

Boston John Fielding Special School Capital Appraisal

Additional Information for the Leader of the Council

Value for money

The construction cost of the new school is £12,386,938.

The cost of the new school includes 'abnormal' costs that are specific to this project, such as flood risk mitigation and works that are needed in connection with the neighbouring St Nicholas CE Primary School. It also includes other elements that may not necessarily be included in other SEND projects such as the hydrotherapy pool and associated spaces suitable for those with physical disabilities. The hydrotherapy pool is included to provide the facility not only for this school but other SEND schools in the area that have no pool to ensure that all have access. The total cost of these 'abnormal' works is £1,655,282.

The cost of construction without the 'abnormal' costs but including technical and other fees is £10,895,301. This represents a cost of £3,539 per m². This figure does not include an allocation of £713,500 for risks to allow for unforeseen issues that is separate to the construction cost.

The last SEND school built in Lincolnshire was Gainsborough Warren Wood Academy which was completed in 2010. This was a primary special school that had a capacity with 28 fewer places than the proposed John Fielding School. The building had no hydrotherapy pool and did not provide the specialist secondary spaces such as science and food technology that will be included in the current proposal. The build cost of this school when adjusted to reflect current costs with fees and survey costs added is £3,566 per m². This is comparable to the proposed John Fielding School cost of £3,539 per m².

The national Building Cost Information Service (BCIS) has been referenced as a further comparison. The BCIS is part of the Royal Institution of Chartered Surveyors and is a provider of cost and price information for the UK construction industry. The BCIS information for January 2020 indicates a figure of £3,668 per m² at the upper end of the range of costs. It should be noted, however, that this does not include external work or fees.

Breakdown of cost:

Construction cost:

Structure	£3.5m
Internal finishes & fittings	£1.0m
Services	£2.2m
Facilitating & external works	£2.1m
Contractor's preliminaries	£3.5m
Subtotal construction cost	£12.3m
Fees	£0.2m
Risk	£0.7m
Total cost	£13.2m

Design approval process:

In order to ensure that all schools meet all needs and fully accommodate local children with SEND, a series of workstream meetings were held to agree the baseline schedule of accommodation. The final schedule of accommodation is based on the DfE Building Bulletin 104 guidelines which outline the accommodation needed in a special school. Representatives from Children's Services and Corporate Property met regularly with Special School Headteachers across the SEND programme to discuss overall design principles and to identify what types of spaces were essential. This ensured that the LA would be building schools based on the needs of children and young people with SEND, and the education leaders involved were able to provide specialist knowledge on accommodation requirements.

The workstream members were fully aware of the need to ensure that best value for money was achieved and of the likely financial pressures to the scheme. Regard to value for money was given at all stages of the design process and this group agreed to reduce the room sizes recommended in BB104 as it was felt they were excessive and not essential to meet all needs.

The group created a key principles document to ensure a standardised approach to the design of all schools which provided the blueprint for all projects in the SEND programme. The key principles document also sets out the requirements for all new external spaces as no guidance exists within BB104. All Headteachers agreed that this was an area where the schools could support the scheme to raise funds for external spaces such as sensory gardens and trim trails.

The schedule of accommodation will provide a basic standard of outside space including a number of zones which can be developed by the school over time. Where clarity was required over what should be provided within the schedule of accommodation, the LA consulted with an independent special school leader to ensure there was a sound justification for the need for this type of space or provision. The SEND Alliance Project Board has had full over-sight of all schedules of accommodation decisions.