1st November 2024

St Peter School – G&T Updated Note (Rev A)

Introduction

Following the submission of the initial Gardiner and Theobald (G&T) review of Viability report issued on the 10th of September 2024, G&T have had a meeting on the 11th October with Laburnum Associates (LA) to discuss the differences of the new build construction costs between the G&T and the LA costs.

The outcome of this meeting was for LA to provide evidence of Planning Permission requirements to justify the reasons for increased construction costs.

Following the meeting LA provide the Heritage Impact Assessment for the site, which is required to be followed during the design and construction of the new build elements. As well as a Section 278 agreement for additional works to the existing entrance of the car park and works for a secondary entrance to the site.

New Build Construction

The following two conditions within the Heritage Impact assessment of the new build construction had to be followed by LA which will have increased costs:

> *6.23 - The traditional design of the houses would reflect the character within the local area. The style taking its cues from the late Victorian and Edwardian local building stock featuring vertically proportioned bays, painted timber panelled doors and windows, dormers and gables with timber bargeboards, brick chimneys, canted bay, and oriel windows.*
>
> *6.25 The predominant use of brick for the houses would harmonise with the existing brick buildings on and around the site. The slate roofs would mirror the roof coverings on the existing ancillary buildings (A and B).*

Based on the information provided G&T have allowed the following additional nett costs to the Houses 1 – 7 and Refuse Construction Costs:

Item	Quant	Unit	Rate	Total
Tiling upgrade to match slate roofing (House 1 – 7)	*255*	*m2*	*50*	*12,750*
Tiling upgrade to match slate roofing (Refuse)	*46*	*m2*	*50*	*2,300*
Façade to match current Marlborough buildings (House 1 – 7)	*1,110*	*m2*	*100*	*111,000*
Façade to match current Marlborough buildings (Refuse)	*90*	*m2*	*50*	*4,500*
Sub-total				***130,550***

LA also stated that following works have been included in the project, which are beyond standard construction methods:

- Cut roof with extensive steelwork – Houses 1 to 3 to accommodate room in the roof & H4 to H5 to accommodate angle of return.
- OSB Sheathing – Roof Bracing
- Solar Panels – to pass SAP calculation.

Although these will have additional costs, LA have not provided evidence that these are planning

condition requirements.

Drainage works.

LA stated that drainage works to the site required the following:

- A 61m storm diversion to the existing carrying run off from adjacent road / carpark through site to discharge into the river kennet.
- Install soakaway attenuation tank consisting of 220 nr crates.
- Install hydro break and chamber to regulate the flow of the storm water from the attenuation tank to the river.

Based on the information provided G&T have allowed the following additional nett costs to the Drainage works:

Item	Quant	Unit	Rate	Total
Attenuation Tanks with Hydro Pump	*1*	*Item*	*35,000*	*35,000*
61m drainage diversion	*1*	*item*	*15,000*	*15,000*
Sub-total				***50,000***

S.278 works.

LA have provided the Section 278 agreement which involved making alterations to the entrance of the car park and a secondary entrance to the site.

Based on the information provided G&T have allowed the following additional nett costs for the S.278 works:

Item	Quant	Unit	Rate	Total
S.278 works	*1*	*Item*	*81,200*	*81,200*
Sub-total				***81,200***

Conclusion

As stated within the September G&T report, the main area of works which did not align with current market conditions were the New Build Construction and External Works.

Overall, these additional costs, referenced in the report above, has increased the G&T estimate by £0.306m, to £2.758m for the combined New Build and External Works

The Table below shows the revised totals.

New Build Construction & External Works					
	G&T BCIS Benchmark Rate (Sept-24)	G&T BCIS Benchmark Rate (Oct-24)	Delta	LA Costs	Delta
CONSTRUCTION WORKS					
Houses 1 - 7	1,801,600	1,955,200	153,600	2,849,934	894,734
Refuse	64,500	73,000	8,500	134,887	61,887
Sub-total	1,866,100	2,028,200	162,100	2,984,821	956,621
EXTERNALS					
Hard Landscaping	198,500	198,500	-	527,294	328,794
Soft Landscaping	20,700	20,700	-	147,179	126,479
Utilities	347,800	409,800	62,000	320,985	(88,815)
S.278 Works	-	100,800	100,800	123,869	23,069
Sub-total	567,000	729,800	162,800	1,119,327	389,527
CONTRACTOR COSTS	**2,433,100**	**2,758,000**	**324,900**	**4,104,148**	**1,346,148**

Although the additional costs, referenced above, have reduced this difference between the G&T and LA costs the overall difference is £1.346m. This is split, £0.956m for new build and £0.389m for external works.