

FURTHER EDUCATION SCHEMES

**TYPICAL COST
MODELS**

NEW BUILD & REFURBISHMENT

ISSUE NUMBER 1

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USER GUIDE

The basis upon which each of the three cost models have been prepared offers an example of a range of costs which are appropriate to a typical new or refurbished building. Each model is related to a specific geographical location recognising the Skills Funding Agency and Young People's Learning Agency regions of Southern, Central and Northern and are noted and described in terms of:

- Gross internal floor area
- Storey heights
- General specification
- Location
- Procurement route
- Sustainability standards

Model One - Relates to London and the South East, together with Essex, Hertfordshire and Cambridgeshire*
Model Two - Relates to the East and West Midlands, East and South West of England.
Model Three - Relates to Yorkshire, Humberside and the North East and North West of England.

* Please refer to page 49 for regional identification

The comparison of an Further Education (FE) Scheme proposal to the appropriate model will be undertaken by a three stage process, namely:

- Geographical location
- Identifying whether the scheme broadly relates to the areas, storey heights and general specification of the model
- Questioning whether the proposed scheme has truly exceptional elements which sit outside the scope of the model

Guidance on such matters is provided hereafter.

The guidelines cannot be fully comprehensive and are not intended to provide a means of assessing every type of scheme.

However they do offer a range of data which provides indicative cost levels for:

- Typical new build projects
- Three new build model types each relating to an identified geographical location
- Refurbishment schemes reflecting a full, medium or minimal scope of work with each relating to an identified geographical location

ACKNOWLEDGEMENTS

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The original publication date was October 2007 for the Learning and Skills Council.

This issue Number 1 is dated June 2010 for the Young People's Learning Agency and Skills Funding Agency.

CHANGES FROM MARCH 2010 (REVISION 8) FOR THE LEARNING AND SKILLS COUNCIL

- Each model has been updated to reflect present day costs at June 2010 (previously June 2009).
- The typical programme dates have been amended to reflect a June 2010 date for receipt of tender, present day, excluding forward inflation.
- A further cost of £120/m² has been included below the bottom line figure in each of the New Build models to reflect the additional cost for the step up from a Very Good BREEAM rating to an Excellent BREEAM rating. Associated fees and VAT elements are also incorporated, creating a gross increase of £182/m² present day (June 2010).
- Please note the references to changes in VAT legislation which are noted on page 47.

EXECUTIVE SUMMARY

The purpose of the study has been to create three cost models which relate to typical new build and refurbishment FE Scheme projects for which an adopted scope and specification has been identified and reflected within the data.

It is recognised that some projects will fall outside the model, creating either a lower or higher outturn cost, being driven by a number of factors, including use, specification and site specifics.

The style of the document is tailored to facilitate ease of use by any assessment panel and is intended to allow submissions to be measured against an expectation, represented by the models, which reflect current market conditions and tender returns recently received and analysed and relating to a number of education based submissions.

The models assume that the current status of tendering is maintained, with zero future inflation or further deflation up to March 2011, but with regular three-monthly reviews taking place.

The models are subject to regular review and update.

Costs are therefore provided for:

- Typical new build schemes representing a majority of projects.
- Three typical new build models represented by geographical location.
- Typical refurbishment schemes, identified as being either of full, medium or minimal standard.

SUSTAINABILITY / RENEWABLES

Costs for Sustainability and Renewables are included within the Model.

BREEAM

Achievement of an Excellent BREEAM rating is to relate to the guidelines provided by the BREEAM Education Model, 2008.

The achievement of BREEAM Excellent relates only to New Build.

For guidance on BREEAM requirements for refurbished buildings please see page 31 "Levels of Refurbishment Standards".

Any proposed departure from BREEAM Excellent should be accompanied by a supporting paper demonstrating an inability to achieve BREEAM Excellent.

Refurbishment projects are recognised as being able to achieve no more than a 'Very Good' rating.

NEW BUILD AND REFURBISHMENT MODELS

ADOPTED CRITERIA

Brief description of the concept of a typical FE Scheme with New Build development

Location :	Model One – London and South East, together with Essex, Hertfordshire and Cambridgeshire Model Two – East and West Midlands and the East and South West of England Model Three – Yorkshire, Humberside and the North East and North West of England
GIA :	3,000 - 5,000 sq m (measured inside face to inside face of external walls across all service voids and staircases and including floor areas within atria spaces)
Number of Storeys :	2-3
Greenfield/Brownfield:	May be subject to demolition or ground remediation
New Build / Refurbishment:	Yes
Existing Campus or Relocation:	Either
Procurement:	Two stage, design and build or other as appropriate
Date at which stated costs are valid:	Base date, June 2010
General Specification:	New build, offering full range curriculum, 2 storeys high above ground, with up to 2 nr separate or linked buildings, with an envelope comprising a construction of part glazed, rainscreen cladding, brick / render elevations.
Stated costs are Tendered figures, not Final Account:	Costs represent a second stage final and fixed contractor tender, present day, at June 2010. Costs stated herein at June 2010, are expected to be held for a period up to March 2011, up to start on site and through the construction period (i.e. 0% inflation). Costs beyond March 2011 should be subject to inflation at 1.0% per annum, until further notice.
Further information:	It is assumed that the standards and quality reflected within the model guidances will not be compromised to achieve cost reductions.

ASSUMED PROGRAMME DATES:

Feasibility:	Start:	June 2009
	Complete:	July 2009
Initial Proposal:	Start:	August 2009
	Submit:	October 2009
Full Proposal:	Start:	December 2009
	Submit:	April 2010
Start on Site:		June 2010
Phasing:		Two consecutive phases
Completion on Site:		October 2011
Pre Contract Period:		12 months
Post Contract Period:		16 months

NOTE: The model costs are stated at June 2010.

PROCUREMENT STRATEGY

The model adopts a two stage design and build procurement strategy as the route for producing a firm price from a preferred contractor competitively selected and engaged at stage one.

This represents the basis of costing.

However a project team will submit an alternative proposal where they feel that the interests of the College or other Client body are better served, with a supporting rationale.

The recent and significant change in the market place may create circumstances in which single stage tendering may be more advantageous but the benefit of two stage procurement, where the process is correctly applied and managed may still offer benefits.

The benefit of two stage tendering is believed to rest with careful contractor selection, a clear brief and the contractor's full engagement with the selected consultant team.

The strategy will be reviewed on a regular basis.

EXCEPTIONAL ITEMS

The abnormals referred to herein should represent no more than 3% of the total cost and are not referred to as 'abnormals'.

Therefore items previously regarded and presented as abnormals are now embodied within the base build cost models herein and will no longer be referred to as 'abnormals'.

Items of a specific exceptional nature relating to site conditions may be considered by the Skills Funding Agency and Local Authority as additional costs outside the model but only if supported by a case study for each item and demonstrating such items as unavoidable and included as representing the most economical approach to accommodate such works, not exceeding 3% of total cost.

TYPICAL NEW BUILD COST MODEL / SPECIFICATION

MODEL ONE

London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire

TYPICAL FE SCHEME – MODEL ONE

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	12	0.4	3,000 m ² of two storey buildings, with minor deleterious material content.
Substructure	123	4.5	Excavation and disposal, piled foundations, pile caps, ground beams and ground slab. Poor load bearing ground, minimal contamination.
Substructure Subtotal	135	4.9	
2 Superstructure			
2A Frame	104	3.8	Structural steel beams and columns, fire protected and encased or reinforced concrete beams and columns.
2B Upper Floors	88	3.2	Precast, prestressed reinforced concrete or insitu reinforced concrete or termodeck hollowcore precast planks.
2C Roof	131	4.8	Insitu reinforced concrete with single ply membrane, screed, insulation and associated drainage. Glazed atrium occupying 25% of roof area with aluminium framed double glazed pitched sectors. Mansafe or equivalent maintenance system.
2D Stairs	31	1.1	Feature steel stairs within atrium with glass balustrades and stainless steel handrails. Core staircases in precast reinforced concrete with half landings, polyester coated steel balustrades and painted walls, vinyl covered floors and painted ceiling finishes.
2E External Walls	154	5.6	Metal faced rainscreen composite cladding panels to 50% of elevational area with an element of glazed curtain walling. Brise Soleil Brickwork or rendered blockwork to 20% of elevational area.
2F Windows and External Doors	107	3.9	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	85	3.1	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	44	1.6	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	744	27.2	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	39	1.4	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	73	2.7	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	34	1.2	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	146	5.3	
4 Fittings, Furniture and Equipment	61	2.2	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	11	0.4	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	13	0.5	Waste, soil and vent pipework. Rainwater installations, syphonic drainage.
5C Mechanical Installation	176	6.4	
Services Equipment	23	0.8	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	22	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution.
Space Heating, Air Treatment and Vent.	129	4.7	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers.
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	219	8.0	
Electrical Installation	137	5.0	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting.
Protective Installation	2	0.1	Lightning protection.
Communication Installation	54	2.0	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment.
Specialist Installation	26	1.0	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	27	1.0	3 Nr 17 person lifts to comply with DDA requirements.
5F Builders' Work in Connection	37	1.4	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	483	17.6	
BUILDING SUBTOTAL (1 to 5)	1,569	57.3	
6 External Works			
6A Site Works	100	3.7	
External Works	32	1.2	Landscaping, street furniture, boundaries, infrastructure, pavings, hardstandings, site clearance and on-site roadworks.
Temporary Works	25	0.9	Temporary works and some temporary accommodation and services (hired prefabricated hutting) together with use of existing buildings. 76 weeks hire of 1,000 m ²
Decanting	22	0.8	Provisional allowance of circa £300k.
Planning	21	0.8	Provisional allowance for section 106/278 works and landscaping.
6B Drainage	16	0.6	Foul and rainwater discharge to boundaries of site and manhole chambers, soakaways and connections to buildings.
6C External Services	17	0.6	Incoming services and distribution to buildings.
External Works Subtotal	133	4.9	
7 Preliminaries	204	7.5	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	1,906	69.6	
8 Contingencies	56	2.0	
Contingency	28	1.0	1.5% allowance.
Design Reserve	28	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	136	5.0	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	231	8.4	11% of all costs
SUBTOTAL (1 to 10)	2,329	85.1	
11 VAT	408	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Very Good June 2010	2,737	100.0	

Additional BREEAM Excellent Allowance	Cost Allowance £/m ² June 2010	% Total Base Cost (above)	Typical Specification
Base Cost Allowance for BREEAM Excellent	120	4.4	Cost per m ² allowance to achieve BREEAM Excellent from a base scheme of Very Good.
Preliminaries	14	0.5	Contractor's preliminaries, overheads and profit @ circa 12%.
Contingencies	4	0.1	3% allowance.
Professional Fees	17	0.6	11% of all costs
VAT	27	1.0	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Excellent June 2010 over and above base scheme of Very Good	182	6.7	

TYPICAL NEW BUILD COST MODEL / SPECIFICATION

MODEL TWO

East and West Midlands and the East and South West of England

TYPICAL FE SCHEME – MODEL TWO

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	11	0.5	3,000 m ² of two storey buildings, with minor deleterious material content.
Substructure	108	4.4	Excavation and disposal, piled foundations, pile caps, ground beams and ground slab. Poor load bearing ground, minimal contamination.
Substructure Subtotal	119	4.9	
2 Superstructure			
2A Frame	89	3.7	Structural steel beams and columns, fire protected and encased or reinforced concrete beams and columns.
2B Upper Floors	78	3.2	Precast, prestressed reinforced concrete or insitu reinforced concrete or termodeck hollowcore precast planks.
2C Roof	113	4.6	Insitu reinforced concrete with single ply membrane, screed, insulation and associated drainage. Glazed atrium occupying 25% of roof area with aluminium framed double glazed pitched sectors. Mansafe or equivalent maintenance system.
2D Stairs	27	1.1	Feature steel stairs within atrium with glass balustrades and stainless steel handrails. Core staircases in precast reinforced concrete with half landings, polyester coated steel balustrades and painted walls, vinyl covered floors and painted ceiling finishes.
2E External Walls	134	5.5	Metal faced rainscreen composite cladding panels to 50% of elevational area with an element of glazed curtain walling. Brise Soleil Brickwork or rendered blockwork to 20% of elevational area.
2F Windows and External Doors	106	4.3	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	75	3.1	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	39	1.6	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	661	27.1	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	35	1.4	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	64	2.6	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	30	1.2	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	129	5.3	
4 Fittings, Furniture and Equipment	54	2.2	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	10	0.4	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	10	0.4	Waste, soil and vent pipework. Rainwater installations, syphonic drainage.
5C Mechanical Installation	160	6.6	
Services Equipment	21	0.9	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	20	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution.
Space Heating, Air Treatment and Vent.	117	4.8	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers.
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	197	8.1	
Electrical Installation	123	5.0	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting.
Protective Installation	2	0.1	Lightning protection.
Communication Installation	49	2.0	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment.
Specialist Installation	23	0.9	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	23	0.9	3 Nr 17 person lifts to comply with DDA requirements.
5F Builders' Work in Connection	32	1.3	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	432	17.7	
BUILDING SUBTOTAL (1 to 5)	1,395	57.2	
6 External Works			
6A Site Works	90	3.7	
External Works	29	1.2	Landscaping, street furniture, boundaries, infrastructure, pavings, hardstandings, site clearance and on-site roadworks.
Temporary Works	22	0.9	Temporary works and some temporary accommodation and services (hired prefabricated hutting) together with use of existing buildings. 76 weeks hire of 1,000 m ²
Decanting	20	0.8	Provisional allowance of circa £300k.
Planning	19	0.8	Provisional allowance for section 106/278 works and landscaping.
6B Drainage	15	0.6	Foul and rainwater discharge to boundaries of site and manhole chambers, soakaways and connections to buildings.
6C External Services	16	0.7	Incoming services and distribution to buildings.
External Works Subtotal	121	5.0	
7 Preliminaries	182	7.5	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	1,698	69.7	
8 Contingencies	50	2.1	
Contingency	25	1.0	1.5% allowance.
Design Reserve	25	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	121	5.0	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	206	8.4	11% of all costs
SUBTOTAL (1 to 10)	2,075	85.1	
11 VAT	363	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Very Good June 2010	2,438	100.0	

Additional BREEAM Excellent Allowance	Cost Allowance £/m ² June 2010	% Total Base Cost (above)	Typical Specification
Base Cost Allowance for BREEAM Excellent	120	4.9	Cost per m ² allowance to achieve BREEAM Excellent from a base scheme of Very Good.
Preliminaries	14	0.6	Contractor's preliminaries, overheads and profit @ circa 12%.
Contingencies	4	0.2	3% allowance.
Professional Fees	17	0.7	11% of all costs
VAT	27	1.1	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Excellent June 2010 over and above base scheme of Very Good	182	7.5	

TYPICAL NEW BUILD COST MODEL / SPECIFICATION

MODEL THREE

Yorkshire, Humberside and the North East and North West of England

TYPICAL FE SCHEME – MODEL THREE

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	10	0.4	3,000 m ² of two storey buildings, with minor deleterious material content.
Substructure	104	4.5	Excavation and disposal, piled foundations, pile caps, ground beams and ground slab. Poor load bearing ground, minimal contamination.
Substructure Subtotal	114	4.9	
2 Superstructure			
2A Frame	86	3.7	Structural steel beams and columns, fire protected and encased or reinforced concrete beams and columns.
2B Upper Floors	73	3.2	Precast, prestressed reinforced concrete or insitu reinforced concrete or termodeck hollowcore precast planks.
2C Roof	107	4.6	Insitu reinforced concrete with single ply membrane, screed, insulation and associated drainage. Glazed atrium occupying 25% of roof area with aluminium framed double glazed pitched sectors. Mansafe or equivalent maintenance system.
2D Stairs	26	1.1	Feature steel stairs within atrium with glass balustrades and stainless steel handrails. Core staircases in precast reinforced concrete with half landings, polyester coated steel balustrades and painted walls, vinyl covered floors and painted ceiling finishes.
2E External Walls	128	5.5	Metal faced rainscreen composite cladding panels to 50% of elevational area with an element of glazed curtain walling. Brise Soleil Brickwork or rendered blockwork to 20% of elevational area.
2F Windows and External Doors	90	3.9	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	70	3.0	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	37	1.6	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	617	26.7	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	33	1.4	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	60	2.6	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	29	1.3	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	122	5.3	
4 Fittings, Furniture and Equipment	51	2.2	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	9	0.4	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	9	0.4	Waste, soil and vent pipework. Rainwater installations, syphonic drainage.
5C Mechanical Installation	147	6.4	
Services Equipment	18	0.8	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	18	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution.
Space Heating, Air Treatment and Vent.	109	4.7	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers.
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	187	8.1	
Electrical Installation	115	5.0	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting.
Protective Installation	2	0.1	Lightning protection.
Communication Installation	47	2.0	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment.
Specialist Installation	23	1.0	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	22	1.0	3 Nr 17 person lifts to comply with DDA requirements.
5F Builders' Work in Connection	30	1.3	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	404	17.5	
BUILDING SUBTOTAL (1 to 5)	1,308	56.5	
6 External Works			
6A Site Works	83	3.6	
External Works	28	1.2	Landscaping, street furniture, boundaries, infrastructure, pavings, hardstandings, site clearance and on-site roadworks.
Temporary Works	20	0.9	Temporary works and some temporary accommodation and services (hired prefabricated hutting) together with use of existing buildings. 76 weeks hire of 1,000 m ²
Decanting	18	0.8	Provisional allowance of circa £300k.
Planning	17	0.7	Provisional allowance for section 106/278 works and landscaping.
6B Drainage	15	0.6	Foul and rainwater discharge to boundaries of site and manhole chambers, soakaways and connections to buildings.
6C External Services	15	0.6	Incoming services and distribution to buildings.
External Works Subtotal	113	4.9	
7 Preliminaries	171	7.4	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	1,592	68.8	
8 Contingencies	48	2.1	
Contingency	24	1.0	1.5% allowance.
Design Reserve	24	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	134	5.8	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	195	8.4	11% of all costs
SUBTOTAL (1 to 10)	1,969	85.1	
11 VAT	345	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Very Good June 2010	2,313	100.0	

Additional BREEAM Excellent Allowance	Cost Allowance £/m ² June 2010	% Total Base Cost (above)	Typical Specification
Base Cost Allowance for BREEAM Excellent	120	5.2	Cost per m ² allowance to achieve BREEAM Excellent from a base scheme of Very Good.
Preliminaries	14	0.6	Contractor's preliminaries, overheads and profit @ circa 12%.
Contingencies	4	0.2	3% allowance.
Professional Fees	17	0.7	11% of all costs
VAT	27	1.2	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total allowance for BREEAM Excellent June 2010 over and above base scheme of Very Good	182	7.9	

REFURBISHMENT MODEL

RETAINED BUILDINGS

LEVELS OF REFURBISHMENT STANDARDS

FULL: Strip the building back to its primary frame, retain structural floors, provide a new envelope, resurface roof and fully fit out internally including M&E, IT and communication installations.

MEDIUM: Retain the existing structural fabric and envelope of the building and introduce extensive new internal finishes and FF&E with part renewal of M&E, IT and communication installations.

MINIMAL: Retain the building in its present form, with limited elements only of new finishes internally including part FF&E.

Models have been developed for the Medium Refurbishment level and are displayed in an elemental form identical to the New Build models. The models relate to the three Skills Funding Agency and Young People's Learning Agency regions (Southern, Central and Northern). For a detailed schedule of locations please see page 49.

However, such is the variable nature of refurbishment, it is expected that any submission will vary considerably from one to the next. These refurbishment models are intended to act as guidance. Any submissions incorporating total costs greater than $\pm 5\%$ will require more thorough justification.

It is advised that for **Full or Minimal** levels of refurbishment works an adjustment is made to the total base build rates:

Full:	+ 30%	for models One, Two or Three
Minimal:	- 45%	for models One, Two or Three

Any refurbishment submissions will be assessed on the basis of the Medium Refurbishment cost model, with due allowance made for the scope of the works, as given above.

BREEAM: All refurbishment works are expected to achieve a BREEAM rating of Very Good. Any proposed departure from BREEAM Very Good should be accompanied by a supporting paper demonstrating the inability to achieve BREEAM Very Good.

NOTE: Total Base Build Present Day Costs include fees and full VAT liability and are expressed at June 2010 values.

Refurbishment works can be subject to compliance with current and changing legislation relating to electrical and other installations.

**TYPICAL REFURBISHMENT COST MODEL / SPECIFICATION - MEDIUM LEVEL
REFURBISHMENT**

MODEL ONE

London and the South East of England, together with Essex, Hertfordshire and Cambridgeshire

TYPICAL FE SCHEME – MODEL ONE

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	7	0.4	Internal demolitions of existing building only (50% strip out of services, demolition of non-structural internal walls).
Substructure	5	0.3	Works to existing substructure only.
Substructure Subtotal	12	0.7	
2 Superstructure			
2A Frame	34	2.0	Works to existing frame only
2B Upper Floors	26	1.6	Works to existing floors only
2C Roof	35	2.1	Works to existing roof only
2D Stairs	9	0.5	Works to existing stairs only
2E External Walls	46	2.8	Making good / light alteration to ext walls only
2F Windows and External Doors	119	7.1	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	85	5.1	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	44	2.6	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	398	23.9	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	39	2.3	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	73	4.4	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	34	2.0	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	146	8.8	
4 Fittings, Furniture and Equipment	61	3.7	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	11	0.7	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	10	0.6	Waste, soil and vent pipework. Rainwater installations, syphonic drainage. 20% retained (rainwater installations).
5C Mechanical Installation	151	9.1	
Services Equipment	23	1.4	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	13	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution. 40% services retained.
Space Heating, Air Treatment and Vent.	113	6.8	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers. 40% services retained.
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	157	9.4	
Electrical Installation	97	5.8	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting. 40% services retained.
Protective Installation	2	0.1	Lightning protection.
Communication Installation	32	1.9	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment. 40% services retained.
Specialist Installation	26	1.6	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	11	0.7	Replacement of 1 Nr 17 person lift to comply with DDA requirements.
5F Builders' Work in Connection	24	1.4	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	364	21.8	
BUILDING SUBTOTAL (1 to 5)	981	58.8	
6 External Works			No allowance for External Works for Medium level refurb.
6A Site Works			
External Works			
Temporary Works			
Decanting			
Planning			
6B Drainage			Foul and rainwater discharge to boundaries of site and manhole chambers, soakaways and connections to buildings.
6C External Services			Incoming services and distribution to buildings.
External Works Subtotal	0	0.0	
7 Preliminaries	118	7.1	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	1,099	65.9	
8 Contingencies	32	1.9	
Contingency	16	1.0	1.5% allowance.
Design Reserve	16	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	136	8.2	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	152	9.1	12% of all costs
SUBTOTAL (1 to 10)	1,419	85.1	
11 VAT	248	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total base build present day cost at June 2010	1,667	100.0	

**TYPICAL REFURBISHMENT COST MODEL / SPECIFICATION - MEDIUM LEVEL
REFURBISHMENT**

MODEL TWO

East and West Midlands and the East and South West of England

TYPICAL FE SCHEME – MODEL TWO

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	7	0.5	Internal demolitions of existing building only (50% strip out of services, demolition of non-structural internal walls).
Substructure	5	0.3	Works to existing substructure only.
Substructure Subtotal	12	0.8	
2 Superstructure			
2A Frame	34	2.2	Works to existing frame only
2B Upper Floors	26	1.7	Works to existing floors only
2C Roof	35	2.3	Works to existing roof only
2D Stairs	9	0.6	Works to existing stairs only
2E External Walls	46	3.0	Making good / light alteration to ext walls only
2F Windows and External Doors	106	7.0	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	75	4.9	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	39	2.6	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	370	24.3	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	35	2.3	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	64	4.2	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	30	2.0	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	129	8.5	
4 Fittings, Furniture and Equipment	54	3.5	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	10	0.7	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	8	0.5	Waste, soil and vent pipework. Rainwater installations, syphonic drainage. 20% retained (rainwater installations)
5C Mechanical Installation	141	9.2	
Services Equipment	21	1.4	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	12	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution. 40% services retained
Space Heating, Air Treatment and Vent.	106	7.0	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers. 40% services retained.
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	145	9.5	
Electrical Installation	89	5.8	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting. 40% services retained.
Protective Installation	2	0.1	Lightning protection.
Communication Installation	31	2.0	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment. 40% services retained.
Specialist Installation	23	1.5	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	9	0.6	Replacement of 1 Nr 17 person lift to comply with DDA requirements.
5F Builders' Work in Connection	22	1.4	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	335	22.0	
BUILDING SUBTOTAL (1 to 5)	900	59.0	
6 External Works			No allowance for External Works.
6A Site Works			
External Works			
Temporary Works			
Decanting			
Planning			
6B Drainage			
6C External Services			
External Works Subtotal	0	0.0	
7 Preliminaries	108	7.1	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	1,008	66.1	
8 Contingencies	30	2.0	
Contingency	15	1.0	1.5% allowance.
Design Reserve	15	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	121	7.9	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	139	9.1	12% of all costs
SUBTOTAL (1 to 10)	1,298	85.1	
11 VAT	227	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total base build present day cost at June 2010	1,525	100.0	

**TYPICAL REFURBISHMENT COST MODEL / SPECIFICATION - MEDIUM LEVEL
REFURBISHMENT**

MODEL THREE

Yorkshire, Humberside and the North East and North West of England

TYPICAL FE SCHEME – MODEL THREE

Base build costs embracing sustainability items relevant to a 'Very Good' BREEAM rating

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
Demolition	7	0.5	Internal demolitions of existing building only (50% strip out of services, demolition of non-structural internal walls).
Substructure	5	0.3	Works to existing substructure only.
Substructure Subtotal	12	0.8	
2 Superstructure			
2A Frame	34	2.3	Works to existing frame only.
2B Upper Floors	26	1.8	Works to existing floors only.
2C Roof	35	2.4	Works to existing roof only.
2D Stairs	9	0.6	Works to existing stairs only.
2E External Walls	46	3.2	Making good / light alteration to ext walls only.
2F Windows and External Doors	102	7.0	Double glazed windows to 30% of elevational area.
2G Internal Walls and Partitions	70	4.8	Combination of: Glazed screens facing onto atrium. Blockwork and solid partitions and twinleaf acoustic wall construction and glazed partitions. Including fire rated areas.
2F Internal Doors	37	2.5	Solid core fire rated doors in hardwood frames. Doors in hardwood frames. Stainless steel ironmongery. Lock suiting and DDA compliant.
Superstructure Subtotal	359	24.6	

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
3 Internal Finishes			
3A Wall Finishes	33	2.3	Combination of: Paint on plastered walls. Paint on fair faced concrete / blockwork. Plasterboard lining and paint, wall tiling, full height to wet areas.
3B Floor Finishes	60	4.1	70 deep screed. Fully accessible raised floor. Edge fixed carpet, hardwood skirtings, limestone tiling. Ceramic tiling. Vinyl flooring, coved skirtings. Epoxy floor paint. Entrance matting and matwells.
3C Ceiling Finishes	29	2.0	Plasterboard ceilings on MF framing, emulsion paint finish. Mineral fibre concealed grid ceiling, plasterboard margins and bulkheads. Acoustic treatments.
Internal Finishes Subtotal	122	8.4	
4 Fittings, Furniture and Equipment	51	3.5	External and internal identity, directional and statutory signage. Reception furniture. IT work benches to general teaching spaces. Laboratory work benches. Fume cupboards and other laboratory fittings. Whiteboards, pinboards and other teaching room fittings. Window blinds and vanity units. Retain lockers, shelving and storage racks.
5 Services			
5A Sanitary Installations	9	0.6	WCs and fittings. Extra for disabled fittings. Urinals and fittings. Wash handbasins and fittings. Shower in cubicle, tray, fittings. Classroom sinks, laboratory sinks, cleaners sinks, drinking fountains. IPS panels, pre plumbed.
5B Disposal Installation	7	0.5	Waste, soil and vent pipework. Rainwater installations, syphonic drainage. 20% retained (rainwater installations)
5C Mechanical Installation	132	9.1	
Services Equipment	18	1.2	Kitchen, servery and bar fit out.
Hot and Cold Water Installations	11	0.8	Mains water service treatment. Hot water storage and distribution. Cold water storage and distribution. 40% services retained
Space Heating, Air Treatment and Vent.	101	6.9	Space heating via radiators with all supporting plant and distribution. Underfloor heating to the atrium. Part natural, part mechanical ventilation / cooling, opening windows, with 26°C maximum teaching area criteria. Extract to toilets and kitchen areas. Air handling units and chillers. 40% services retained
Gas Installation	2	0.1	Incoming gas supply and distribution
5D Electrical Installation	138	9.5	
Electrical Installation	84	5.8	Mains and sub-mains distribution, small power generally, electrical supplies to mechanical plant and equipment, lighting, emergency lighting and external lighting. 40% services retained
Protective Installation	2	0.1	Lightning protection.
Communication Installation	29	2.0	Fire alarm and smoke detection, interface with doorhold system, disabled refuge comms system, induction loop alarm interface. Security system, intruder alarm, CCTV, public address. Induction loop. Disabled WC alarm system and data network including containment. 40% services retained
Specialist Installation	23	1.6	BMS controls.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
5E Lift & Conveyor Installation	9	0.6	Replacement of 1 Nr 17 person lift to comply with DDA requirements.
5F Builders' Work in Connection	21	1.4	Framing and access platforms in risers. Forming holes and chases etc. 7% M&E costs.
Services Subtotal	316	21.7	
BUILDING SUBTOTAL (1 to 5)	860	59.0	
6 External Works			No allowance for External Works.
6A Site Works			
External Works			
Temporary Works			
Decanting			
Planning			
6B Drainage			
6C External Services			
External Works Subtotal	0	0.0	
7 Preliminaries	103	7.1	Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ circa 12%. Testing and commissioning of building services installations, O&M manuals.
SUBTOTAL (1 to 7)	963	66.1	
8 Contingencies	30	2.1	
Contingency	15	1.0	1.5% allowance.
Design Reserve	15	1.0	Allowance for design development @ 1.5%.

Element	Cost Allowance £/m ² June 2010	%	Typical Specification
9 Equipment	114	7.8	Based upon circa £190 / m ² teaching space. ICT loose plug-in equipment is a revenue item (servers, screens etc.) 15% to be retained for the utilising of legacy equipment.
10 Professional Fees	133	9.1	12% of all costs
SUBTOTAL (1 to 10)	1,240	85.1	
11 VAT	217	14.9	17.5% of all costs NOTE: VAT rate changes to 20% from 1st January 2011
Total base build present day cost at June 2010	1,457	100.0	

VAT

The model assumes a full VAT liability of 17.5%, on all works including FF&E, although there are instances where the liability will be at a lesser level, dependant upon a number of factors relating to and including design, building linkages, use, the teaching age profile, commercial criteria, together with the nuances of current VAT legislation.

All submissions are to include full VAT liability.

The only exception relates to FE colleges which have sole "sixth form" status and are therefore considered by HMRC to be zero rated.

Please note that VAT will rise to 20% on 1st January 2011.

INFLATION / DEFLATION

Tender inflation/deflation from June 2010 sits outside the model but is referred to in terms of its impact upon a present day submission at June 2010.

Deflation is progressively being measured, not only through the recognised published indices, but by actively, on a monthly basis, analysing tender returns.

It is assumed that there will be no inflation or deflation against these figures up to March 2011 but this opinion is being reviewed on a quarterly basis and any future corrections will be advised accordingly. Beyond March 2011 inflation should be included at 1.0% p.a. until further notice.

LOCATION IDENTITY

Young People's Learning Agency / Skills Funding Agency Regions		Covering regional offices / areas	Relevant Model
Southern	South East	Milton Keynes, Oxfordshire & Buckinghamshire Berkshire Surrey Kent and Medway Sussex Hampshire and the Isle of Wight	One
	South West	Gloucestershire Wiltshire & Swindon Somerset Devon & Cornwall Bournemouth, Poole & Dorset	Two
	London	North Central East South West	One
Central	East of England	Essex Hertfordshire Cambridgeshire	One
		Norfolk Suffolk Bedfordshire & Luton	Two
	West Midlands	Staffordshire Shropshire The Black Country Birmingham & Solihull Coventry & Warwickshire Herefordshire & Worcestershire	Two
	East Midlands	Nottinghamshire Leicestershire Lincolnshire & Rutland Derbyshire Northamptonshire	Two
Northern	Yorkshire & Humberside	North Yorkshire West Yorkshire South Yorkshire Humberside	Three
	North East	Northumberland Tyne & Wear County Durham Tees Valley	Three
	North West	Cumbria Lancashire Greater Merseyside Greater Manchester Cheshire & Warrington	Three