new build blocks, extensions to existing buildings and rebuilds which include elements of demolition.

#### Refurbishment

Any project which contains significant alterations or less than 50% new build to existing buildings. The works are further categorised as light, medium and heavy refurbishment. See further definitions for these levels.

#### Refurbishment Level - Light Refurbishment

Investment focused on common areas and essential repairs only. Extension of economic life is approximately 5 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.

#### Refurbishment Level - 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 substructural alterations. Existing floors and ceilings are retained and minor repairs only to façade.

#### Refurbishment Level - 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 MEP systems. The building is typically unoccupied. Extension of economic life is approximately 15 - 25 years. Works include strip out of existing space, shell and core refurbishment including cosmetic upgrades. Replacement to raised floors, ceilings and new services.

#### Spatial Measures (GIFA)

Encompass the most common formats used by clients and industry to benchmark total construction costs, which in the case of schools has been taken as £/m<sup>2</sup> of the Gross Internal Floor Area (GIFA). This is related to throughout and is the total m<sup>2</sup> of accommodation delivered by a project. For Refurbishment projects the GIFA refers to the percentage of new build floor area only.

#### Total Project Cost

Represents the overall project cost at tender stage, inclusive of fees, external works, abnormal costs, including minor building works and fittings and fixtures. It is inclusive of additions for preliminaries, contingency, overheads and profit.

#### Nett Cost per m<sup>2</sup>

Represents the tendered cost per m<sup>2</sup> of GIFA, exclusive of fees, abnormal costs, external works, minor building works and alterations. It is inclusive of additions for preliminaries, contingency, overheads and profit. Fixed fittings and furnishings are included.

#### Gross Cost per m<sup>2</sup>

Represents the tendered Total Project Cost per m<sup>2</sup> of GIFA.

#### Cost Per Pupil Place

Represents the Total Project Cost, divided by the number of additional pupil places being created by the works in the school. Where this data has not been available for refurbishment projects, the Total Project Cost has been divided by the total number of pupils in the school.

#### 20<sup>th</sup> and 80<sup>th</sup> Percentiles

The 20<sup>th</sup> percentile is the value below which 20% of the observations may be found, while the 80<sup>th</sup> percentile is the value below which 80% are found.

#### Abnormals

These encompass substructure cost above normalised base cost and demolitions. The normalised base cost for substructures used was £120 per m<sup>2</sup> of GIFA. This value has been derived using the worked example for calculating substructure abnormals published by the former Department for Education and Employment (DFEE) within their document entitled "Education Building Projects: Information on Costs and Performance Data". This calculation used within this report recognises the impact of timing (tender factor), location and size of projects.

#### Fees

All professional (client) fee costs have been included where provided within the sample data. These fees include project management, cost management and other professional services associated to the project. In house architectural service fees are also included where applicable. If fee information was not available a standardised professional fee allowance of 12% has been included on all projects where the unadjusted tendered Contract Sum is £10m or less. A standardised professional fee allowance of 10% has been included on all projects where the unadjusted Contract Sum is in excess of £10m. A professional (client) fee of 3% has been applied to all centrally funded projects submitted by the DfE as agreed with the DfE.

#### Excluded Cost Elements

Statutory fees, survey costs, loose furniture and equipment, client department costs including programme management, legal and land acquisition costs are excluded from all figures shown herein.

#### Preliminaries, Contingency, Overheads & Profit

Included in all figures herein as a percentage cost of GIFA. In the case of Refurbishment projects the GIFA refers to the percentage of new build floor area only.

#### Location Factor

All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at March 2024

#### Inflation

All costs have been updated to the latest Building Cost Information Service (BCIS) ALL-IN Tender Price of Index (TPI) of 1<sup>st</sup> Quarter 2024 of 379 Index taken at March 2024. This adjusts costs for inflation. VAT is excluded throughout.

#### Please Note

**All cost data contained within this report relates to Tender Stage (Gateway 3, Contract Let) costs, unless otherwise identified as Outturn figures.**

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Wimborne First School, Dorset County Council