



City of Westminster

Committee of Cabinet Report

Date: **26 July 2006**

Classification: **For General Release**

Title of Report: **Building Schools for the Future – Pimlico School community facilities and property issues**

Report of: **Director Building Schools for the Future**

Wards involved: **All Wards**

Policy context: **Building Schools for the Future
One City
Local Area Agreement**

Financial summary: It is estimated that Capital Expenditure of £4.1m will be incurred during 2008/09-2010/11 and additional capital receipts of £1m will be generated in 2010/11. It is proposed that relevant scheme costs are included within the Council's capital programme. The potential additional revenue costs will be subject to approval through the Council's normal budget options process.

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Summary of this report

- 1.1 This report provides Members with an update on outstanding issues for Westminster's Building Schools for the Future (BSF) programme. It sets out a revised procurement timetable, in the light of recent approval of the Outline Business Case by Partnerships for Schools (PfS) and Department for Education and Skills (DfES), provides a report back to Members with a business justification for the inclusion of community facilities as an integral part of the Pimlico School replacement, and brings forward proposals for lease arrangements for Council-owned sites that form part of the BSF programme.

2. Recommendations

- 2.1 The Committee of Cabinet is invited to:
- Note the position relating to the publication of the BSF OJEU notice and the BSF procurement timescales.
 - Approve the inclusion of shared use community facilities on the redeveloped Pimlico School site as part of the BSF programme, to be included within the BSF procurement process.
 - Agree to the relevant capital expenditure for the scheme, currently estimated at £3.1m (net), being included within the amount available for new schemes under the Council's capital programme, as part of the financial remit agreed by Cabinet on 10 July 2006.
 - Authorise the Director of Property and Strategic Services to agree terms for the occupation by St Marylebone School of part of the Blandford Street premises, in consultation with the Cabinet Member for Children's Services and, subject to that authority, to authorise the Director of Legal and Administrative Services to do everything necessary to conclude such agreements accordingly.
 - Authorise the Director of Property and Strategic Services to agree terms for, and the Director of Legal and Administrative Services conclude all such necessary agreements for, St Vincent's Primary School to use part of the Moxon Street site, pending the redevelopment of the Blandford Street premises and for the School's future occupation of those premises
 - Note that there may be revenue cost implications of up to £100,000 per annum in respect of car parking income through the use of the Moxon Street site, during 2008-09 and 2009-10, subject to approval through the Council's business plan processes.

3. Background to this report

Procurement

- 3.1 Westminster is a Wave 3 BSF authority, receiving funding from 1 April 2007. An accelerated timescale has been adopted, in order to ensure that schools obtain maximum benefit from this once-in-a-lifetime investment. The indicative funding allocation from PfS for proposed works to school buildings and ICT infrastructure is some £150.8m for all seven secondary schools the two special schools and the pupil referral unit, having now been adjusted upwards from the previous £142m.

The capital investment works are part of a wider programme to raise standards in Westminster schools.

- 3.2 The City Council's Outline Business Case (OBC) was submitted to PfS at the end of May and following detailed discussions a revised and updated version was submitted to DfES in June. Following further clarification on a number of points raised by DfES, approval to the placing of a Contract Notice in the Official Journal of the European Union (in short an OJEU Notice) that allows the City Council start the procurement process for the capital works, was received on 14 July, and the notice was posted the same day. Appendix 1 sets out the revised BSF timetable.

Pimlico site – community use

- 3.3 The Cabinet on 12 June 2006 supported in principle the inclusion of other use facilities within the proposed redevelopment of the Pimlico site under BSF, and agreed to allocate the necessary capital and revenue funding, subject to the development of business cases. The earlier report concluded that there was no viable business case to justify replacing the existing Pimlico school pool, and noted that this was not included in the BSF OBC proposals.
- 3.4 Officers have taken forward the proposals for community uses and the business cases to support these proposals has been developed (Appendix 2). As previously indicated, the services considered for re-location were:
- Pimlico Library
 - Adult education centre
 - Young people's one-stop facility
- 3.5 In essence the business cases are based on achieving service improvements and enhanced benefits to the community of co-locating services onto the redeveloped Pimlico School site, as an integral part of the replacement school buildings. Co-locating services in this way would ensure synergies and efficiencies between the functions, as envisaged in the City Plan ambitions to develop ways to increase neighbourhood service delivery, and to deliver accessible and local customer-focussed services.
- 3.6 Officers have considered further the potential benefits of the co-location of these services within the Pimlico School site redevelopment, and their relationship and synergies with the principal education functions of the school. It is considered that a robust case exists for a public library and adult education centre, integrated within the redeveloped Pimlico School. The BSF funding envelope includes a notional allocation based on 190 m² for a school library/resource area, plus additional areas for storage and circulation. When added to the proposed public library area of 600 m² it provides for a significantly enhanced library facilities, funded by a combination of the Council's own resources and external BSF monies. The report therefore sets out in Appendix 2 a business case to support a shared facility incorporating the re-located Pimlico Library, and an adult education centre.
- 3.7 This review has also led to a view that the benefits of co-locating the young people's one-stop facility are not of the same order as the other two functions. Therefore, no further action has been taken to develop that aspect of the proposals. Further options for developing the delivery of youth provision in south Westminster

will be considered and submitted for approval subsequently if there are additional resource requirements.

- 3.8 Indicative costings (Appendix 3 refers), which draw on the feasibility studies for the Pimlico School redevelopment, suggest a total capital cost of around £4.1m for the shared public library and adult education facility. This expenditure would be incurred in 2008-09 to 2010-11 financial years, subject to the preferred partners' proposals.
- 3.9 The proposals would benefit from the efficiencies that derive from maximising the procurement and supply chain benefits through the joint venture body, the Local Education Partnership (LEP), to be set up under BSF. Carrying out the proposed development as an integral part of the school redevelopment will ensure lower costs of design, planning, and site- and building-related works, as they will be at marginal cost to the overall school building programme, rather than at full-cost as part of a one-off development. The report therefore proposes the inclusion of this scheme within the BSF procurement arrangements.
- 3.10 As indicated to Cabinet on 12 June, this capital investment is partly offset by direct or indirect capital receipts arising from the disposal of the current Pimlico Library premises, and as part of the Adult Education Service property strategy.

St Marylebone – use of the Blandford Street, W1 site

- 3.11 At the 12 December 2005 meeting Cabinet confirmed its support in principle for the earmarking of the Blandford Street premises to allow St Marylebone CE School to reach minimum space standards and to expand by one form of entry (30 places per year group) . The financial implications of the City Council granting a long term lease on the site to the school to allow for this were set out in a confidential appendix at that time and are a Background paper to this report. Specific authority is now sought to progress an appropriate under-lease for the premises to the School's trustees on a peppercorn basis.
- 3.12 The area to be leased will depend on specific proposals brought forward by bidders under the BSF procurement process. The indicative proposals in the BSF outline business case involve the development of a centre for sixth form and specialist teaching uses, in particular art and design technology. This involves the demolition and replacement of the existing hostel and convent with a new-build facility. The current BSF proposals envisage retaining an area of the site for subsequent disposal and/or development. It may be feasible, to explore with short-listed bidders, opportunities to develop integrated proposals for the whole Blandford Street site, where this offers benefits to the City Council.

Moxon Street car park uses

- 3.13 The OBC proposals for the redevelopment of the Blandford Street site envisage the use of part of the nearby Moxon Street car park as a temporary playground for St Vincent's Primary School, who will lose their roof-top playground during the building works. It may also potentially serve as a contractors' compound. Based on the car park's current profitability, if one-third of the site were used for the BSF proposals then there could be a revenue impact. It is difficult to estimate precisely the precise impact but the Director of Parking's worse case estimate is that this could be of the

order of £100,000 per year, during the 2008-09 and 2009-10 financial years. If more of the car park area is required then the cost might increase non-proportionally, as it is possible that problems could occur with the car park filling up quickly, which could lead to less people attempting to use the car park.

4. Consultation procedure

- 4.1 Previous reports have set out consultation arrangements adopted to date.
- 4.2 Cabinet discussed on 12 June the importance of consulting with local communities likely to be affected with proposals and noted that it is intended to take soundings from residents at a much earlier point than the formal planning consultation, and that bidders will be encouraged to engage with residents and local ward members prior to acceptance of bids. The Council's Statement of Community Involvement, currently being finalised as part of the Local Development Framework, will inform key aspects of this approach relating to the planning processes.
- 4.3 Discussions have been held with the headteacher and other Pimlico school representatives who support the inclusion of the community facilities within the integrated replacement building. The Governing Body of WAES supports the proposal for co-location of a satellite adult learning facility.
- 4.4 Work has progressed on consultation with the three sample schools (Pimlico, St Marylebone and Westminster City) working with appointed Client Design Advisers to support the development of design briefs that will inform bidders about the design requirements at each site.
- 4.5 Further consultation will be required in more detail and with the other non-sample schools where works are planned to start in the second phase from 2009. Work on developing design briefs for these schools will take place from Autumn 2006 onwards. Arrangements are also being put in place to involve all schools in the evaluation process for the choice of a preferred partner.
- 4.6 As the project moves forward into the procurement phase there will necessarily be a heightened focus on consultation with local communities and residents' groups about specific proposals for the three sample schools. Proposals for the sample schools will be developed further by the preferred bidders for submission for approval on or around 31 July 2007.
- 4.7 The Director for Schools has initiated consultations with headteacher and governing body of St Vincent's RC Primary School in respect of the proposed Blandford Street works.
- 4.8 Consultations will be required with the Howard de Walden Estate, whose consent will be required for the works and any sub-underleases.

5. Financial Implications

- 5.1 There is no current Business Plan capital provision for the proposals for developing a library, adult education and youth facilities on the Pimlico site which will require funding within the Council's capital programme from 2009-10 onwards. The precise

timing will reflect the preferred bidders' proposed project phasing. These costings have been developed in the light of the main BSF business cases and suggest indicative costings for the library and adult education facility of the order of £4.1m. The key differences for the increases above the £2.6m initially cited in the June report to Cabinet are principally in respect of increased base building cost multipliers (now fully in line with those used for the main Pimlico School BSF proposals), the inclusion of an inflation allowance, and specific cost elements for furniture, fittings & equipment, and for ICT infrastructure.

- 5.2 On the basis that the new facility is in part funded through external funding and potential capital receipts and meets key policy objectives, the scheme will have a high priority ranking within the capital programme allocation process. This will ensure that the proposed non school uses on the redeveloped Pimlico School site are included as an integral part of the BSF procurement processes.
- 5.3 It is expected that capital receipts will be generated directly, or indirectly, from release of Pimlico Library. It is estimated that around £1m of capital receipts will be available to offset the capital costs of these proposals, although a creative approach to assets may realise a larger sum.
- 5.4 The report proposes that this expenditure is prioritised within the financial remit agreed by Cabinet on 10 July 2006 for the amount available for new schemes.
- 5.5 It is currently anticipated that the proposal could also result in additional annual revenue costs for the Library proposal estimated at around £80,000 over the existing business plan from at the earliest 2010-11 onwards. However, this growth will need to be considered as part of the Council's normal budget options process.
- 5.6 There are revenue implications arising from the capital investments, assuming the scheme is funded through borrowing.. Based on the capital expenditure projections shown in the business case, the net investment of £3.1m will result in financing costs of £272,000 over the period 2008/09 to 2010/11. This will represent revenue growth which will be reflected in the Corporate Finance provision for the funding of the capital programme.
- 5.7 As indicated in 3.14 above the annual revenue impact in respect of the temporary uses of the Cramer Street/Moxon Street car park could be up to £100,000 during the 2008-09 and 2009-10 financial years (i.e. £200,000 in total). This will be subject to further analysis and consideration during the budget review process, within the context of the City Council's overall parking income position.
- 5.8 The net Revenue Growth and Savings arising from this report are detailed below:-

GENERAL FUND	2008/09 over 2007/08 £'000	2009/10 over 2008/09 £'000	2010/11 over 2009/10 £'000	Total Over 3 years £'000
Running Costs (Libraries)				
Growth	-	-	80	80
Savings	-	-	-	-
Financing Costs				
Growth	13	95	164	272
Savings	-	-	-	
Loss of Income (Parking)				
Growth (up to)	100		-100	-
Savings				
Net Growth / (Savings)	113	95	244	352

(This amounts to additional growth on the existing business plan as shown above)

6. Staffing Implications/ Staff Consultation/ TUPE Implications

- 6.1 There are no specific staffing implications arising from this report that are additional to those already reported.
- 6.2 Consultation will commence with staff representatives on the proposals, once formal member go ahead has been received.

7. Business Plan Implications

- 7.1 The proposals in this reference take forward the proposed ambitions in the City Plan.

8. Legal Implications

- 8.1 The proposals for Blandford Street will require the City Council to enter an agreement with the St Marylebone School Trustees. The City Council has a headlease on the premises, which are in the freehold ownership of the Howard de Walden Estate. The school already have a short-term sub-lease on part of the existing premises and it will be necessary to either transfer the headlease on the area to be occupied to the Trustees, or to grant a long-term sub-lease to the school in respect of their occupied area, should an integrated development be feasible. Authority to enter into the most appropriate leasing arrangement is sought.
- 8.2 Additionally, the adjacent St Vincent's RC Primary School have a sub-lease for the use of the hostel roof, as an extension to their roof-top playground. The BSF proposals envisage that while the new facility is being developed, the primary school will have temporary access to part of the Moxon Street car park as a replacement playground. This will need to be formalised by a short-term Licence. Once the new facility is complete, it is proposed that the school is granted an appropriate long-term sub-lease for the use of the rooftop area.

9. Property Implications

- 9.1 The proposals for developing a library on the Pimlico School site will allow the existing Pimlico Library site to be disposed of or to be used for other priority uses, with other possible site releases. The proposed Adult Education facility forms part of a wider phased strategy for adult education that would work towards release of existing sites.
- 9.2 The interest in the Blandford Street convent and hostel was purchased by the City Council in July 2005, as part of the deal to secure the future of the adjacent St Vincent's RC Primary School, who had been given notice to quit by their former Trustees, who wished to dispose of the whole site. The BSF business case proposes to use only part of the Blandford Street site, and as indicated above, it may be that bidders may come forward with alternative proposals.
- 9.3 The Moxon Street site, now in use as a car park (usually known as Cramer Street Car Park), is in the Council's property portfolio. Prior to 31 August 2011 the disposal of any interest in this site requires approval of the Secretary of State for Education & Skills, under the terms of the site's transfer following the demise of the Inner London Education Authority.
- 9.4 The OBC confirms that developments will be built in such a way that they will achieve the highest possible 'Excellent' BREEAM rating and will achieve as many sustainable elements as possible in order to help to take forward the City Council's developing "Go Green" agenda."

10. Impact on Health and Well-being/Equalities

- 10.1 The BSF programme will provide substantial improvements to buildings and to teaching and learning spaces. These improvements should lead to a better work and learning environment for staff and students.
- 10.2 The overall plans for BSF are focussed on raising standards for all students. If the Council is successful in this aim, there will be a significant benefit to categories of students who currently underachieve.

11. Ward Members' Comments

- 11.1 As the subject matter of this report affects all Wards, Ward members' comments have not been sought on this report. Ward members will be consulted in detail at the next stage in relation to the specific proposals for each school – initially for the three sample schools – including the proposed planning applications when that stage is reached.

12. Conclusion and Reasons for Decision

- 12.1 Indicative capital funding allocations for community uses as part of the Pimlico School site redevelopment need to be determined so that they can be advised to prospective bidders as part of the BSF procurement process. Similarly, the principles underpinning the long-term lease of the Blandford Street site need to be determined and discussions initiated, to ensure their completion within BSF timescales.

If you have any queries about this report or wish to inspect one of the background papers please contact Tony Benton on 020-7641 3222.

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Background Papers

The documents referred to in compiling this report are:

- 1 Report of Interim Director BSF to Cabinet - *Submission of Building Schools for the Future OJEU Contract Notice* 12 June 2006
- 2 Report of Chief Executive to Cabinet - *Building Schools for the Future (BSF) – Progress Report on Strategic Business Case and Property Implications for Council* 12 December 2005
- 3 The Strategic Business Case for BSF, January 2006
- 4 The Outline Business Case for BSF, May 2006

Appendices

- 1 BSF – Key Dates to Financial close
- 2 Pimlico School Site – Options for other Corporate Uses – Business Case
- 3 Indicative costs of proposals

Key dates to Financial Close

Date	Event
14-Jul-06	OJEU advertisement issued
16-Aug-06	Deadline for receipt of Pre-Qualification Questionnaires
1-Sep-06	Westminster issues Invitation To Proceed To Dialogue - ITPD - (long-list of bidders)
29-Sep-06	Deadline for receipt of written answers to ITPD questions
6-Nov-06	Westminster agrees short-list & issues Invitation To Continue the Dialogue
13-Dec-06	Deadline for receipt of detailed proposals
2-Feb-07	Westminster agrees final list of bidders & issues Invitation To Submit Final Tenders
18-May-07	Deadline for receipt of final tenders (designs to RIBA stage D) & details for planning application
20-Jul-07	Evaluation Team makes recommendation for Preferred Partner to BSF Strategic Board
End July '07	BSF Strategic Board makes recommendation for Preferred Partner to Cabinet
End July '07	Cabinet approval to Preferred Partner sought
End July '07	Preferred Partner "appointed"
End July '07	Informal submission of Final Business Case to PfS/ DfES pending planning permission
End July '07	Preferred Partner submits planning application
14-Dec-07	Planning approvals received (date subject to process)
14-Dec-07	Westminster make formal request for approval of Final Business Case
21-Dec-07	Last day for PfS to approve Final Business Case
21-Dec-07	Alcatel period of 10 calendar days starts
31-Dec-07	Alcatel period ends. Establish LEP - sign Strategic Partnering Agreement/ Financial Close.
Early Jan '08	Report progress to BSF Strategic Board & Cabinet
January '08	First phase work starts on site
March '09	Second phase work starts on site
Summer '12	All building & ICT work completed

Notes:

The dates currently quoted for the build programme are based upon industry benchmarks. They will be subject to discussion with bidders and with schools as part of the dialogue during the procurement process, culminating in agreement of a programme with the preferred bidder. The BSF Project Team will continue to stress to potential bidders the importance of the shortest possible build programme that is consistent with maintaining quality and the management of occupied sites.

Pimlico School Site – Options for other Corporate Uses - Business case

Space requirements:

The service users have indicated optimum space requirements are as follows

	Library	Adult Education	Totals
Dedicated Floor space –			
Public Library – stock, PC desks, reading areas and study desks #	600 m ²		600 m ²
Adult Education – 8 teaching rooms		308 m ²	308 m ²
Sub Total - dedicated			908 m²
Shared space			
Learning centre	60 m ²		60 m ²
Reception & entrance	40 m ²		40 m ²
Staff & administrative offices & kitchen	100 m ²		100 m ²
Café	60 m ²		60 m ²
Crèche	60 m ²		60 m ²
Sub Total - shared			320 m²
Total – dedicated & shared			1228 m²
Circulation, plant etc (say 20%)			246 m²
Grand total			1474 m²

this excludes the notional allocation within BSF space standards of 190 m² for a school library/resource area, plus storage and circulation.

The aim would be to maximise use of shared space and facilities to ensure maximum efficiency of investment.

Service offer

It is envisaged that the facility would be open to the public during the day and evening on weekdays (9.00am – 9.00pm) and during Saturday (9am – 5pm) and Sunday (1pm to 5pm). Adult Education courses would run throughout these hours on a Monday to Saturday basis while library hours (currently running to 7.00pm on four weekday nights, 8.00pm the other, and 5.00pm at weekends), would be reviewed in the light of the premises opening hours, with the intention of extending weekday hours closer to 9.00pm. This would support the increased usage levels envisaged from such a new-build facility.

Capital cost implications

Appendix 2 sets out the best current assessment of the costs of a facility of 1474 m². An indicative phasing of the estimated total costs of £4.1m is as follows, although the final phasing will ultimately depend on the proposals from the preferred partner, in respect of the timing of the building of the school and community facilities. It is feasible that the phasing of spend could differ.

As indicated in the 12 June report it is envisaged that the release of Pimlico Library could generate capital receipts of the order of £1m, either from the sale of the Rampayne Street building or by using the space released by the move of the library to house other City functions, with a consequential release and capital receipt.

	2008-09 £m	2009-10 £m	2010-11 £m	Total £m
Capital phasing	0.5	2.5	1.1	4.1
Capital receipts			-1.0	-1.0
Cash flow	0.5	2.5	0.1	3.1
Cumulative cash flow	0.5	3.0	3.1	

Revenue cost implications

The annual revenue running costs for Pimlico Library are £265,000 in the current year. The proposed extended hours (if agreed) would lead to extra staffing costs in the library and in the reception area; expansion of stock fund; running costs for additional IT. It is difficult at this stage of the process to estimate precisely the revenue implications that will arise from such a new build facility but the initial estimate of additional running costs are £80,000 per annum, from 2010-11 at the earliest. The main areas are the costs of additional staff hours, increased stock, facilities management and ICT support costs. This will be subject to the necessary approvals through the Council's budget processes, once specific details are clearer.

There are no revenue implications arising from the adult education facility, which is externally funded.

Benefits

Library

Pimlico Library, located in the Pimlico School rebuild, would be carefully designed to offer facilities that cater for the differing needs of the various user groups, in particular the local community and the school. This would entail Westminster Libraries managing both current services from one space and providing the best possible service to both customer groups. The library would remain as an integral part of the Westminster Library's City-wide service with the associated benefits to staffing, management, ICT and information provision, stock procurement etc.

Shared facilities such as a learning centre, lavatories, crèche and community meeting spaces would allow the library to develop its community focus and become an energetic centre of community activity – used by all sections of society, to meet, learn, discuss, educate themselves and their families and make use of the wealth of resource and opportunity available to them.

The library will have areas designed to meet the needs of the school and the public, for example nursery class visits for storytime sessions, quiet areas for study and newspaper readers, and space for library teaching sessions and community activities. It is envisaged that the majority of the stock would be available to all users but some categories such as set texts could be for use only by the school, and similar arrangements will be made with regard to public access to ICT. Staff resources would be shared and able to cover all areas of the service. Security between the school and public areas would need to be ensured. Detailed service specifications and design solutions will be developed in liaison with the school.

The school library students and service would benefit from the extra staffing and any longer opening hours, the stock discount rates enjoyed by Westminster Libraries, access to the corporate libraries electronic information network and management resources. The Library service would run the library in consultation with the school teaching staff to ensure

the appropriate stock and to provide the best services and developments to enhance the school curriculum and that of the courses offered by the WAES.

Westminster Libraries would benefit from new larger and purpose build premises which would enable the more effective use of space, staff and stock. The library already has seven day opening but the community would benefit from the hours being extended to 9.00pm to work with the WAES hours.

Adult Education

Unsuitable accommodation was the key issue highlighted in the Adult Learning Inspectorate report on WAES in December 2005 and the Leader, in his speech on 8 March 2006, committed to fit-for-purpose accommodation for the Service. The Pimlico proposal is for a satellite adult education centre, as part of a wider accommodation strategy endorsed by WAES' Governing Body. This envisages a single main centre and a small number of satellite centres. It would eventually allow the release of both Amberley and Ebury Centres with capital receipts. The strategy is at an early stage and a new Pimlico facility would be a first step towards the overall plans.

An extension of community-based adult learning is a key medium-term objective of the South Westminster Renewal Plan and is consistent with the Extended Schools core offer. There are clear synergies with library services, both in student resources and collaborative programmes such as *Skills for Life*.

WAES has well established links with most schools in Westminster and has used Pimlico school for evening classes for a number of years. Co-location will significantly enhance service provision.

The recent Service inspection by the Adult Learning Inspectorate rated the Service highly in its local community partnership work. The Family Learning programmes are very successful and the demand for this provision is high. Linking to the library development offers a number of opportunities for synergy:

- WAES needs access to paper library facilities that it currently does not have
- WAES already delivers learning in libraries and there is an opportunity to look at shared use of learning centre facilities and computer based learning facilities/e-learning
- A shared location with library facilities will provide initial access to the library service to students who would not normally use library facilities and know what they offer

There are significant opportunities for use by WAES of the school premises and facilities during the evening. With a permanent base on the site, the potential to work collaboratively as part of the extended school development is extensive.

Indicative costs of proposals

Pimlico site – Library & Adult Education Facility

	quantity	unit	Rate	Total £
Stated areas		gifa m ²		
New Build	1474	gifa m ²	£1,675	£2,468,950
Inflation 4Q05 to 1Q08		13.25%		£327,136
External works				
Site clearance				£25,000
Landscaping/paving				£40,000
Abnormal Items				
Ground conditions				£10,000
Professional Fees		15%	£2,871,076	£430,663
Furniture, Fittings & Equipment				£125,000
FFE Inflation to 1Q08 - 2.5% year		13.14%	£150,000	£16,425
ICT Infrastructure containment				£35,000
Sub total (1Q08) before design and inflation contingency				£3,478,174
Contingency		10%	£3,301,749	£330,175
Total 1Q08				£3,808,349
ICT hardware & equipment		say		£300,000
Total including ICT				£4,108,349

Assumptions

1. Build cost yardsticks at same rate m² as Pimlico School proposals within BSF OBC (£1675 m²).
2. External works and abnormals as per advice from Currie & Brown, based on costs additional to main school proposals agreed with PfS.
3. FF&E (Furniture, fittings & equipment) costings based on assumed 100 users plus staff places, as BSF rate per pupil.
4. Area assumptions based on identified service space needs for new facilities, adjusted for shared use of space, where feasible.