

Agenda Item	16
Report No	ECI/30/2023

HIGHLAND COUNCIL

Committee: Economy and Infrastructure

Date: 4 May 2023

Report Title: Developer Contributions

Report By: Executive Chief Officer Infrastructure & Environment

1 Purpose/Executive Summary

- 1.1 Following a report presented to the February 2023 Economy and Infrastructure Committee on Developer Contributions, this paper seeks approval for updated developer contribution rates for education and community facilities.
- 1.2 This update aims to ensure that costs sought from developments are fair and accurate in line with legislation for Planning Obligations. The Committee is asked to approve these as a factual update of the developer contributions supplementary guidance. These updates address financial changes in the economy while maintaining the same mechanism and policy for collection of contributions. As mentioned in the February report, a more comprehensive review of developer contributions policy and guidance will form part of the preparation of the new single Highland Local Development Plan (HLDP).

2 Recommendations

- 2.1 Members are asked to:-
- i. **Note** the requirement for this factual update to more fairly reflect updated costs for school and community facility developer contribution rates;
 - ii. **Agree** the updated school and community facility developer contribution rates and note the updated evidence and refinements for calculating school contributions;
 - iii. **Note** that these costs and factors will be applied to all planning advice and new planning applications received from the date of the committee onwards; and
 - iv. **Note** that a full review of Developer Contributions Supplementary Guidance and parent developer contributions policy will be carried as part of the new HLDP in compliance with new national policies.

3 Implications

- 3.1 **Resource** – the report aims to ensure that fair and appropriate developer contributions are sought for the delivery of infrastructure and in turn to avoid any undue impact on the Council's Capital Programme and other funding sources.
- 3.2 **Legal** – No direct implications.
- 3.3 **Community (Equality, Poverty, Rural and Island)** – Developer Contributions assist in providing access to the essential services and facilities required to create vibrant and sustainable communities.
- 3.4 **Climate Change / Carbon Clever** – Decisions on the mitigation of development impacts and the supporting infrastructure required should contribute to taking action on climate and ecological emergency and the transition to net zero.
- 3.5 **Risk** – Government legislation needs to be carefully followed to ensure that developer contributions can be secured and utilised. Developer contributions are intended to mitigate any demonstrable impacts of new development on services and infrastructure, not to address historic issues or be used as a discretionary fund. Failure to follow this legislation could increase the risk of developers being able to challenge the payment of contributions (including retrospectively).
- 3.6 **Gaelic** – The Capital Programme includes investment projects to support the delivery and expansion of Gaelic Medium Education.

4 Background

- 4.1 The Developer Contributions Supplementary Guidance was adopted in November 2018 and is linked to the Council's wider policy for developer contributions as set out in the Highland-wide Local Development Plan. The Council also needs to ensure compliance with national policies for infrastructure delivery and planning obligations including Circular 3/2012 Planning Obligations. In addition, Scottish Government's recently adopted National Planning Framework 4 reinforces the need for local authorities to be more coordinated in their approach to planning and delivering infrastructure required to create high quality communities.
- 4.2 As part of the implementation of these policies and guidance, the Council is required to review and keep up to date the costs for infrastructure provision to ensure that infrastructure can be delivered in the right place at the right time. In line with the matters agreed under a previous Developer Contributions report agreed at the February 2023 Committee this report presents the outcome of a review of education and community facilities. This has involved a desktop review of developer contribution rates across other local authorities, as detailed at **Appendix 2**, combined with examples of updated costs for relevant facilities. This factual update of developer contribution costs is presented against a backdrop of other relevant factors such as the large geographical area that Highland covers, market driven inflation/costs and the acceptance that there are fewer infrastructure providers capable of or willing to build the infrastructure within the Highlands.

- 4.3 In addition to seeking increased and proportionate costs for providing such facilities, it is noted that Members agreed improvements to the protocol for identifying and utilising existing and future DCs, including updates to the role of the DCAG. In line with this 'corporate' approach officers across this Council and HLH are looking to take a proactive, strategic and coordinated approach to sports, community and leisure facilities, including alignment with other sources of funding.

5 Developer Contributions for Education

- 5.1 Using the benchmarking work carried out for the February 2023 report (table of workings in **Appendix 1**), it has been identified that the current rates of Developer Contributions towards school capacity issues are not in line with other Local Authorities (LA's) in Scotland. Not only do the Highland rates for 1 and 2 classroom extensions fall considerably below the average rate across other LA's, it can also be seen that several LA's collect a flat rate across all extension/new build levels. It must be noted that not all LA's have fixed rates for contributions and calculate these on a case-by-case basis, but from the available information from other LAs, it is clear that there is scope for increasing the levels of contribution sought in line with elsewhere in Scotland.
- 5.2 **School Roll Forecasts**
The school roll forecasts published by Highland Council are updated annually and are used to identify future school capacity pressure points where the requirement for Developer Contributions is likely to be triggered. These are closely aligned with the Housing Land Audit, which provides information on the forecasted phasing of new housing. However, there may be other factors that need to be considered for specific developments, such as essential upfront capital investment by the Council that requires contributions to continue to be recovered from later developments, or a need to seek contributions as part of a wider development management strategy. The comprehensive analysis results in a final position on the requirements for Developer Contributions in all relevant locations, and this is included in the Delivery Programmes for each of the Area Local Development Plans that are published on the Council website ([Delivery Programmes | Delivery Programmes | The Highland Council](#)). This ensures that clear and comprehensive information is available for developers and other stakeholders to demonstrate the contribution levels that may be required.
- 5.3 **Pupil Product Ratios**
The Pupil Product Ratio (PPR) values used to calculate the forecast number of pupils generated by new housing developments have been assessed and updated as part of the annual review of the school roll forecasts. The revised values take account of current birth rate trends, and this has resulted in a slightly lesser requirement for Developer Contributions overall. To ensure greater accuracy in different locations, the Highland area has been split into geographical areas, each with their own set of PPR values. The new values range from 0.17 to 0.29 pupils per household for Primary pupils, and 0.07 to 0.19 pupils per household for Secondary pupils, compared to the previous single values of 0.30 Primary pupils and 0.13 Secondary pupils per household. These updated values will help to further refine the accuracy of the school roll forecasts and the impact of individual new housing developments in all areas.

5.4 Construction Cost Pressures

Previous reports to Council and Committee meetings have highlighted some of the pressures that have affected the delivery of capital projects over the last 2-3 years, and the potential impact of rising construction cost inflation on the capital programme. This situation has worsened significantly since the beginning of 2022, and the following are the main factors that have been impacting on construction costs.

- general inflation/tender cost indices – rising oil and gas prices; material and labour shortages; the impact of various socio-economic factors and worldwide events; manufacturing and distribution constraints; local, national, and worldwide demand;
- extraordinary increases in costs of certain materials or products;
- local supply chain – limited number of sub-contractors in Highland for certain types of work or sizes of project;
- Central belt supply chain – already busy so further inflated cost of working on Highland projects, effectively a higher cost location factor;
- risk management – contractors, sub-contractors and suppliers are all factoring in additional risk allowances to cover any further increases, particularly for projects with a longer construction period, thus exacerbating the overall position; and
- more stringent design and energy performance standards, including those required by the Scottish Government’s Learning Estate Investment Programme (LEIP).
There is also a requirement to work towards ambitious targets in relation to achieving Net Zero Emissions and a reduction in Construction Embedded Carbon.

5.5 Updated Developer Contribution Rates

The following approach has been taken to arrive at updated contribution rates that reflect the current state of the construction market and incorporates the impact of the standards required of capital investment projects in school buildings:-

- use of the current LEIP area and cost metrics (included in **Appendix 2**) to establish baseline costs for the various capacity bandings of Primary and Secondary schools;
- the LEIP metrics are applicable to all types of projects (i.e., new build, extension and refurbishment) and have been used to arrive at standard contribution rates for schools in each of the capacity bandings;
- separate factors are applied for specific locations, such as the revised PPR ratios and a construction cost location factor; and
- an allowance is included for the effect of current market conditions that are not currently reflected in the national cost indices that are used to update the cost metrics (this factor will be regularly reviewed).

5.6 The adopted DCSG allows the Council to seek the baseline costs set out in grey in **Table 1** below, index linked to the date of determination of the PA and/or the legal agreement (with index-linked adjusted values shown in brackets). The second half of each table sets out example costs for the delivery of four schools (two Primary schools and two Secondary schools) in Highland based on the LEIP metrics and requirements set out in **Appendix 2**.

Table 1 - Comparison of Baseline and Proposed School Contribution Rates

Building Type (Primary)	Estimated Project Cost	Cost per Home	Notes
<i>Previous 1 Class Extension Rate - Primary</i>		<i>£2,571*</i> <i>(£3,073)**</i>	<i>For comparison only</i>
<i>Previous 2 Class Extension Rate - Primary</i>		<i>£2,041*</i> <i>(£2,440)**</i>	<i>For comparison only</i>
<i>Previous Major Extension / New School Rate - Primary</i>		<i>£7,359*</i> <i>(£8,798)**</i>	<i>For comparison only</i>
New Single Stream Primary School (8 class)	£13,709,000	£14,623	Based on 225 pupil capacity in Primary, 48 pupil capacity in Nursery. No external covered space. Total GIFA 2,191sqm. PPR ratio applied is 0.24
New Two Stream Primary School (16 class)	£24,228,000	£13,155	Based on 442 pupil capacity in Primary, 96 pupil capacity in Nursery. No external covered space. Total GIFA 3,872sqm. PPR ratio applied is 0.24
Building Type (Secondary)	Estimated Project Cost	Cost per House	Notes
<i>Previous 1 Class Extension Rate - Secondary</i>		<i>£1,328*</i> <i>(£1,587)**</i>	<i>For comparison only</i>
<i>Previous 2 Class Extension Rate - Secondary</i>		<i>£1,054*</i> <i>(£1,260)**</i>	<i>For comparison only</i>
<i>Previous Major Extension / New School Rate - Secondary</i>		<i>£3,482*</i> <i>(£4,163)**</i>	<i>For comparison only</i>
New Secondary School (800 pupils)	£52,062,000	£9,111	Based on 800 pupil capacity. No external covered space. Total GIFA 9,600sqm. PPR ratio applied is 0.14
New Secondary School (1200 pupils)	£71,585,000	£8,352	Based on 1200 pupil capacity. No external covered space. Total GIFA 13,200sqm. PPR ratio applied is 0.14

* *Baseline rates from DCSG*

** *index-linked to current Quarter*

See **Appendix 3** for a full breakdown of how these per house costs were calculated for each of the four example schools.

5.7 In considering these examples of baseline school costs, it will be noted that the per home costs currently sought (even with index-linking) fall substantially short of addressing the projected proportionate cost and impact on a per home basis. As a result, the first key change proposed is to apply a flat rate across all extensions and new builds, phasing out 1 Class and 2 Class extension rates and simplifying the process. The second change is a proposed increase in the per home contribution rates as follows:-

- £13,155 per home for a 16 class Primary School (compared to £8,798 - 2018 rate with index-linking);
- £14,623 per home for an 8 class Primary School (compared to £8,798 - 2018 rate with index-linking);
- £9,111 per home for an 800-pupil secondary school (compared to £4,163 - 2018 rate with index-linking); and

- £8,352 per home for a 1200 pupil secondary school (compared to £4,163 - 2018 rate with index-linking).

5.8 Whilst this will appear to be a significant increase in the per home costs, the work undertaken on PPR outlined in paragraph 5.3 ensures that the detailed circumstances of each school are taken into account in applying these costs. As a result, the average PPR values across Highland decrease from 0.43 to 0.38 for combined Primary and Secondary pupils, and the likelihood that a new housing development will trigger the requirement for Developer Contributions has also decreased. By applying region specific PPR values rural areas should see a further reduction in the number of sites requiring developer contributions.

5.9 Where accommodation expansion is required, the revised calculation model utilises current LEIP area and cost metrics to ensure that projected construction costs are fair and in line with industry standards. Essential uplift costs can be applied where appropriate, thereby tailoring the calculated level of contribution required to ensure that we fully recover the actual cost of delivering required additional capacity. These proposed updates to the decision-making process will benefit communities by ensuring that infrastructure improvements can keep pace with new housing developments, whilst balancing fairer contribution obligations for the developers.

6 Community Facilities

6.1 The adopted Developer Contributions Supplementary Guidance states that community facilities (which includes sports contributions) can be sought on a case-by-case basis. In areas where deficiencies have been identified, contributions are sought from developments within the relevant secondary school catchment area. The adopted DCSG sets out that contributions for such facilities are £1,019 per home (£1,228 with index-linking) which is based upon the costs for delivery of a typical community hall. Evidence from the BCIS within **Appendix 4** indicates that these costs fall well short of the delivery of typical community facilities and even more so for sports and leisure facilities.

6.2 On this basis, it is considered reasonable and proportionate to seek an uplift in developer contributions rates for community facilities in line with BCIS index, and to ensure the delivery of such facilities alongside new developments. This results in an increased per home cost for community facilities of £1,568 per home (compared to £1,228 - 2018 rate with index-linking). This proposed change is backed up by the increased costs for education in Section 5 of this report - where sports facilities have often been delivered to complement school sports facilities – which are projected to increase by at least 50%.

6.3 In addition, officers will continue to look carefully at developments that should make contributions towards such facilities and that they relate to viable and deliverable projects where a deficiency has been identified. Any rates sought will be commensurate with the impact and scale of any development in line with legislation.

6.4 Officers will also continue to look to maximise, where appropriate, opportunities for combining sports, community and education facilities, which are more cost effective and provide greater access for communities through increased opening times. There are several examples of these across Highland Council educational estate. There are also associated benefits and economies of scale for providing a range of services under one roof, allowing other adjacent and no longer fit for purpose Highland Council assets to be disposed of, as part of a wider asset management strategy. In addition, officers across this Council will continue to work together to maximise opportunities for aligning developer contributions with others funding including the capital programme.

7 Next Steps

7.1 The outcome, if approved, seeks to align the HC rates, to enable developer contributions sought to be fair, accurate and proportionate but also capable of providing the necessary infrastructure required to mitigate the impact of any proposed development. Approval of this report will allow officers to apply the revised developer contribution rates for education and community facilities to all cases received from the date of this committee onwards. Arrangements are already in place for officers to work together to monitor changes to infrastructure delivery and developer contributions. In addition, the Developer Contributions Action Group are implementing the developer contributions protocol agreed at the February Economy and Infrastructure Committee.

7.2 For all other contribution types, in line with the report approved by the February Economy and Infrastructure Committee, a wider review of developer contributions will form part of the preparation of the new Highland Local Development Plan as set out in the Development Plans Newsletter reported to Feb Economy and Infrastructure Committee.

Designation: Executive Chief Officer Infrastructure & Economy

Date: 18 April 2023

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Background Papers: Comparison of Developer Contribution Rates with Other Local Authorities
LEIP Programme Metrics
Updated Developer Contribution Baseline Rates for Schools

Education and Sports / Community Contribution Benchmarking

EDUCATION CONTRIBUTION BENCHMARKING

Table 1 below represents the levels of education contribution charged by each Local Authority for 1, 2 and major extensions (where figures exist). The figures at the bottom of table 1 represent the average rate across the included Local Authorities.

Table 2 represents these same contribution levels shown from highest to lowest for each level of extension. The cells highlighted in yellow represent current HC levels, and show our position in the list of contributions.

All figures below come from the relevant Local Authority's adopted Developer Contributions Supplementary Guidance or Local Development Plan.

EDUCATION CONTRIBUTIONS PER LA AND AVERAGE RATES				HIGHEST TO LOWEST CONTRIBUTION RATES			
	1 class	2 class	new school		1 class	2 class	new school
	£1,913	£1,913	£6,090		£10,514	£10,514	£16,292
	£1,645	£1,645	£4,200		£8,000	£8,000	£10,000
	£6,802	£6,802	£6,802		£7,000	£7,000	£9,400
	£6,000	£6,000	£6,000		£6,802	£6,802	£8,858
	£5,000	£5,000	£5,000		£6,000	£6,000	£8,647
	£4,500	£4,500	£4,500		£5,164	£5,164	£7,359
	£4,500	£4,500	£4,500		£5,000	£5,000	£6,802
	£1,093	£1,093	£1,093		£4,500	£4,500	£6,090
	£2,539	£2,539	£2,539		£4,500	£4,500	£6,000
			£4,500		£4,324	£4,324	£5,164
	£4,324	£4,324	£8,858		£4,000	£4,000	£5,000
	£10,514	£10,514	£16,292		£2,825	£2,825	£4,500
	£8,000	£8,000	£9,400		£2,571	£2,539	£4,500
	£4,000	£4,000	£4,000		£2,539	£2,041	£4,500
	£5,164	£5,164	£5,164		£1,913	£1,913	£4,200
	£2,825	£2,825	£8,647		£1,645	£1,645	£4,000
	£7,000	£7,000	£10,000		£1,093	£1,093	£2,539
							£1,093
	£75,819	£75,819	£107,585				
	£4,738.69	£4,738.69	£6,328.53				

TABLE 1 NOTES

- 1) figures are primarily based on Primary School contributions, however averages have been taken where full information exists
- 2) The bottom row shows the average level of contributions over all relevant Local Authorities
- 3) Figures taken from local authorities with fixed rates for contributions. All other LA's use a case by case formula

TABLE 2 NOTES

- 1) Table shows contributions per house from highest to lowest of LA's with fixed contribution rates
- 2) Yellow highlighted cells represent Highland Council's DCSG rate for education contributions
- 3) Indicates our extension rates are among the lowest sought, whereas new school rates are slightly higher than average
- 4) Majority of LA's have less difference between extension and new school rates

SPORT AND COMMUNITY FACILITY CONTRIBUTION BENCHMARKING

The table below shows the information taken from the previous benchmarking exercise highlighted in the February Committee Report. Each row in the table represents the figures for one particular Local Authority, and shows the different rates charged for both Sports and Community Facilities contributions. The majority of Local Authorities do not have fixed contribution costs for Community Facilities, but where it exists, the figures can be seen below. For contrast, Highland's current rate is £1,019 per house, and we currently only collect for one of sports or community facilities contributions.

Community Contributions per LA and Average							
Sports	Community Facilities						
£964	£1,828						
£250	£1,500						
£0	£745						
£382	£193						
£450	£450						
£205							
£375.17	£943.20						
NOTES							
1) Limited information available on levels of Sports and Community Facilities contributions for most LA's							
2) No LA's appeared to use an "either/or" option for Sports and community facilities, as long as there is a requirement for both							
3) Some other LA's mention Sports facilities provision alongside Community Facilities, but don't have standard rates for either							

LEIP Programme Metrics

The following tables were published in January 2021 by Scottish Futures Trust as part of their 'Metrics, Terms and Conditions and Funding Outcomes' document.

The 'Cost per sqm' table shows typical construction costs for different types of Educational building. These costs are index linked to Base Index 333 (Q4 2019) as published by BCIS in their All-in-TPI update on 10th June 2022. See **Appendix 4**.

Area per pupil

Primary Capacity (Pupils)	Internal Sqm/Pupil	External Covered Sqm/Pupil
Up to 231	8.5	1.0
232 – 462	7.5	1.0
463+	6.5	1.0

Secondary Capacity (Pupils)	Internal Sqm/Pupil	External Covered Sqm/Pupil
Up to 400	13	0.8
401 - 800	12	0.8
801 - 1200	11	0.8
1200+	10	0.8

- Internal Sqm/pupil will be reduced by 0.5 sqm/pupil for the smaller of any schools which form part of a campus.
- 30sqm-33sqm/pupil for ASN Schools (NB: project specific requirements to be considered)
- 5.8sqm/pupil for ELC facilities
- Local authorities to consider external covered spaces appropriate for a range of activities, for example, social/dining, outdoor learning and sports use.

Cost per sqm

School Type	Cost Metric/sqm £
Secondary/All through Campus	3,500
Primary (inc. co-located ELC)	4,200
ASN	4,500

Appendix 3 - Updated Developer Contribution Baseline Rates for Schools

The following calculations show construction costs for four example schools, along with expected Developer Contribution costs per house using the revised PPR ratios. The area and cost metrics shown are based on the LEIP metrics in **Appendix 2**, but index linked as if built in the 3rd quarter of 2024. See **Appendix 4**.

New Single Stream Primary School (8 class)

Assumptions	Metric Design	Primary	8 Classrooms - Maximum No. of Pupils	225
		Nursery	Registered Capacity	48
	Base Date (Tender)		July 2024	
	Construction Start Date		October 2024	

Gross Internal Floor Area					
	Element	Capacity	Metric (m2)	Area	Notes
1.1	Primary	225	8.5	1,913	
1.2	Nursery	48	5.8	278	
Total GIFA (m2)				2,191	

Cost								
	Element	Area	Metric (£/m2)	Base Cost	Base Index		3Q 2024	Forecast Cost
2.1	Total GIFA	2,191	4,200	9,201,780	4Q 2019	333	378	10,445,000
Base Target Cost								£10,445,000

Additional Costs					
3.1	Location Factor			0.0%	0
3.2	Market Conditions	Current market and inflationary factors not reflected in BCIS indices		25.0%	2,611,000
3.3	Site Abnormals	e.g. Site topography and ground conditions		5.0%	653,000
3.4	Demolition	Excluded			0
3.5	Phasing	Excluded			0
3.6	Off-Site Works	Excluded			0
Total Project Cost					£13,709,000

Developer Contributions			
4.1	Cost Per Pupil (Primary)		60,929
4.2	Cost Per House	PPR Ratio	0.24
			14,623

New Two Stream Primary School (16 class)

Assumptions	Metric Design	Primary	16 Classrooms - Maximum No. of Pupils	442	
		Nursery	Registered Capacity	96	
	Base Date (Tender)			July 2024	
	Construction Start Date			October 2024	

Gross Internal Floor Area					
	Element	Capacity	Metric (m2)	Area	Notes
1.1	Primary	442	7.5	3,315	
1.2	Nursery	96	5.8	557	
Total GIFA (m2)				3,872	

Cost								
	Element	Area	Metric (£/m2)	Base Cost	Base Index		3Q 2024	Forecast Cost
2.1	Total GIFA	3,872	4,200	16,261,560	4Q 2019	333	378	18,459,000
Base Target Cost								£18,459,000

Additional Costs					
3.1	Location Factor			0.0%	0
3.2	Market Conditions	Current market and inflationary factors not reflected in BCIS indices		25.0%	4,615,000
3.3	Site Abnormals	e.g. Site topography and ground conditions		5.0%	1,154,000
3.4	Demolition	Excluded			0
3.5	Phasing	Excluded			0
3.6	Off-Site Works	Excluded			0
Total Project Cost					£24,228,000

Developer Contributions			
4.1	Cost Per Pupil (Primary)		54,814
4.2	Cost Per House	PPR Ratio	0.24
			13,155

New Secondary School (800 pupils capacity)

Assumptions	Metric Design	Secondary	No. of Pupils	800
	Base Date (Tender)		July 2024	
	Construction Start Date		October 2024	

Gross Internal Floor Area					
	Element	Capacity	Metric (m2)	Area	Notes
1.1	Secondary	800	12.0	9,600	
Total GIFA (m2)				9,600	

Cost								
	Element	Area	Metric (£/m2)	Base Cost	Base Index		3Q 2024	Inflated Cost
2.1	Total GIFA	9,600	3,500	33,600,000	4Q 2019	333	378	38,141,000
Base Target Cost								£38,141,000

Additional Costs						
3.1	Location Factor				0.0%	0
3.2	Market Conditions	Current market and inflationary factors not reflected in BCIS indices			30.0%	11,442,000
3.3	Site Abnormals	e.g. Site topography and ground conditions			5.0%	2,479,000
3.4	Demolition	Excluded				0
3.5	Phasing	Excluded				0
3.6	Off-Site Works	Excluded				0
Total Project Cost						£52,062,000

Developer Contributions					
4.1	Cost Per Pupil				65,078
4.2	Cost Per House		PPR Ratio	0.140	9,111

New Secondary School (1200 pupils capacity)

Assumptions	Metric Design	Secondary	No. of Pupils	1,200
	Base Date (Tender)		July 2024	
	Construction Start Date		October 2024	

Gross Internal Floor Area					
	Element	Capacity	Metric (m2)	Area	Notes
1.1	Secondary	1,200	11.0	13,200	
Total GIFA (m2)				13,200	

Cost								
	Element	Area	Metric (£/m2)	Base Cost	Base Index		3Q 2024	Inflated Cost
2.1	Total GIFA	13,200	3,500	46,200,000	4Q 2019	333	378	52,443,000
Base Target Cost								£52,443,000

Additional Costs						
3.1	Location Factor				0.0%	0
3.2	Market Conditions	Current market and inflationary factors not reflected in BCIS indices			30.0%	15,733,000
3.3	Site Abnormals	e.g. Site topography and ground conditions			5.0%	3,409,000
3.4	Demolition	Excluded				0
3.5	Phasing	Excluded				0
3.6	Off-Site Works	Excluded				0
Total Project Cost						£71,585,000

Developer Contributions					
4.1	Cost Per Pupil				59,654
4.2	Cost Per House		PPR Ratio	0.140	8,352

Appendix 4 - BCIS COSTS AND INDEX LINKING EVIDENCE

Building Cost Information Service (BCIS)

The Building Cost Information Service (BCIS) is the leading international professional body providing construction cost and price data. Example construction costs quoted throughout this report are index linked to the Base Indexes published by BCIS in their All-in-TPI update on 10th June 2022.

BCIS All-In Indices as at 31st March 2023



Date	Index	Equivalent sample	Percentage change		
			On year	On quarter	On month
3Q 2018	327	90	6.9%	0.3%	
4Q 2018	330	85	4.1%	0.9%	
1Q 2019	331	74	1.5%	0.3%	
2Q 2019	335	66	2.8%	1.2%	
3Q 2019	335	62	2.4%	0.0%	
4Q 2019	333	56	0.9%	-0.6%	
1Q 2020	335	Provisional	1.2%	0.6%	
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	365	Provisional	10.3%	4.6%	
3Q 2022	371	Provisional	9.4%	1.6%	
4Q 2022	375	Provisional	9.0%	1.1%	
1Q 2023	379	Provisional	8.6%	1.1%	
2Q 2023	382	Forecast	4.7%	0.8%	
3Q 2023	383	Forecast	3.2%	0.3%	
4Q 2023	388	Forecast	3.5%	1.3%	
1Q 2024	390	Forecast	2.9%	0.5%	
2Q 2024	392	Forecast	2.6%	0.5%	
3Q 2024	393	Forecast	2.6%	0.3%	
4Q 2024	398	Forecast	2.6%	1.3%	
1Q 2025	401	Forecast	2.8%	0.8%	
2Q 2025	404	Forecast	3.1%	0.7%	
3Q 2025	404	Forecast	2.8%	0.0%	

4Q 2025	406	Forecast	2.0%	0.5%
1Q 2026	413	Forecast	3.0%	1.7%
2Q 2026	415	Forecast	2.7%	0.5%
3Q 2026	416	Forecast	3.0%	0.2%
4Q 2026	420	Forecast	3.4%	1.0%
1Q 2027	427	Forecast	3.4%	1.7%
2Q 2027	430	Forecast	3.6%	0.7%
3Q 2027	431	Forecast	3.6%	0.2%
4Q 2027	434	Forecast	3.3%	0.7%

Index Linking

Index linking allows the cost or value of assets to be adjusted in line with inflation, deflation and the cost of living. The following tables provide construction costs per square metre for a typical Swimming Pool or Community Centre. The costs are index linked as if they were built in the 2nd quarter of 2023.

BCIS Build Costs for Swimming Pools



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Apr-2023 07:27

› Rebased to 2Q 2023 (382; forecast) and Highland (88; sample 65)

Maximum age of results: Default period		£/m ² gross internal floor area					
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
541.2 25 metre swimming pools (20)	2,535	1,529	2,440	2,691	2,813	3,087	6
541.3 50 metre swimming pools (25)	3,783	3,576	-	-	-	3,991	2

BCIS Build Costs for Community Centres



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Apr-2023 07:27

➤ Rebased to 2Q 2023 (382; forecast) and Highland (88; sample 65)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
532. Community Centres							
Generally (25)	2,210	900	1,761	2,097	2,523	6,608	111
Up to 500m2 GFA							
Generally (25)	2,329	900	1,589	2,097	2,732	6,608	48
Steel framed (25)	2,566	1,219	1,624	2,174	2,993	6,608	23
Concrete framed (45)	1,351	-	-	-	-	-	1
Brick construction (25)	1,657	900	1,301	1,623	1,842	2,716	15
Timber framed (25)	2,794	2,087	2,498	2,655	3,174	3,739	9
500 to 2000m2 GFA							
Generally (25)	2,128	1,134	1,824	2,100	2,356	3,401	59
Steel framed (25)	2,142	1,294	1,831	2,145	2,471	3,401	37
Concrete framed (30)	2,071	-	-	-	-	-	1
Brick construction (25)	1,966	1,134	1,790	1,900	2,196	3,395	14
Timber framed (25)	2,385	1,802	2,173	2,240	2,671	2,962	7
Over 2000m2 GFA							
Generally (25)	1,998	1,654	-	2,068	-	2,201	4
Steel framed (30)	2,146	2,040	-	-	-	2,252	2
Concrete framed (45)	1,437	-	-	-	-	-	1
Brick construction (50)	1,101	-	-	-	-	-	1
Timber framed (15)	2,201	-	-	-	-	-	1
562.12 Gymnasia/sports halls							
Generally (15)	1,807	678	1,468	1,830	2,063	2,531	26
Up to 500m2 GFA (20)	2,194	2,091	-	2,092	-	2,399	3
500 to 2000m2 GFA (15)	1,801	1,159	1,553	1,805	2,014	2,531	20
Over 2000m2 GFA (15)	1,829	678	1,533	2,016	2,322	2,467	6

Visit <https://bcis.co.uk/> for more information.