

Meeting of:	Cabinet
Date of Meeting:	Thursday, 18 December 2025
Relevant Scrutiny Committee:	Learning and Culture
Report Title:	Update on Sustainable Communities for Learning Programme
Purpose of Report:	To seek Cabinet approval to proceed with stage two contract for Ysgol Iolo Morganwg
Report Owner:	Cabinet Member for Education, Arts, and the Welsh Language
Responsible Officer:	Director of Learning and Skills
Elected Member and Officer Consultation:	<p>Officers Consulted:</p> <p>Head of Finance/Section 151 Officer</p> <p>Operational Manager, Accountancy</p> <p>Head of Strategy, Community Learning and Resources</p> <p>Operational Manager, Strategy and Resources</p> <p>Project Manager, Sustainable Communities for Learning</p>
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> On 2nd February 2023, the Council's Cabinet authorised the Director of Learning and Skills to undertake a consultation from 27th February 2023 to 11th April 2023 on the proposal to make a regulated alteration under section 2.3 of the School Organisation Code November 2018 to expand Ysgol Iolo Morganwg from 210 places to 420 primary places with space for 96 part-time nursery places from September 2025 (C214). On 12th December 2023, Welsh Government approved the Rolling Strategic Outline Programme (SOP) for the Sustainable Communities for Learning, which included Ysgol Iolo Morganwg Primary School. On 25th September 2025, the Council received approval to proceed from Welsh Government on the Outline Business Case (OBC) for Ysgol Iolo Morganwg Primary School. 	

- In April 2025, the Council's Cabinet authorised emergency powers to accept the competitive tender for the construction of Ysgol Gymraeg Iolo Morganwg and appointment of successful contractor, Kier, thus, allowing the Council to enter into a Professional Services Contract Agreement (PSCA) with them.
- The PSCA work is starting to conclude, with the Council receiving a full cost plan from Kier on 10th November for the scheme. Cabinet approval is requested in order to submit the Full Business Case (FBC) to Welsh Government by 7th January 2026.
- The key information is highlighted within this report.

Recommendations

1. That Cabinet provides approval to proceed with Stage two contract for Ysgol Iolo Morganwg Primary School with Kier.
2. That Cabinet approves the increase to the project and rolling programme to enable the Sustainable Communities for Learning (SCfL) team to submit the Full Business Case to Welsh Government.
3. That Cabinet approve the increase and reprofile of this scheme within the Capital Programmes set out in paragraphs 5.1 to 5.6.

Reasons for Recommendations

1. To allow the Ysgol Iolo Morganwg Primary School Scheme to proceed to next stages of project delivery.
2. To increase the project and programme costs by a further £4,257,756 taking the project budget to £22,311,756 and a projected programme envelope to £89,839,053 (excluding £2.5m s106 land addition for Ysgol Iolo Morganwg). This would allow the team to proceed with the submission of the Full Business Case.
3. To amend the Capital Programme so that the Ysgol Iolo Morganwg scheme can progress.

1. Background

- 1.1 The Sustainable Communities for Learning Programme (SCfL) is a long-term strategic investment in the educational estate throughout Wales. It is a unique collaboration between Welsh Government, the Welsh Local Government Association (WLGA), Local Authorities, colleges and diocesan authorities.
- 1.2 The Sustainable Communities for Learning Rolling Programme requires the Council to meet the following investment objectives:
 - addressing growth in demand for Welsh medium education;
 - elimination of surplus capacity and inefficiency in the system;
 - expansion of schools in areas of increased demand for educational services;
 - address condition of educational assets; and
 - making assets available for community use where demand exists.
- 1.3 On 12th December 2023, Welsh Government approved the Rolling Strategic Outline Programme (SOP) for the Sustainable communities for Learning, this included Ysgol Iolo Morganwg.

- 1.4** In April 2025, the Council's Cabinet authorised emergency powers to accept the competitive tender for the construction of Ysgol Gymraeg Iolo Morganwg and appointment of successful contractor, Kier. Thus, allowing the Council to enter into a Professional Services Contract Agreement (PSCA) with them.
- 1.5** The PSCA appointment included design and procurement services only. This included developing a range of design options working alongside key stakeholders.
- 1.6** On 10th November 2025, the Council received the Full cost plan from Kier including the cost of work packages to deliver Ysgol Iolo Morganwg. A summary of the packages is attached with this report (Appendix A), this has been drafted by AECOM (cost and project consultants), this provides a review of the proposed costs for the construction of Ysgol Iolo Morganwg.
- 1.7** Since receiving the full cost plan from Kier, the Sustainable Communities for Learning team alongside AECOM have undertaken robust value engineering to bring the costs down.
- 1.8** The Post Contract Service (PCS) works will conclude in the new year. Cabinet approval is requested in order to proceed with stage two contract with Kier. It is also requested to approve an increase on the project and programme costs, to allow Council to submit the Full Business Case (FBC) to Welsh Government by 7th January 2026.

2. Key Issues for Consideration

- 2.1** The Sustainable Communities for Learning project team have worked closely with our multidisciplinary partners AECOM and contractors to undertake the checks and balances as part of this two-stage process, including assessment of market rates.
- 2.2** On 26th November 2024, the Council invited tenders for the construction of Ysgol Iolo Morganwg Primary School. The construction cost issued within the tender document was £15M. This was based on the estimated costs based on site conditions and current market. The total budget approved for this scheme under the Capital Programme is £18.054M, £20.554M including the Claire Gardens land provided through Section 106.
- 2.3** On 10th November 2025, the contractor provided the second stage proposal for contract which includes the costs for all the work packages under the project. The contractor went out to market and the 'Not to exceed' figure exceeded our budget totalling £20,750,672.52 including the Pre Construction Services Contract totals.
- 2.4** Within Kier Construction's submitted construction costs, an Opportunities Tracker has been included, identifying a range of potential value-engineering measures. This tracker currently highlights approximately £180,000 in potential savings, subject to further review and validation. These opportunities will be explored in greater detail during the next stage of the project to determine their

viability, ensure they do not compromise quality or functionality, and assess the extent to which they can contribute to overall cost efficiency.

2.5 The original construction figure of £15M was predicted to deliver the scheme, this was figure was provided through market testing and inflation. Since the submission of the OBC, the contractor has gone out to market, the 'Not to exceed' including all work packages, presented a total of £20.751M.

2.6 The main increases are as a result of the site conditions, wider market conditions, an increase in GIFA and abnormal costs. A summary of the overall project and abnormal costs are outlined in table 1 and 2 below. Further details are presented in Appendix A and Appendix B attached with this report.

Table 1

	Current	Revised	Change
	£'000	£'000	£'000
Kier Main Construction cost (includes PSCA costs, abnormals, prelims, design fees, Sewscap fees)	15,000	20,751	5,751
Fees (Aecom and VOGC, 21cs, ICT and Property, surveys, contingency etc)	3,054	1,561	(1,493)
Project Budget	18,054	22,312	4,258
Section 106 Land transfer valuation	2,500	2,500	0
Total Project Budget	20,554	24,812	4,258

Table 2

Element	FBC Cost	OBC Cost	Difference
	£	£	£
Site Clearance	75,000	40,000	35,000
Works to existing highways / site access	100,000	50,000	50,000
Service yard slab	30,000	30,000	0
Acoustic fencing to plant	20,000	12,500	7,500
Retaining Walls	125,000.00	55,000	70,000
Immersion unit	552,960.00	250,000	302,960
Site Works - Cut and Fill	691,000.00	300,000	391,000
Prelims, NEC fee, Risk associated with above	0	257,222	-257,222
Substructure - Heave protection	57,000.00	0	57,000
Substructure - Piling	200,000.00	0	200,000
Drainage - Storm Drainage (SAB)	247,000.00	0	247,000
Drainage - Raingardens	75,000.00	0	75,000
Total	2,172,960.00	994,722	1,178,238.00

- 2.7** On 25th September 2025, we received approval to proceed from Welsh Government on the Outline Business Case (OBC) including the abnormal costs attached in Appendix B. Kier have since provided further detail on the costs and detail of work packages that will need to be undertaken as part of the scheme, totalling an additional £1.178m. Kier Construction have identified a total of £2,172,690 for project abnormal costs, reflecting site-specific requirements that fall outside standard construction allowances. These abnormal costs include measures such as heavy protection and piling, which are necessary to address underlying ground conditions; enhanced storm drainage infrastructure to meet SAB (Sustainable Drainage Approval Body) requirements; the incorporation of raingardens as part of the sustainable drainage strategy; and extensive cut-and-fill earthworks to achieve suitable site levels.
- 2.8** The capital funding currently allocated for Ysgol Iolo Morganwg is £20.554M as outlined in the emergency powers of 6th October 2023. This amount is included within the Council's Capital Rolling Programme.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** The Well-being of Future Generations Act 2015 ("the 2015 Act") requires the Council to think about the long-term impact of their decisions, to work better with people, communities and each other and to prevent persistent problems such as poverty, health inequalities and climate change.
- 3.2** To make sure we are all working towards the same purpose, the 2015 Act puts in place seven well-being goals on the Council. The 2015 Act makes it clear the listed public bodies must work to achieve all of the goals.
- 3.3** These listed projects contribute to achieving the wellbeing goals by:
- Improving sustainability of school buildings through the creation of BREEAM Excellent accommodation.
 - Ensuring an efficient supply and demand of school places across the Vale of Glamorgan through effective forecasting of future demand.
 - Ensuring schools are designed to better meet the needs of pupils. The new and remodelled buildings would provide modern education facilities with improved external areas.
 - A key objective of the Sustainable Communities for Learning Programme is to Increase the level of community access and interaction through the use of the school's educational facilities whilst meeting the needs of the school.
 - Supporting contractors to deliver a programme of community benefits that aims to reduce unemployment through increased apprenticeship opportunities.
 - The priorities outlined are reflective of the Council's commitments in the Welsh in Education Strategic Plan (WESP) 2022 - 2032 and aims to ensure that demand for Welsh medium education can be met in the long-term, in line with the Welsh Government's ambitious target of 1 million Welsh speakers by 2050 (Cymraeg

2050). The Council has made significant investments in Welsh medium education, which has seen an increase in bilingual learners and aims to continue this trend to ensure sufficient capacity over the long term.

- 3.4** The 2015 Act imposes a duty on all public bodies in Wales to carry out “sustainable development”, defined as being, "The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals." The action that a public body takes in carrying out sustainable development includes setting and publishing well-being objectives and taking all reasonable steps in exercising its functions to meet those objectives.
- 3.5** Band B has contributed to improving the economic and environmental wellbeing of Wales, with our additional aspiration to develop schools to become more community focused and Net Zero Carbon efficient by working on our standard building designs and focusing on the fabric first approach to ensure the building works smarter to allow for the inclusion of carbon reduced measures, all projects delivered will also align with BREEAM Excellent standards.
- 3.6** These are specifically linked to education with a number of objectives contributing to the Sustainable Communities for Learning Programme. We have prioritised the need to raise standards of achievement as one of our well-being objectives. We are proud of the Vale of Glamorgan and our place in Wales and that the use of the Welsh language is growing in the Vale of Glamorgan. We respect and value diversity within our communities and recognise the importance of promoting equality of opportunity. We also appreciate our unique heritage and culture and the importance for people of all ages to enjoy a range of activities and to have opportunities to be creative. We have therefore identified valuing culture and diversity as one of our eight well-being objectives.
- 3.7** Details of the objectives that the Sustainable Communities for Learning Programme supports and contributes the Vale of Glamorgan’s Corporate Plan 2024 – 2030.
- 3.8** The Vale of Glamorgan Council's five well-being objectives are: Creating Great Places to Live, Work and Visit; Respecting and Celebrating the Environment; Giving Everyone a Good Start in Life; Supporting and Protecting Those Who Need Us; and Being the Best Council We Can Be.
- 3.9** This plan is reflective of Welsh Government’s Well-being of Future Generations Act and is comprised of a number of Well-being objectives to deliver this vision.

4. Climate Change and Nature Implications

- 4.1** New build elements of the Sustainable Communities for Learning Rolling Programme will meet BREEAM excellent rating significantly reducing the running costs and carbon emissions arising from the building.
- 4.2** The Rolling Programme for the Sustainable Communities for Learning Programme would be required to meet net zero carbon (in operation).

- 4.3** New build and refurbishment elements will adhere to this directive as a minimum, the programme will develop the model to achieve a fully compliant net zero carbon building.
- 4.4** The Council's objectives on climate change have been brought together into one Project Zero reserve that also help deliver the commitments in the Climate Change Challenge Plan.

5. Resources and Legal Considerations

Financial

- 5.1** The scheme will be funded jointly by the Council (35%) and Welsh Government (65%), through the Sustainable Communities for Learning Programme. The table below outlines the difference in costs between OBC and FBC.

Table 3

	FBC	OBC	Difference
	£	£	£
Total Project Cost	22,311,756	18,054,000	4,257,756
NZC -Deduction 100% WG Funded	1,170,490	1,069,497	100,993
WM grant – Deduction 100% WG Funded	888,807	888,807	-
Total deducting NZC and WM grant 100% funding	20,252,459	16,095,696	4,156,763
WG 65% grant	13,164,098	10,462,202	2,701,896
Council 35% grant	7,088,361	5,633,494	1,454,867
Total WG Funding	15,223,395	12,420,506	2,802,889
Total LA Funding	7,088,361	5,633,494	1,454,867
Total Project Cost	22,311,756	18,054,000	4,257,756

- 5.2** The current approved budget in the Capital Programme is £20.554M, this is made up of £18.054m total project cost and £2.5m s106 land addition.

- 5.3** The current and revised funding for the scheme is set out below:-

Table 4

Funding Source	Approved Budget	Revised Budget	Variance
	£000	£000	£000
WG Grant	12,421	15,223	2,802
General Capital Funding	490	490	0
Capital Receipts	727	727	0
Reserves	250	250	0
S106 Funding	892	892	0

Unsupported Borrowing	3,274	4,730	1,456
Total Project Cost	18,054	22,312	4,258
S106 Land Addition	2,500	2,500	0
Grand Total	20,554	24,812	4,258

- 5.4** It should be noted that the NZC element (which is 100% WG funded) has increased since OBC stage, which has reduced the Council's unsupported borrowing contribution. These elements will support additional decarbonisation measures to contribute to Welsh Government's Local Carbon Delivery Plan.
- 5.5** Overall, the borrowing of £4.730m will result in a total revenue repayment cost of circa £210k per annum over the next 50 years.
- 5.6** The programme team have looked at other alternatives for funding; there is no further section 106 pots that could be utilised. The WM grant funding can only be used on projects outside of the Sustainable Communities for Learning Programme. It is requested to increase the Capital Programme to £24.812M, as per the funding set out in the table 4 above. It is also requested to reprofile the scheme as set out in table 5 below:

Table 5

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	£000	£000	£000	£000	£000	£000	£000
Current Profile	2,617	308	1,563	12,611	3,209	246	20,554
Revised Profile	2,617	308	1,563	12,000	8,000	324	24,812

- 5.7** Due to the increase in capacity, there will be an increase in revenue funding required for Ysgol Iolo Morganwg. This will be met through the mainstream school funding formula and the usual demographic adjustment process.

Employment

- 5.8** There are no direct employment implications as a result of the revised programme. Individual projects would be subject to Cabinet approval and employment implications would be considered on a project-by-project basis.

Legal (Including Equalities)

- 5.9** Individual proposals would be subject to Equality Impact Assessment as part of the consultation exercise which is undertaken in line with the School Standards and Organisation (Wales) Act 2013 and the School Organisation Code (2018).

- 5.10** The programme would increase the opportunities for learning through the medium of Welsh and ensure accessibility of education through the medium of Welsh.
- 5.11** All new buildings would be fully accessible and compliant with the Equality Act 2010.
- 5.12** The Council must comply with the public sector equality duty (section 149) of the Equality Act 2010.

6. Background Papers

- 6.1** None.

Ysgol Iolo Morganwg RIBA Stage 3 NTE Review

17th November 2025

Executive Summary



1. Executive Summary

This report has been prepared by AECOM for the Vale of Glamorgan Council and provides a high level overview of the forecasted project costs for the proposed construction of Ysgol Iolo Morganwg 2FE Primary School. This report reflects the cost plan journey from the original ITT budget through to the Not to exceed figure. It reflects the current outturn cost including the 'Not to Exceed' cost proposal submitted by Kier Construction Ltd to support financial decision making and approval.

Following receipt of the Kier Construction constructions costs, the 'not to exceed' costs for the project is **£22,311,755.52**, incorporating a construction total of £20,750,672.52 (inclusive of PSC). This figure represents the full anticipated project expenditure, covering all construction works, professional fees, risk and contingency allowances, and client-side costs. The overall budget equates to a project cost of **£7,680 per m²**, which is consistent with current market benchmarks for comparable 2FE primary school projects within the region.

Kier Construction have identified **£2,172,690 for project abnormal costs**, reflecting site-specific requirements that fall outside standard construction allowances. These abnormal costs include measures such as heavy protection and piling, which are necessary to address underlying ground conditions; enhanced storm drainage infrastructure to meet SAB (Sustainable Drainage Approval Body) requirements; the incorporation of raingardens as part of the sustainable drainage strategy; and extensive cut-and-fill earthworks to achieve suitable site levels.

It is therefore recommended that the Vale of Glamorgan Council proceed with the project to the next stage of development. The proposed not-to-exceed cost has been carefully benchmarked against comparable 2FE primary school schemes within the region and is considered both robust and commercially appropriate. The alignment of the project budget with current market indicators provides confidence that the scheme represents value and can be progressed with an appropriate level of cost certainty at this stage.

Within Kier Construction's submitted construction costs, an Opportunities Tracker has been included, identifying a range of potential value-engineering measures. This tracker currently highlights approximately £180,000 in potential savings, subject to further review and validation. These opportunities will be explored in greater detail during the next stage of the project to determine their viability, ensure they do not compromise quality or functionality, and assess the extent to which they can contribute to overall cost efficiency.

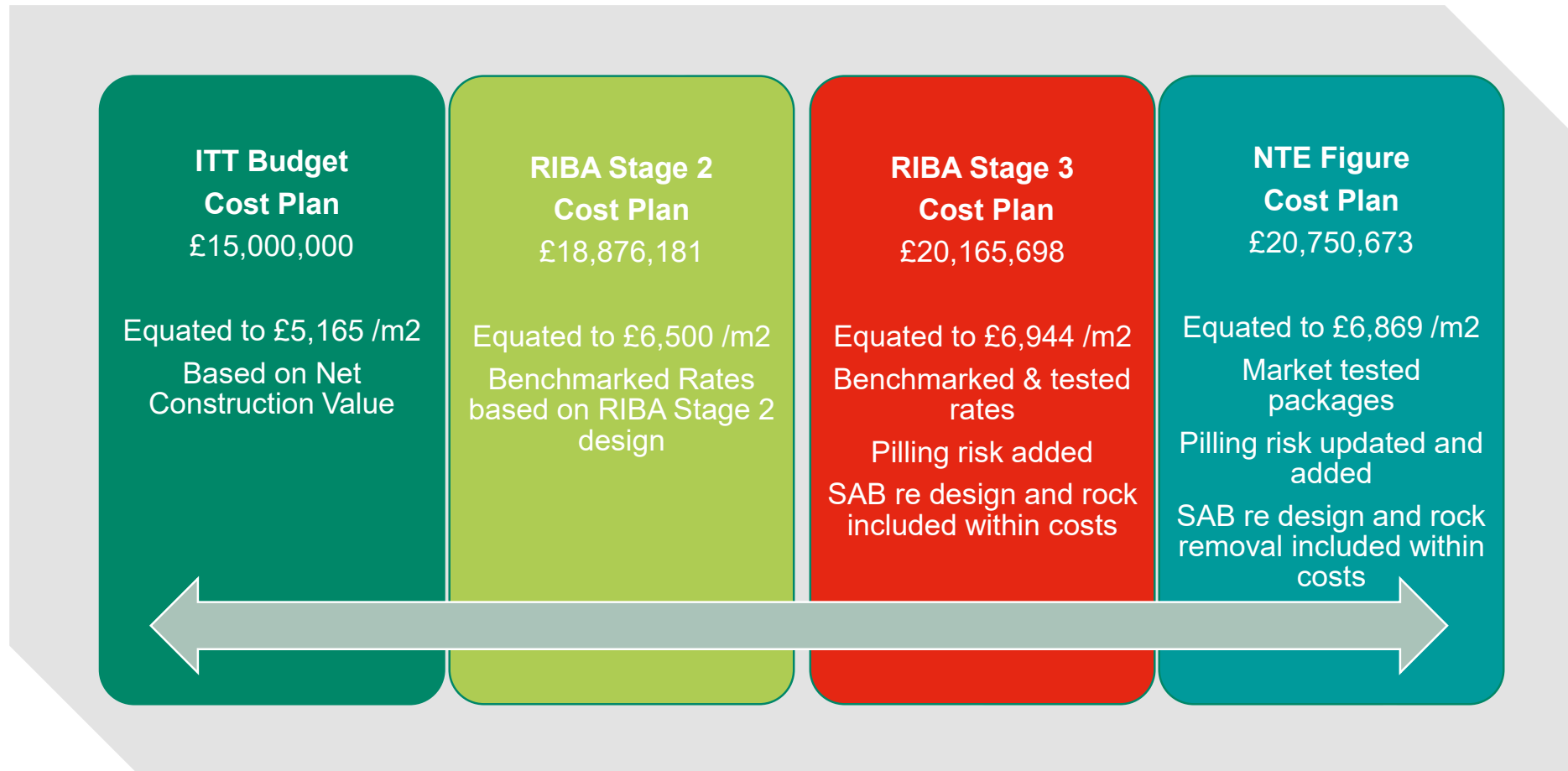
Cost increases on IOLO from RIBA Stage 2 onward are mainly driven by site conditions, wider market conditions, an increase in GIFA and an Increase in the abnormal costs. The site's ground conditions require greater cut-and-fill works, as well as enhanced drainage measures to meet SAB requirements. Market conditions reflected in the package returns have further elevated costs. In addition, the GIFA has increased from 2,493 m² to 2,905 m² an additional 412 m² which results in approximately £2.8 million in additional construction costs. The Abnormal Costs for the project have increased by circa £1.2m.



Cost Plan Journey



2. Cost Plan Journey





2 Elemental Summary

2.1 Elemental Breakdown of Cost Plan

The following table outlines the cost estimate in elemental format and allows for these review of these various estimates on a £/m² GIFA.

Elemental Summary		Totals		£/GIFA	Comments
Facilitating Works	Demolition		N.A		
Substructure	Substructures	£	1,121,538	£	386/m ²
Superstructure	Frame	£	531,657	£	183/m ²
	Upper Floors	£	146,947	£	51/m ²
	Roof	£	742,918	£	256/m ²
	Stairs	£	81,557	£	28/m ²
	External Walls	£	1,343,743	£	463/m ²
	Windows & External Doors	£	561,989	£	193/m ²
	Internal Walls & Partitions	£	1,098,935	£	378/m ²
	Internal Doors	£	308,828	£	106/m ²
Internal Finishes	Wall Finishes	£	158,533	£	55/m ²
	Floor Finishes	£	442,710	£	152/m ²
	Ceiling Finishes	£	376,516	£	130/m ²
Fittings	Fittings	£	130,973	£	45/m ²
Services	Mechanical Installations (incl sanitary, sprinklers E	£	4,166,108	£	1,434/m ²
	Electrical Installations	Included		£	-/m ²
	Lift Installations	£	27,309	£	9/m ²
Site Works	Site Preparation	£	726,087	£	250/m ²
	External Works			£	-/m ²
	Roads, Paths, Paving, Surfacing	£	1,754,547	£	604/m ²
	Sports Pitches	£	241,112	£	83/m ²
	Soft Landscaping	£	540,311	£	186/m ²
	Fencing	£	107,402	£	37/m ²
	External Fixtures	£	230,791	£	79/m ²
	Drainage	£	948,479	£	326/m ²
	External Services incl BWIC	£	158,904	£	55/m ²
	Minor Building works	£	51,765	£	18/m ²
Client Provisional Sums	Provisional Sums	£	722,000	£	249/m ²
				£	-/m ²
	Design Development @ 3%	£	479,990	£	165/m ²
	Construction Risk @ 2.50%	£	399,991	£	138/m ²
	Tender Inflation	£	180,000	£	62/m ²
	Construction Inflation @ 2.02%	£	323,193	£	111/m ²
Base Cost Estimate		£	18,104,833	£	6,232/m ²
Main Contractor Preliminaries		£	970,217	£	334/m ²
Design Fees		£	262,994	£	91/m ²
SEWSCAP Fee		£	34,857	£	12/m ²
Sub-Total		£	19,372,901	£	6,669/m ²
OH&P	3.0%	£	580,141	£	200/m ²
Contract Sum		£	19,953,042	£	6,869/m ²
PCSA Costs		£	797,631	£	275/m ²
Grand Total (Not to Exceed)		£	20,750,673	£	7,143/m ²
VAT Assessment			Excluded		Excluded



Project Summary - Including Client Costs



3 Project Summary

3.1 Project Breakdown of Client Costs

The following table outlines the project costs and allows for these review of these various estimates on a £/m² GIFA.

Project Summary	Totals		£/GIFA	Comments
Work Package Totals	£	15,999,658	£	5,508/m²
Main Contractor Preliminaries	£	970,217	£	334/m²
Insurances	Included		£	-/m²
Design Fees - Stage 5	£	262,994	£	91/m²
Design Development Allowance	£	479,990	£	165/m²
Project Risk Allowance	£	399,991	£	138/m²
Inflation Allowance	£	323,193	£	111/m²
	£	18,436,043	£	6,346/m²
OH&P	£	580,141	£	200/m²
Construction Price Inflation	£	180,000	£	62/m²
Provisional Sums	£	722,000	£	249/m²
Sub-Total	£	19,918,184	£	6,857/m²
PCSA Costs	£	797,631		
SEWSCAP Fee	£	34,857		
Contract Sum (Not to Exceed Figure)	£	20,750,672	£	7,143/m²
Design Fees - Upto Stage 2 (AECOM appt)	£	329,900	£	114/m² As AECOM agreed costs
Professional Fees - 0-7 PM CM	£	206,183	£	71/m²
Vale of Glamorgan Fees / Direct Costs	£	125,000	£	43/m²
Vale of Glamorgan Property Services Fees	£	55,000	£	19/m²
Vale of Glamorgan ICT Staff Fees	£	45,000	£	15/m²
Client Contingency	£	800,000	£	275/m²
Inflation Allowance	£	-	£	-/m² Included in Kier 'Not to Exceed' Sum
Total Project Cost to VOG	£	22,311,755	£	7,680/m²
VAT Assessment	Excluded		Excluded	

Appendix B

Authority Name:

Project Name: Ysgol Iolo Morgannwg

Appendix B

ABNORMAL COST BREAKDOWN (NTE)	ABNORMAL COST BREAKDOWN (OBC)			Explanation of cost
Element	Cost £	Cost £	Cost Difference £	
Site Clearance	£ 75,000.00	40,000	- 35,000.00	Site clearance required to prepare for construction works.
Works to existing highways / site access	£ 100,000.00	50,000	- 50,000.00	Works required to existing highway to enable sufficient highways access.
Service yard slab	£ 30,000.00	30,000	-	Service yard slab required
Acoustic fencing to plant	£ 20,000.00	12,500	- 7,500.00	Accoustic treatment required to fencing
Retaining Walls	£ 125,000.00	55,000	- 70,000.00	Retaining walls required on site.
Immersion unit	£ 552,960.00	250,000	- 302,960.00	Immersion Unit required within the schedule of Accommodation for Ysgol IOLO.
Site Works - Cut and Fill	£ 691,000.00	300,000	- 391,000.00	Significant cut and fill volumes required due to leval falls across the site with the largest being a 7.4m level difference along the southern boundary.
Prelims, NEC fee, Risk associated with above	0	257,222	257,222.30	excluded due to being accounted for under the NTE packages
Substructure - Heave protection	£ 57,000.00		- 57,000.00	Required due to localised pockets of clay. Although the foundations will be bearing on the rock, the presence of high volume change material will still be under sections of the slab
Substructure - Piling	£ 200,000.00		- 200,000.00	Generally there is shallow bedrock beneath the building footprint, however, in localised areas this drops off (possible solution feature) to a depth which will require CFA bored piles to socket into the rock at lower level to prevent differential building settlement.
Drainage - Storm Drainage (SAB)	£ 247,000.00		- 247,000.00	During site investigations the infiltration testing generally failed across wide areas of the site due to the presence of shallow bedrock. This necessitated a complete redesign of the proposed surface water drainage system with an outfall connection to the existing highway drain.
Drainage - Raingardens	£ 75,000.00		- 75,000.00	The area of raingardens increased from RIBA Stage 2 at 654m2 to 1089m2. This was to satisfy enhanced SAB requirements due to the failure of infiltration testing.
Total	2,172,960.00	994,722	- 1,178,237.70	