

Feasibility Study Outcomes for Creating New Primary School Places

1. Tufnell Park

Option	Cost Estimate	Notes	No. of places
Extension to provide 2FE	£3,296,600	Nursery to remain same. Excludes 2 year old provision. Impact on external play space which will require Secretary of State Consent.	15 additional per year
2FE new build	£11,125,000	60 place nursery. Figures currently exclude 2 year old provision.*	15 additional per year and additional nursery provision
3FE new build	£14,000,000	60 place nursery. Figures currently exclude 2 year old provision.*	45 additional per year and additional nursery provision
Contingency estimate	£1,400,000		

* revised design and costs including 2 year old provision in new build options are being provided with final feasibility report.

2. St John Evangelist

Option	Cost Estimate	Notes	No. of places
Extension and refurbishment to provide 2FE	£5,520,000*	VAT liabilities TBC. Includes VAT at 20% (£920k). Query rates for elements of work. Nursery to remain the same. Excludes 2 year old provision.	20 additional places per year
Contingency estimate	£550,000		

* a few outstanding queries on rates being addressed, although note m2 rates are generally low.

3. St Johns Highbury Vale

Option	Cost Estimate	Notes	No. of places
Extension and refurbishment to provide 2FE	6,425,000 *	VAT liabilities TBC. Includes VAT at 20% on refurbishment (£200k). Query rates for elements of work. Nursery to remain the same (no provision). Excludes 2 year old provision.	30 additional places per year
Contingency estimate	650,000		

* design and costs being reviewed with the school. Note, multiple design options have been produced but all relate to expansion to 2FE. Preferred option is considered above.

Notes:

1. Costs have been levelled where possible to provide a like-for-like comparison.
2. 10% contingency applied to measured works costs to account for unknowns and abnormal costs.
3. No ground investigations undertaken and so contamination/obstructions unknown.
4. No demolition and refurbishment asbestos surveys undertaken.
5. Consultation with local planning department limited in the period. NB: potential costs arising from BREAM requirements and carbon offset payments.
6. Rates utilised for new build/refurbishment areas vary depending upon consultant appointed (e.g. new build rate for St John Evangelist are 20% lower than for Tufnell Park (c. £400 lower per m²).
7. Capacity of existing services (heating, electric, ICT etc.) and incoming utilities capacity not yet checked.
8. VAT and procurement implications to be fully considered for St John's Highbury Vale and St John Evangelist. Should we manage project and directly appoint design team and contractor, we may remove VAT liability but would then accept any affordability risk with potentially no contribution from Diocese bodies.