



Department
for Education

Further education schemes summary cost models

**New build, small works and refurbishment
construction**

September 2018

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1 About this user guide

The purpose of this document is to provide an updated series of summary table cost models which relate to typical new build, small works and refurbishment projects. These include typical scope and specifications reflected within the descriptive element.

Some projects will fall outside the cost models, creating either a lower or higher outturn cost. A number of factors including use, specification, size and geographical location will affect this. The cost models will allow the assessment of funding application submissions against an expectation, represented by the cost models.

Summary cost models have been provided, which contain costs updated for inflation using the Building Cost Information Service (BCIS) All-in TPI (Tender Price Index) dated 31 August 2018. The TPI values used are 269 for 3rd Quarter 2015 and 313 for 3rd Quarter 2018. Location Factors used are based on the BCIS August 2018 Location Factors.

In assessing applications for capital funding, the Department for Education (DfE) will make an allowance for inflation of elemental costs from September 2018 up to the anticipated mid-point of construction for each individual project to be completed by September 2020 and September 2021.

This document should be read as an addendum to the 'Further Education Schemes Cost Models New Build, Small Works & Refurbishment Construction' document released by the Skills Funding Agency in July 2015.

These cost models provide guidance for the following project schemes:

- Typical new build schemes expected to represent most funded projects and identified by geographical location.
- Typical refurbishment schemes, classed as 'Full', 'Medium' or 'Minimal' standard and identified by geographical location.
- Typical small works schemes (principally extensions to existing premises) and identified by geographical location.

The cost models have been prepared on the basis of a range of costs for a typical new or refurbished building. Each model relates to a specific geographical location and regional Location Factors.

The models presented in this document ignore the inflationary costs in the July 2015 document that allow for increases from July 2015 for projects to be completed at September 2016.

1.1 Expiry or review date

The next review date for this guidance document will be September 2019.

1.2 Who is this publication for?

This document is to provide support and guidance for FE providers intending to undertake small works, refurbishment and new build projects.

2 Typical new build cost model FE colleges scheme summary - models 1, 2 and 3

2.1 Base build costs embracing sustainability items relevant to 'Very Good' Building Research Establishment Environmental Assessment Method (BREEAM) rating

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£2,662/m2	£3,161/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£2,981/m2	£3,563/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£2,529/m2	£2,944/m2	0.95	Yorkshire, Humberside and the North East and North West of England

2.2 Base build costs embracing sustainability items relevant to 'Excellent' BREEAM rating

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£2,835/m2	£3,366/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£3,175/m2	£3,795/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£2,693/m2	£3,135/m2	0.95	Yorkshire, Humberside and the North East and North West of England

3 Typical small works/ extension scheme summary - models 1, 2 and 3

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£2,464/m2	£2,915/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£2,760/m2	£3,298/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£2,341/m2	£2,725/m2	0.95	Yorkshire, Humberside and the North East and North West of England

4. Typical refurbishment works scheme summary

4.1 Typical full refurbishment works scheme summary - models 1, 2 and 3

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£2,365/m2	£2,807/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£2,648/m2	£3,545/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£2,246/m2	£2,614/m2	0.95	Yorkshire, Humberside and the North East and North West of England

4.2 Typical medium refurbishment works scheme summary - models 1, 2 and 3

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£1,819/m2	£2,159/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£2,037/m2	£2,727/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£1,728/m2	£2,011/m2	0.95	Yorkshire, Humberside and the North East and North West of England

4.3 Typical minimal refurbishment works scheme summary - models 1, 2 and 3

Element	Cost Allowance £/m2 July 2015	Cost Allowance £/m2 September 2018	Location Factor	Location/Regions
MODEL ONE Total allowance	£1,000/m2	£1,187/m2	1.02	East and West Midlands and the East and South West of England
MODEL TWO Total allowance	£1,120/m2	£1,500/m2	1.15	London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire
MODEL THREE Total allowance	£950/m2	£1,106/m2	0.95	Yorkshire, Humberside and the North East and North West of England



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