

# Primary School, Chilmington

Costs Review  
Expert Report

Hodson Developments

March 2025

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# Document Control Sheet

**Document Title** Primary School, Chilmington - Costs Review Expert Report  
**Document Ref** BPSCR02  
**Project Name** Primary School, Chilmington  
**Project Number** 11288  
**Clients** Hodson Developments

## Document Status

Rev	Issue Status	Prepared / Date	Checked / Date	Approved / Date
1	ISSUED	DH 31.03.25	JBA 1.4.25	AB 1.4.25

## Issue Record

Name / Date & Revision	1.4.25					
Thomas Hodson – Hodson Developments	1					

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# 1 Introduction

- 1.1** I, David Howson of Brookbanks have been instructed by Hodson Developments to provide an expert review of the proposed development costs for the provision of a Primary School at the Chilmington Green development near Ashford in Kent. A Primary School is to be provided as part of the S106 obligations attached to the planning consent.
- 1.2** I am Senior Associate Commercial Director at Brookbanks, a specialist technical, environmental, highways, commercial management and project management construction consultant. I have over 15 years' experience as a chartered quantity surveyor and over 20 years' dealing with the cost planning and viability of development sites in addition to implementing building projects across a wide range of sites throughout the UK.
- 1.3** I previously prepared an Expert report on the proposed S106 costs for the Primary School. It is based on the following Chilmington Green Primary School 1 planning design drawings that have been downloaded from the Ashford Borough Council Planning Portal.

## GDM Architects:

- GROUND FLOOR PLAN - PRIMARY SCHOOL - VIA KCC P101 REV P2
- FIRST FLOOR PLAN - PRIMARY SCHOOL - VIA KCC P102 REV P2
- ROOF PLAN - PRIMARY SCHOOL - VIA KCC P103 REV P2
- ELEVATIONS (SHEET 1) - PRIMARY SCHOOL - VIA KCC P201 REV P2
- ELEVATIONS (SHEET 2) - PRIMARY SCHOOL - VIA KCC P202 REV P2
- P301 P2 Sections
- SITE PLAN - P002 P6

## Considine Civil + Structural Engineers:

- 2340 CON 00 XX DR C 1510 P02 Drainage Layout sheet 1 of 3
- 2340 CON 00 XX DR C 1511 P02 Drainage Layout sheet 2 of 3
- 2340 CON 00 XX DR C 1512 P02 Drainage Layout 3 of 3
- 2340 CON 00 XX DR C 1513 P02 Manhole Schedule
- 2340 CON 00 XX DR C 1530 P01 Typical Drainage Details Sheet 1
- 2340 CON 00 XX DR C 1531 P02 Typical Drainage Details Sheet 2
- 2340 CON 00 XX DR C 1540 P01 Typical Construction Details
- 3939 P004\_P1 Electric Vehicle Charging Spaces plan

- 1.4** I understand that in the Chilmington Green s106, the Primary School 1 and Primary School 2 Definitions are the same:

Primary School 1 - "means a primary school In Main phase 1 capable once built of offering two form entry to 420 children between the ages of 4 and 11 and a further 26 places for early years provision".

This definition mirrors the definition for Primary School 2:

Primary School 2 - "means a primary school In Main phase 2 capable once built of offering two form entry to 420 children between the ages of 4 and 11 and a further 26 places for early years provision".

- 1.5** Thus, I consider it appropriate to use the Primary School 1 designs as the maximum design required for Primary School 2.
  - 1.6** I understand that the S106 sets out that the Primary School 2 costs should not exceed £6,000,000 index linked to 2014.
  - 1.7** I understand Hodson Developments have sought to modify this cost by moving the base indexation to start in 2018 thus increasing the maximum costs to deliver Primary School 2 to £7,920,000 (“the modified s106 cost”).
  - 1.8** I have independently reviewed all information made available to me by the parties and all the cost items have undergone a quantity and rates review to arrive at a fair and reasonable assessment of all costs, based on my experience of working on similar projects. I have prepared a Cost Summary to summarise my findings included in section 5.
  - 1.9** This report has been prepared as a response to the Chilmington Primary School Expert Report on Hodson Developments prepared by McComb Partnership Ltd (the MCP report) on behalf of Kent County Council (KCC) which has been issued following my previous report, as part of KCC’s submitted pack of documents titled “KCC Rebuttal Document – Education” made on 17<sup>th</sup> February 2025.
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## 2 Executive Summary

- 2.1** I have reviewed the Chilmington Primary School Expert Report on Hodson Developments prepared by McComb Partnership Ltd and Hodson Developments Limited (HDL) revised costs produced in answer to the queries and comments raised in the MCP report (see appendix A).
- 2.2** My review of HDL's revised cost estimate of £5,257,137.14 and a MCP's cost estimate £9,859,188.27 undertaken in section 3 has highlighted the majority of the cost differences relate to the use of actual sub contractor quoted rates by HDL versus the use of historic estimated rates of MCP, the former being substantiated with quotations provided which I have reviewed and accepted. On this basis, I would suggest that the rates applied by MCP have not been substantiated sufficiently to justify the level of cost inflation they represent over HDL's market tested estimate.
- 2.3** MCP's report item 4.3.1.2 has determined that building function 712. Primary Schools Over 2000m2 is the "*appropriate and closest*" match to the build function which would equate to cost range of £1,922/m2 to £5,604/m2 with an average cost of £3,217/m2. Therefore, the HDL's proposed maximum cost of £7,920,000 which is £3,148/m2 which is within the BCIS average cost range as previously stated.
- 2.4** In summary the proposed maximum build cost of £7,920,000 proposed by HDL is reasonable.

## 3 Review of Commentary

### Bills of Quantities Review

Element	MCP Costs	HDL Revised Costs	Difference	Comments
<b>Groundworks</b>	£774,870.05	£277,299.51	£497,570.54	HDL revised costs based on rates from sub-contractor quotes. MCP rates are not substantiated with quotes. MCP has incorrectly allowed pits, clay master and formwork which would not be required.
<b>Superstructure</b>	£4,297,359.77	£2,584,839.30	£1,712,520.47	HDL's costs allowed for a traditional load bearing masonry construction. MCP has allowed for a more expensive non-traditional steel framed construction. HDL revised costs allow for timber girder trusses. MCP costs are not substantiated with quotes and included 214m2 more first floor than required HDL revised costs based on brickwork rates are based on sub-contractor quotes. MCP rates are not substantiated with quotes.
<b>Internal Finishes</b>	£603,079.00	£332,915.31	£270,163.69	HDL revised costs based on supplier and sub-contractor quotes. MCP has not provided substantiated rates nor priced the specification required e.g. specific door types and wall finishes required.
<b>External Works</b>	£841,314.00	£678,667.73	£162,646.27	MCP has allowed for disposal of excavated materials off site which is not in accordance with the planning consent under which all soil remains on site. HDL revised costs based on are based on sub-contractor quotes. MCP costs are not substantiated with quotes
<b>Professional Fees</b>	£729,268.15	£65,000.00	£664,268.15	1.3% of construction cost consider this is reasonable to revise existing designs. MCP has not substantiated their fees with quotes based on existing designs.
<b>Preliminaries</b>	£565,026.57	£269,871.27	£295,155.30	HDL has calculated the cost based on actual costs. MCP has not provided a calculation.



<b>OHP</b>	£301,246.40	Included in rates	£301,246.40	MCP rates already include OHP it is unclear why this has been added and appears to be a double count.
<b>Contingency</b>	£391,846.26	£103,544.03	£288,302.23	2% of construction cost is reasonable as design already developed and ground conditions are good
<b>Inflation</b>	£583,067.23	excluded	£583,067.23	Inflation is excluded from HDL Costs are based on Q1 2025
<b>Fit Out</b>	£772,110.85	£945,000.00	£172,889.15	HDL's costs allow for £750 per pupil for IT and £1,500 per pupil for furniture. MCP cost is 10% of construction costs
<b>TOTAL COSTS</b>	£9,859,188.27	£5,257,137.14	£4,602,051.14	HDL cost is within BCIS and Brookbanks cost benchmarking costs.

## Substructure

### 3.1 The MCP report states at paragraph 4.2.1 notes a number of items which are addressed below:

1. MCP states *"There is no provision for excavation"* which is incorrect the labour and plant allowances included totals £19,450.00 which would have been adequate to cover the excavation works.
2. MCP states *"There is no provision for disposal of excavated material on site / off site"* HDL has subsequently issued revised bill of quantities (BQ) costs based on subcontractor rates from work underway at Chilmington Green this allows for disposal on site as per **condition 92 of the outline planning consent reference 12/00400/AS which seeks to prevent off site disposal of excavated materials. This equates to a saving on MCP's costs of -£75,564.50.**
3. MCP states *"The is no provision for Reduced level dig"* HDL's revised costs allow for reduced level dig and these costs are based on subcontractor rates from other works currently underway at Chilmington Green this matches the allowances of MCP.
4. MCP states *"The Provision of 4 men for 3 weeks (60 working days) for substructure cannot be assessed and has not objective valid assessment"*. Again, this is incorrect and forms the fundamental basis of pricing of works under first principles i.e. labour, plant and materials required. In response the revised HDL costs now provide a comparable breakdown.
5. MCP states *"The labour rate of £200/Day is not representative of market rates unless for an unskilled operative."* The HDL labour rate is based blended rate based on directly employed labour and would equate to an average annual salary of £48,000 per annum which is reasonable given the traditional construction to be undertaken.
6. MCP states *"Facing brickwork has been allowed at £350/1000, with blockwork valued based on 'Travis Perkins quote'; This has not been made available. The rate of £350/1000 bricks is not reflective of the market" HDL's quote was provided and clearly shows bricks supplied at £245 per thousand see screen shot*



below with supply costs the £350/1000 allows for a red brick. However, if the brick price was to increase to £400 per 1000 the uplift would be £3,340. £500 per 1000 the uplift would be £10,021. £600 per 1000 the uplift would be £16,702. £696 per 1000 the uplift would be £23,157, which would be a marginal cost uplift.



**QUOTE**  
VAT REGN. No. GB 408 5567 37

Your Ref:  
Our Ref: 0108Q836990  
Date : 20th August 2024  
Customer: Hodson Developments (Ashford) Ltd  
Priced : 06th December 2024  
Your Office contact is Duncan Marmara Page : 1  
Your Representative is Kirey Gunn New Accounts  
Site Ref :

Product Code	Description	Qty	Price Per	Disc %	Goods Amt
922113	SOLID MEDIUM DENSE BLOCK 100MM 7.3N	741.60 M2	11.40 M2		8454.24
700064	SOLID DENSE BLOCK 100MM 7.3N	4593.60 M2	11.38 M2		52275.17
272786	SOLID DENSE BLOCK 100MM 10.4N	979.20 M2	11.85 TN		11603.62
782179	SOLID DENSE BLOCK 100MM 17.5N	362.80 M2	12.85 TN		4533.48
346328	SOLID DENSE BLOCK 100MM 22N	216.00 M2	13.85 TN		2948.40
701037	SOLID DENSE BLOCK 140MM 7.3N	379.20 M2	16.36 M2		6203.71
272786	SOLID DENSE BLOCK 140MM 10.4N	163.20 M2	17.08 TN		2787.46
680875	100MM DENSE CONCRETE COURSING BRICK 7.3N	1000.00 EA	245.00 TH		245.00
680874	140MM DENSE CONCRETE COURSING BRICK 7.3N	1000.00 EA	400.00 TH		400.00
725514	100MM 10N DENSE CONCRETE COURSING BRICK	24192.00 EA	2.32 TN		5612.54
680871	100MM DENSE CONCRETE COURSING BRICK 22.5N	3136.00 EA	236.85 TH		742.76
RG1075	*17 140mm 10.4N DENSE COURSING	2828.00 EA	0.42 EA		1103.7

7. MCP states "The rate applied for blockwork is also not considered reflective of the market. A rate of £1.83/block (£18.30/m2) is more representative than that allowed within the DER bill of quantities". The screen shot above shows the Travis Perkins quoted rates of £11.38/m2 to £11.85/m2
8. MCP States "The labour rates applied for masonry are insufficient". HDL has based its brick and block work labour rates on a quotation from Wolfe Brickwork for a recently tendered project in the Chilmington area.
9. MCP states "There is no provision for forming cavities, insulation, damp proof courses or closing cavities". HDL's revised costs has included for the forming of cavities within its labour rates, damp proof courses have been split into 2 different types as required and there is no requirement for insulation to the substructure brickwork.
10. MCP states the "Comparative cost for masonry below ground is £77,794.20 which is more than double the allowance made in the DER BoQ" **The savings made by competitive tendering of the work by HDL in items 6 to 9 above total -£49,777.25.**
11. MCP states "Beam and Block floors 150mm thick have been included at a supply rate of £28.50 ....are inadequate" However the HDL subcontractor quotation from the Floorspan quote provided offers an installation rate of £17/m2.

12. MCP states *"The labour rate of £200/Day is not representative of market rates unless for an unskilled operative."* The HDL labour rate is based blended rate based on directly employed labour and would equate to an average annual salary of £48,000 per annum which is reasonable given the traditional construction to be undertaken.
13. MCP states *"The combined cost of Beam & Block and Labour is £74,465, equating to £49.98/m2. We would not consider that this is representative of market rates, which are closer to £85/m2"* However the HDL subcontractor quotation from Floorspan (a national beam and block floor supplier) quote provided offers a **supply and installation rate of £44.34/m2 which equates to a saving of -£63,133.40. This rate is comparable with current contract rates and Brookbanks database information.**
14. MCP states *"As part of 'Ground Floor Construction' we have considered Screed"* MCP's rate for the 75mm thick screed, insulation and membrane is £56.50/m2. HDL's comparable rate is £28.11/m2 based on their subcontractor's current rates and equates to a **saving of -£43,996.10.**

## Superstructure

- 3.2** The MCP report states a paragraph 4.2.1.2 notes several items which are addressed below:

15. MCP states *"The quantity of approx. 990m2 has been validated, with the check measure at 1,064m2"* This over measure by MCP represents a 7.5% increase in the quantities and subsequently costs which at the MCP rates equates to increased in the MCP costs of +£21,494.32. In addition to this MCP has allowed £60/m2 for forming cavities in addition to the labour for the brickwork and blockwork cavity walls this is included in the HDL labour rates and as such represents a **further saving of -£63,840.00.**
16. MCP states *"There is no provision for forming cavities or cavity trays"* The provision has been included in HDL's brickwork and blockwork rates.
17. MCP states *"Combined the internal and external walls represents a shortfall in estimate in the DER of £221,185.90"* HDL revised costs have allowed for all of the items in the internal and external walls at competitive market rates and in the case of the cladding panels the HDL cost are £69,048.00 higher than MCPs allowance. The savings generated by HDL arise from their sub-contractors' rates which allow for the forming or cavities and installation of cavity trays and insulation.

- 3.3** The MCP report states at paragraph 4.2.1.3 *"It appears that the Roof has been assumed as Timber structure. This is considered inappropriate for a School, where plant installations are typically installed at roof level"* At present Kent County Council (KCC) are currently constructing the new Secondary School in Chilmington entirely out of timber frame construction and the proposed HDL design is for a timber girder truss designed specifically for the loadings as required noting only a 60m2 area is shown for plant the requirement for a composite concrete roof to the entire area would appear excessive.

18. In relation to the above MCP also states *"the roof represents a shortfall in estimate of the DER of £180,345.05."* However, HDL's timber roof construction represents a significant saving in cost for the roof and also the foundations due to reduced load on the foundations. In comparison HDL's revised roof costs represents a **saving of -£159,671.17.**

- 3.4** The MCP report states at paragraph 4.2.1.4 *“the Steel Frame appears to be significantly under valued”* however HDL’s costs are based on a traditional load bearing masonry design with minimal steel used for area require large clear spans area such as the Hall G.03. This has resulted in less steel being required and a **reduction in these costs of -£502,530.00**

### Upper Floors & Stairs

- 3.5** The MCP report states at paragraph 4.2.2.1 MCP has provided cost for 200mm Pre Cast Concrete Planks at a rate of £115/m<sup>2</sup> and PCC stairs at £25,000 each based on its view and without substantiation. HDL’s floor cost of £91.78/m<sup>2</sup> and stairs cost of £2,346.99 each are taken from the Bison Precast quote provided which an excerpt is shown below. This provides as saving of **-£97,861.50**.

#### FLOORING and STAIRS

Phase	Description	Type	Floor Depth (mm)	Area (m <sup>2</sup> )	Rate (m <sup>2</sup> )	Supply and Fix	
						Flooring	Stair
1	Block A First Floor & Stairs	HC+ST	200	280	£91.78	£25,697.70	£2,346.99

### Internal Finishes

- 3.6** The MCP report states at paragraph 4.2.3.1 MCP has stated *“The ceiling finishes do not appear to have been assessed in the estimate”* which is incorrect HDL’s costs allowed 7,895m<sup>2</sup> of drylining and plaster boarding to walls and ceilings 5,519m<sup>2</sup> to the walls and 2,376m<sup>2</sup> to the ceilings. MCP has stated the plasterboard ceilings are likely to be suspended plasterboard tiles so HDL has revised this cost element and increased its costs £30,190.60. HDL has provided a quotation in support of their ceilings rates which are 25% lower than the MCP rates used and this along with the wall finishes still yields a saving against MCP’s costs of **-£99,602.40**.

### Internal Doors

- 3.7** The MCP report states at paragraph 4.2.4.1 MCP has stated *“Cubicle works appear to be missing”* this is incorrect these costs were included in the fit out allowance of £945,000 HDL has confirmed. The revised HDL costs now identify the cubicle costs separately totalling £20,355.00 based on rates which are reasonable and reflective of current market prices which in comparison to the MCP cost of £47,205 costs represent a saving of **-£26,850.00**.
- 3.8** The MCP report states at paragraph 4.2.4.1 MCP has stated an uplift of £179,007.84 for the internal doors and cubicles. These costs are based on MCP’s own rates which are unsubstantiated. HDL’s revised costs have provided a revised cost which are based on a door supply quote and HDL labour rates. These costs are broken down into the four different door types whilst MCP has applied only two door rates. The HDL cost presents a saving of **-£141,124.12**.

### Floor Finishes

- 3.9** The MCP report states at paragraph 4.2.5.1 MCP has stated *“The provision for ‘Heavy duty Vinyl flooring’ to all floor areas is not appropriate and does not meet DfE GDB Technical annex 2D: internal elements and finishes; Table 5. The rate applied (£16/m<sup>2</sup>) is a supply only rate”* This statement is incorrect the rate provided is a supply and install rate HDL has confirmed and the cost is reasonable for vinyl flooring. HDL has provided revised costs which included barrier matting and even though none is shown on the plans and flooring to a greater area than MCPs costs allow for, even with this HDL’s cost represent a saving of **-£173,537.26**.

### Internal Fit Out

- 3.10** The MCP report states at paragraph 4.2.6.1 has included an arbitrary allowance of 10% of contract value for £745,455.18 as opposed to HDL's calculated allowances of per pupil of £750 for IT and £1,500 for furniture, fittings and equipment (including school kitchen). Brookbanks views HDL's revised costs as reasonable.

### **Mechanical, Electrical and Public Health Services**

- 3.11** The MCP report states at paragraph 4.2.7.3 MCP has calculated the MEPH services cost as £1,760,794 or £727/m<sup>2</sup> using Building Cost Information Service (BCIS) average prices database whilst HDL's cost is £1,305,555 or £539/m<sup>2</sup>. In comparison with the BCIS costs taken from the three London primary schools referenced in my previous report the range of cost for services was between £417/m<sup>2</sup> and 466/m<sup>2</sup> for schools of a similar size. This would indicate that HDL's cost is in the correct range and reflective of comparable projects, this would then be a saving over the MCP cost of **-£455,249.12**.
- 3.12** The MCP report states at paragraph 4.2.7.4 the HDL costs do not include for a net zero installations. **MCP has specifically excluded the cost of net zero measures from their cost of £9,859,188.**

### **Preliminaries & Overheads and Profits (OH&P)**

- 3.13** HDL's revised preliminaries costs have been broken down and are based on a 64 week programme and the allowances are reasonable at 7% of the value of the construction costs. In contrast MCP's costs are higher at 8% of construction costs.
- 3.14** MCP's OH&P costs of £301,246.40 equates to 4% of the construction costs however given the composite rates used by MCP which are consistently higher than we would have expected we would have assumed the rates were inclusive of OH&P.

### **Fees**

- 3.15** HDL's costs have allowed for the re-use of the existing designs and existing site surveys and information. The site is well known to the developer who has carried out numerous investigations in the course of obtaining consents and carrying out due diligence. The MCP costs would represent 11% of the construction costs which is considerably higher than the usual 3-5% design fees included in a standard design and build contract with no detailed design provided. In this instance where an existing design will be largely repeated 11% looks comparably high and looking at the BCIS project previously referenced in my report the average was 4% for a new designed school.

### **Contingency**

- 3.16** HDL have allowed for a 2% contingency based on their detailed knowledge of the scheme, being the party that has brought the site master plan to planning consent and has detailed knowledge of the site abnormalities such as ground conditions. The re-use of the existing designs would avoid abortive design works at planning and construction stages as it has already met the approved standards. This would mitigate the design risk and much of the construction risks thus the lower level of contingency that MCP refers is reasonable.

### **HDL Revised Costs Bill of Quantities**

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- 3.17** Since my earlier report HDL has revised their costs providing more information. The revised costs now provide a higher level of detail and these are complimented with market tested sub-contractor quotes which provides the actual costs versus extrapolated historic costs taken from various sources which may not reflect the current market conditions.

## Building Cost Information Service

**BCIS®**

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 22-Mar-2025 07:49

Rebased to Ashford ( 113; sample 27 )

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
712. Primary schools							
Generally (15)	3,326	1,914	2,770	3,266	3,737	8,308	154
Up to 500m2 GFA (15)	3,418	1,938	2,900	3,298	3,672	4,838	26
500 to 2000m2 GFA (15)	3,441	1,914	2,737	3,318	3,908	8,308	52
Over 2000m2 GFA (15)	3,217	1,922	2,796	3,240	3,691	5,604	76
712.8 Primary Schools - mixed facilities (15)	2,961	1,082	2,425	3,029	3,472	4,937	75

### Average Prices

- 3.18** As per my previous report stated the Building Cost Information Service (BCIS) provides the UK's leading cost data service for construction costs offering an Average Prices service that provides cost data on a variety building functions constructed in the UK. The table above summarises the cost data on Primary School projects from the BCIS cost database rebased to Kent Q1 2025 pricing levels in £/m² on gross internal area. This shows the cost of a Primary School with mixed facilities such as the proposed design have been built for a cost range of between £1,082/m² to £4,937/m² with the average (mean) cost being £2,961/m². The proposed maximum cost of £7,920,000 would equate to £3,148/m² based on the proposed design which is towards the higher end of the cost range. MCP's report item 4.3.1.2 has determined that building function 712. Primary Schools Over 2000m2 is a more appropriate and closest match to the build function which would equate to cost range of £1,922/m2 to £5,604/m2 with an average cost of £3,217/m2. **Therefore, the HDL's proposed maximum cost of £7,920,000 which is £3,148/m2 is within the BCIS average cost range as previously stated.**

# BCIS®

## £/M2 STUDY

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712.8 Primary Schools - mixed facilities (15)	2,961	1,082	2,425	3,029	3,472	4,937	75	

## BCIS Order of cost estimate

- 3.19** Under item 4.4.1.3 MCP states is has produced its own BCIS Order of Cost Estimate totalling £10,300,000 however a copy has not been provided with its report so we are unable to comment in any detail on this estimate. **It is however worth noting that at MCP's BCIS Order of Cost Estimate at £4,048/m2 would be in the upper quartile of BCIS average costs shown in the table above.**

Project	Southwark, London	Preston Park, London	Hendon, London
Gross Internal Floor Area	2,477m²	1,937m²	2,141m²
Total cost £/m² Total cost (Q1 2025 rebase)	£2,466/m²	£2,235/m²	£1,785/m²

## BCIS benchmarked projects

- 3.20** Further to the above as stated previously I have reviewed the BCIS sample data used and looking at the sample projects it is possible to select comparable projects in terms of both size and location. The table above shows three projects close in size and location to the Primary School in Kent on the edge of Greater London (albeit these locations would be expected to generate higher costs per square metre due to their location). These projects are all primary schools ranging in size from 1,937-2,477m² compared to the proposed 2,422m² and **because of their location these range in cost from £1,785 to £2,466/m2, substantially lower than the HDL's proposed maximum cost £3,148/m².**

## 4 Cost Summary

- 4.1** In response to the Chilmington Primary School Expert Report on Hodson Developments prepared by McComb Partnership Ltd (the MCP report) Hodson Developments Limited (HDL) has provided revised costs which total £5,257,137.14 which equates to £2,171/m<sup>2</sup> based on the gross internal floor area. The review of these costs has confirmed these are reasonable for a traditionally constructed load bearing masonry school and the construction programme of 64 weeks is realistic. These costs are within benchmarked cost ranges of the BCIS and Brookbanks and demonstrate the proposed design is within the modified S106 budget of £7,920,000, which would result from commencing indexation from 2018. MCP's costs are based on historic database rates whilst HDL's costs are based on actual market tested quotations which are current.
- 4.2** This report has reviewed the revised costs which have demonstrated there is a possible range of cost for Primary School 2 (PS2). The most comparable projects from the BCIS i.e. those in Greater London show this range to be between £1,785 to £2,466/m<sup>2</sup> which equates £4.3m to £6m at 1Q 2025 price levels which is within the £7.92m proposed budget or £3,148/m<sup>2</sup> which is within MCP's proposed "*appropriate and closest match*" BCIS average price cost range of £1,922/m<sup>2</sup> to £5,604/m<sup>2</sup>.
- 4.3** MCP's costs have included inflation allowances of £583,067.23 for a future build when there is no date for the school's construction and therefore no accurate way to allow for this cost hence the HDL costs have excluded this.
- 4.4** In summary this rebuttal review concludes the maximum proposed cost of £7,920,000 is within the expected range of cost for the proposed primary school at Chilmington Green.



## 5 Declaration

### Statement of Truth

- 5.1 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

### Declaration

- 5.2 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.
- 5.3 I confirm that I understand and have complied with my duty to the Independent Expert as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.
- 5.4 I confirm that I am not instructed under any conditional or other success based fee arrangement.
- 5.5 I confirm that I have no conflicts of interest.
- 5.6 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the Independent Expert.
- 5.7 I confirm that my report complies with the requirements of RICS – Royal Institution of Chartered Surveyors, as set down in the RICS practice statement Surveyors acting as expert witnesses.

Signed.....

David Howson BSc (Hons) MRICS

Dated.....

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## | Appendix A HDL Revised Costs



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Foundations

- 2.2.1.1 (1)
- Correct - excavation costs are included as part of the labour provision.
- 2.2.1.1 (2)
- All excavated materials has been allowed to remain on site (in line with the planing cosent).
- 2.2.1.1 (3)
- Reduced level dig has been allowed for as part of the labour costs.
- 2.2.1.1 (4)
- 60 working days has been based on HDL's groundworkers carrying out these works and the length of programme we deem necessary to carry out these works.
- 2.2.1.1 (5)
- HDL employ their own groundworkers and the average rate paid is £200 per day.

Foundations Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate	HDL Total		Difference
		Quant	Unit	Rate					Unit				
S.1	Excavating; Reduced Level dig	709	m3	£ 4.50	£ 3,190.50	709	m3	£ 4.50	£ 3,190.50	£	4.50	£ 3,190.50	£ -
S.2	Excavating; Pits	306	m3	£ 16.50	£ 5,049.00	0	m3	£ -	£ -	£	-	£ -	-£ 5,049.00
S.3	Excavating; Trenches	407	m3	£ 12.50	£ 5,087.50	407	m3	£ 12.50	£ 5,087.50	£	12.50	£ 5,087.50	£ -
S.4	Disposal; Excavated Material	1,422	m3	£ 55.00	£ 78,210.00	407	m3	£ 6.50	£ 2,645.50	£	6.50	£ 2,645.50	-£ 75,564.50
S.5	Compacting; Bottoms of Excavations	1576	m2	£ 1.00	£ 1,576.00	280	m2	£ 0.40	£ 112.00	£	0.40	£ 112.00	-£ 1,464.00
S.6	Claymaster; Cordek HX-B-18/24 Cellcore	0	m2	£ 28.50	£ -	0	m2	£ -	£ -	£	-	£ -	£ -
S.7	Concrete; To Pads & Foundations	713	m2	£ 175.00	£ 124,775.00	280	m2	£ 150.00	£ 42,000.00	£	150.00	£ 42,000.00	-£ 82,775.00
S.8	Formwork; To Pads: N/E 1000mm	768	m2	£ 40.00	£ 30,720.00	0	m2	£ -	£ -	£	-	£ -	-£ 30,720.00
S.9	Formwork; To Groundbeams; N/E 500mm	0	m2	£ 22.50	£ -	0	m2	£ -	£ -	£	-	£ -	£ -
S.10	Formwork; To Strip Foundations; N/E 500mm	1356	m2	£ 22.50	£ 30,510.00	0	m2	£ -	£ -	£	-	£ -	-£ 30,510.00
					£ 279,118.00							£ 53,035.50	-£ 226,082.50

Foundations Summary

Upon review, HDL have increased their total cost for the foundations from £44,794.84 to £53,035.50, an increase of £8,240.66. This is however still significantly less to where McComb Partnership's have forcasted the costs to. It is worth noting that excavating pits is not required due to trench foundations being allowed for. Disposal of excavated material has been allowed for on site (as per the planing consent) at £6.50/m3, which is a current contracted rate HD are paying. Formwork to pads is not required as strip foundations have been allowed for. Formwork to strip foundations is also not necessary due to the foundations being constructed from all dig & pour.

£ 41,680.00  
£ 11,355.50



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Below Ground Masonry

- 2.2.1.1 (6)As per HDL quotations.  
£350/1000 allows for a red brick. However, if the brick price was to increase to £400 per 1000 the uplift would be £3,340. £500 per 1000 the uplift would be £10,021. £600 per 1000 the uplift would be £16,702. £696 per 1000 the uplift would be £23,157
- 2.2.1.1 (7)
- 2.2.1.1 (8)As per Travis Perkins quote dated 20.08.24 evidencing a rate of £11.85/m2, which works out at £1.18/block.  
This supports HDL's rates used within the bill.
- 2.2.1.1 (9)As per quotation from Wolfe Brickwork recently received for a tendered project in the local Chilmington area. This quote supports HDL's rates utilised for labour only facing brick & blockwork of £55/m2 for facing brick and £35/m2 for blockwork.
- 2.2.1.1 (10)Forming cavities is allowed for within the labour rate. This is not an additional item. DPC labour element was missed and £10/m2 should be used for this element of the works.
- 2.2.1.1 (11)Based on the above, HDL's comparative cost for masonry below ground is £28,016.95, which is £49,777.25 less than McComb Partnership's estimate.

Below Ground Masonry Comparison

		McComb Partnership		McComb Partnership		McComb Partnership		HDL		HDL		Difference	
		Quant	Unit	Rate		Partnership Total	HDL Quant	Unit	Rate		Total		
M.1	Below Ground Masonry; Cavity Wall; Facing Brick	156	m2	£	165.00	£ 25,740.00	123	m2	£	76.00	£ 9,348.00	-£	16,392.00
M.2	Below Ground Masonry; Cavity Wall; Blockwork	156	m2	£	67.40	£ 10,514.40	375	m2	£	46.85	£ 17,568.75	£	7,054.35
M.3	Below Ground Masonry; Blockwork	327	m2	£	67.40	£ 22,039.80	0	m2	£	-	£ -	-£	22,039.80
M.4	Below Ground Masonry; Forming Cavity	156	m2	£	60.00	£ 9,360.00	0	m2	£	-	£ -	-£	9,360.00
M.5	Below Ground Masonry; Insulation	156	m2	£	55.00	£ 8,580.00	0	m2	£	-	£ -	-£	8,580.00
M.6	Below Ground Masonry; Damp Proof Course - 225mm	156	m2	£	10.00	£ 1,560.00	51.48	m2	£	12.86	£ 662.03	-£	897.97
	Below Ground Masonry; Damp Proof Course - 110mm						31.5	m2	£	13.91	£ 438.17	£	438.17
						£ 77,794.20					£ 28,016.95	-£	49,777.25

Below Ground Masonry Summary

HDL have added Below Ground Masonry Blockwork together as they are both the same rate. Forming Cavity is not required below ground and therefore HDL have excluded.  
The same with insulation. As two different types of DPC are required, HDL have split these out. HDL previously assessed the below ground masonry at a total cost of £30,931.48.  
Re-reviewing on the same basis as McComb Partnership have assessed the below ground masonry, reduces HDL's costs down to £28,016.95.

£ 30,931.48  
-£ 2,914.53

Appendix A - HDL Revised Costs



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Beam & Block Floor

- 2.2.1.1 (12) -
- As per Floorspan quotation, which is for supply and install of block & beam. The supply & install rate is £44.34/m2.
- 2.2.1.1 (14)
- This would suggest that HDL's rate of £49.98/m2 is more than sufficient to cover these works & McComb Partnership's rate for these works is excessive.
- 2.2.1.1 (15)
- HDL have included for screed to the ground floor under 'internals'. HDL's cost for the ground floor construction is £116,348.90, with rates supported by quotations.

Beam & Block Floor Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate											
GF.1	Beam & Block Floor	1520	m2	£	85.00	£	129,200.00	1490	m2	£	44.34	£	66,066.60	-£	63,133.40
GF.2	1200 Gauge DPM	1520	m2	£	10.00	£	15,200.00	1490	m2	£	-	£	-	-£	15,200.00
GF.3	Screed; 75mm Thick	1520	m2	£	25.00	£	38,000.00	1490	m2	£	28.11	£	41,883.90	£	3,883.90
GF.4	Screed; Insulation; 75mm thick	1520	m2	£	20.00	£	30,400.00	1490	m2	£	-	£	-	-£	30,400.00
GF.5	Screed; Separating Membrane	1520	m2	£	1.50	£	2,280.00	190	m2	£	-	£	-	-£	2,280.00
						£	215,080.00					£	107,950.50	-£	107,129.50

Beam & Block Floor Summary

HDL do not have a separate for DPM, insulation or separating membrane, as this is all included within the rate of £28.11 for screed. HDL's rates are current contracted rates for the screed.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Superstructure

Internal & External Walls

- 2.2.2.1 (16) HDL derived of the measure of 990m2 through a take off undertaken in CAD & are therefore confident this measure is correct.
- 2.2.2.1 (17) Forming cavities & installing cavity trays is allowed for within the labour rate.
- 2.2.2.1 (18) HDL have provided evidence in the form of quotes to support their figure of £329,809.64 and therefore dispute McComb Partnership's inflated figure of £522,143.60

Internal & External Walls Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate	HDL Total	Difference
		Quant	Unit	Rate								
EW.1	External Walls; Cavity Wall; Facing Brick	1064	m2	£	165.00	£	175,560.00	990.49	m2	£	76.00	£ 75,277.24 -£ 100,282.76
EW.2	External Walls; Cavity Wall; Blockwork	1064	m2	£	67.40	£	71,713.60	990.49	m2	£	46.85	£ 46,404.46 -£ 25,309.14
EW.3	External Walls; Forming Cavity	1064	m2	£	60.00	£	63,840.00	0	m2	£	-	0 -£ 63,840.00
EW.4	External Walls; Insulation; 100mm thick	1491	m2	£	55.00	£	82,005.00	990.49	m2	£	12.00	£ 11,885.88 -£ 70,119.12
EW.5	External Walls; Lintels; Assumed Catnic	116	m	£	100.00	£	11,600.00	1	no	£	9,769.06	£ 9,769.06 -£ 1,830.94
EW.6	External Walls; Cladding Panels; Incl Secondary Structure	427	m2	£	275.00	£	117,425.00	532.78	m2	£	350.00	£ 186,473.00 £ 69,048.00
IW.1	Internal Walls; Blockwork; 100mm Blockwork	2570	m2	£	67.40	£	173,218.00	3179	m2	£	46.85	£ 148,936.15 -£ 24,281.85
IW.2	Internal Walls; Lintels, Assumed PCC	126	m	£	50.00	£	6,300.00	159.3	m	£	22.31	£ 3,553.98 -£ 2,746.02
						£	701,661.60				£ 482,299.77 -£ 219,361.83	
											£ 493,300.87	

Internal & External Walls Summary

HDL have made no allowance for forming cavities, as we have allowed to build an inner & outer skin. HDL utilised prices for lintels from a job currently being tendered - 1500mm long, 83no @ £87.51 = £7,263.37; 1200mm long, 10no @ £86.64 each = £866.40; 900mm long, 16no @ £47.19 each = £755.04; 2100mm long, 5no @ £176.85 each = £884.25. The lintels therefore total £9,769.06.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

**Roof**

2.2.2.2 KCC are currently constructing the new Secondary School being built in Chilmington completely out of timber frame. Therefore for the roof construction to be built out of timber is not inappropriate. HDL allowed for the roof to be constructed out of girder trusses due to the roof being either a flat or mono pitched construction. The girder truss design would be adjusted to suit dead loads and live loads associated with the plant.

2.2.2.2 (19) Taking into account the above, HDL's revised costs for the roof is £307,323.83.

Roof Comparison

		McComb Partnership		McComb Partnership		McComb						
		Quant	Unit	Rate		Partnership Total	HDL Quant	Unit	HDL Rate	HDL Total	Difference	
R.1	Composite Deck; Incl. Concrete & Edge Formwork	1294	m2	£	92.50	£ 119,695.00	0	m2	£	-	£ -	-£ 119,695.00
R.2	Finish; Insulated Roof system (not Tapered)	1294	m2	£	120.00	£ 155,280.00	1490	m2	£	64.38	£ 95,926.20	-£ 59,353.80
R.3	Finish; Lapped up parapet, under copings; N.E 500mm	233	m	£	40.00	£ 9,320.00	0	m	£	-	£ -	-£ 9,320.00
R.4	Copings	233	m	£	60.00	£ 13,980.00	296	m	£	58.41	£ 17,289.36	£ 3,309.36
R.5	Access Hatch	3	Nr	£	2,150.00	£ 6,450.00	0	Nr	£	-	£ -	-£ 6,450.00
R.6	Mansafe System	3	Nr	£	10,000.00	£ 30,000.00	1	Nr	£	8,505.27	£ 8,505.27	-£ 21,494.73
R.7	Plant Screen; 2.50m high	25	m	£	1,000.00	£ 25,000.00	25	m	£	495.68	£ 12,392.00	-£ 12,608.00
R.8	Canopies; Generally; Assumed Glazed	201	m2	£	450.00	£ 90,450.00	201	m2	£	450.00	£ 90,450.00	£ -
R.9	Rainwater Goods; Alu Downpipes; 100mm dia	130	m	£	115.00	£ 14,950.00	120	m	£	4.85	£ 582.00	-£ 14,368.00
R.10	Rainwater Goods; Hoppers & Chute Through Parapet	22	nr	£	85.00	£ 1,870.00	15	nr	£	55.00	£ 825.00	-£ 1,045.00
	Girder Trusses to Main Roof						1490	m2	£	54.60	£ 81,354.00	£ 81,354.00
						£ 466,995.00				£ 307,323.83	-£ 159,671.17	

Roof Summary

HDL have made no allowance for access hatches as we have allowed for AOV's to the staircores, which provides access to the roof. HDL have made an allowance to cover both the main roof & the lower area where the plant is located. HDL have added in a cost for an acoustic fence to act as the plant screen. The canopy measure has been increased. HDL have allowed for plastic rainwater goods rather than aluminium. An allowance has also been made for an acoustic fence to act as the Plant Screen.





HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Steel Frame

2.2.2.3 It is noted that Primary School 1 was constructed via steel frame.  
HDL have priced Primary School 2 based on a traditiional build (which is quite standard).  
Hence the diffence in allowances for Structural Steel. Clearly and additioal £501,216 additional steelwork would not be required to construct the school the way HDL have allowed.

Steel Frame Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate											
SF.1	Steel Frame; Columns	51	T	£	2,950.00	£	150,450.00							-£	150,450.00
SF.2	Steel Frame; Beams	87	T	£	2,950.00	£	256,650.00	286	m	£	345.00	£	98,670.00	-£	157,980.00
SF.3	Steel Frame; Bracings; 5% Allowance	7	T	£	2,950.00	£	20,650.00							-£	20,650.00
SF.4	Steel Frame; Fittings Allowance; 15%	22	T	£	2,950.00	£	64,900.00							-£	64,900.00
SF.5	Steel Frame; Erection	167	T	£	650.00	£	108,550.00							-£	108,550.00
						£	601,200.00					£	98,670.00	-£	502,530.00

Steel Frame Summary

HDL's allowances for Structural Steel is significantly less than McComb Partnership's, as McComb Partnership have allowed to construct the Primary School out of a Steel Frame, where as HDL have allowed to construct the Primary School out of Brick and Blockwork (traditioal build). Therefore HDL's allowances are for supporting steels only. If HDL were to allow for a steel frame building, the quote we have received is £1400/T, showing that McComb Partnership's rates are over inflated in any event. Also, if the building was to be built in strutural steel the superstructure costs (above) woul signficnatly reduce, but McComb has not reduced their superstructure costs.

Upper Floors & Stairs

2.2.3.1 Since HDL's costings were collated, we have received a further more competitive quote for a recently tendered project, whereby the stairs have been split out & HDL's costings for these works have subsequently reduced. HDL therefore disgaree with McComb Partnership Limited's uplift of £76,886.36 (and stand by our original rate)

Upper Floors & Stairs Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate											
UF.1	200mm PCC Planks	1298	m2	£	115.00	£	149,270.00	1084	m2	£	91.78	£	99,489.52	-£	49,780.48
UF.2	Composite Deck; Incl. Concrete & Edge Formwork	30	m2	£	92.50	£	2,775.00	0	m2			0	£	-	-£ 2,775.00
UF.3	PCC Stairs	2	nr	£	25,000.00	£	50,000.00	2	nr	£	2,346.99	£	4,693.98	-£	45,306.02
						£	202,045.00					£	104,183.50	-£	97,861.50

Uppper Floors & Stairs Summary

Based on recently received quotations, HDL's costs for these works have reduced by £20,975.14. Concrete infills are also included within HDL's rates and therefore a separate allowance has not been allowed for.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Aluminium Windows & Doors

No written comments have been provided by McComb Partnerships regarding HDL's Aluminium Windows & Doors costs.

Aluminium Windows & Doors Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate		Partnership Total		Unit							
W.1	Windows; Generally; Aluminium; Double Glazed	356	m2	£	575.00	£ 204,700.00		305.61	m2	£	578.80	£ 176,887.07		-£ 27,812.93	
W.2	External Doors; Generally; Aluminium; Double Glazed	99	m2	£	700.00	£ 69,300.00		120.8	m2	£	578.81	£ 69,920.25		£ 620.25	
						£ 274,000.00						£ 246,807.32		-£ 27,192.68	

Aluminium Windows & Doors Summary

HDL's measure has been derived from a take off of the drawings and is correct.

Internal Finishes

- 2.2.4.1
- Why would the external walls be drylined but the internal walls to be hardwall plaster (as per McComb's commnets)? HDL deem tape and jointing to be sufficient.  
To add in suspended plasterboard tiles would be an extra over cost of £30,190.60

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate		Partnership Total		Unit							
PB.1	Drylining; External Walls	1143	m2	£	40.00	£ 45,720.00		5519	m2	£	15.28	£ 84,330.32		£ 38,610.32	
PB.2	Plaster Finish; Internal Walls	4893	m2	£	23.00	£ 112,539.00		0	m2		0	£ -		-£ 112,539.00	
PB.3	Ceilings; Suspended Ceilings; 600 x 600 tile	2203	m2	£	38.50	£ 84,815.50		2203	m2	£	27.68	£ 60,979.04		-£ 23,836.46	
PB.4	Ceilings; Suspended Ceilings; 600 x 600 tile; MR to wet areas	173	m2	£	42.50	£ 7,352.50		173	m2	£	31.88	£ 5,515.24		-£ 1,837.26	
						£ 250,427.00						£ 150,824.60		-£ 99,602.40	

Internal Finishes Summary

HDL's total quantity for all walls is noted under 'External Walls'. HDL disagree with plaster finish to internal walls. If tape & joint is sufficient to external walls, then this finish should also be sufficient to internal walls. HDL have added the cost in for the suspended ceiling tiles

Internal Doors

- 2.2.5.1
- Cubicle works have been allowed for under internal fit out to all rooms. HDL's rates for door linings, internal fire doors & ironmongery are taken from current quotations. Therefore the uplift of £179,007.84 is not required.

Internal Doors Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate		HDL Total		Difference	
		Quant	Unit	Rate		Partnership Total		Unit							
ID.1	Internal Doors; Single Doors; Assumed FD30s	95	nr	£	1,450.00	£ 137,750.00		68	nr	£	275.22	£ 18,714.96		-£ 119,035.04	
ID.2	Internal Doors; Double Doors; Assumed FD30s	16	nr	£	2,750.00	£ 44,000.00		5	nr	£	482.46	£ 2,412.30		-£ 41,587.70	
	Internal Doors; Single Glazed Doors							26	nr	£	421.80	£ 10,966.80		£ 10,966.80	
	Internal Doors; Double Glazed Doors							11	nr	£	775.62	£ 8,531.82		£ 8,531.82	
						£ 181,750.00						£ 40,625.88		-£ 141,124.12	

Internal Doors Summary

McComb Partnership have applied a blanket rate to single doors and double doors, deposite some of them being glazed doors. HDL have therefore split these out and provided a supply & install rate for each type of door.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Floor Finishes

2.2.6.1 Latex levelling under vinyl is not required if the floor has been screeded. Barrier matting & the skirting have been added to HDL's costs below.

Floor Finishes Comparison

		McComb Partnership			McComb Partnership		McComb Partnership Total		HDL Quant	Unit	HDL Rate	HDL Total		Difference	
		Quant	Unit	Rate											
F.1	Upper Floors, Acoustic Separating Layer	1298	m2	£	28.75	£	37,317.50		0	m2		0		0	-£ 37,317.50
F.2	Upper Floors, Screed; 94mm thick	1298	m2	£	26.50	£	34,397.00		1084	m2	£	28.11	£	30,471.24	-£ 3,925.76
F.3	Carpet	0	m2	£	22.00	£	-		0	m2	£	-	£	-	£ -
F.4	Latex Levelling Screed	2336	m2	£	8.50	£	19,856.00		0	m2	£	-	£	-	-£ 19,856.00
F.5	Vinyl; Floor Tile	1838	m2	£	52.50	£	96,495.00		0	m2	£	-	£	-	-£ 96,495.00
F.6	Vinyl; High Performance Sports Vinyl Sheet	215	m2	£	65.00	£	13,975.00		0	m2	£	-	£	-	-£ 13,975.00
F.7	Vinyl; Safety Flooring	276	m2	£	48.00	£	13,248.00		2574	m2	£	16.00	£	41,184.00	£ 27,936.00
F.8	Vinyl; Anti Static Flooring	7	m2	£	48.00	£	336.00		0	m2	£	-	£	-	-£ 336.00
F.9	Anti Slip Floor Coating	38	m2	£	85.00	£	3,230.00		0	m2	£	-	£	-	-£ 3,230.00
F.10	Primary Barrier Matting System	50	m2	£	85.00	£	4,250.00		50	m2	£	85.00	£	4,250.00	£ -
F.11	Skirtings; Surface Fixed (to Tile & Sports)	1348	m	£	22.50	£	30,330.00		1348	m	£	6.50	£	8,762.00	-£ 21,568.00
F.12	Skirtings; Coved (To Vinyl)	265	m	£	18.00	£	4,770.00		0	m		0		0	-£ 4,770.00
						£	258,204.50					£	84,667.24	-£ 173,537.26	

Floor Finishes Summary

Acoustic Separating Layer has been allowed for as part of HDL's screed cost. Latex should not be required if the floor has been screeded correctly as it will already be level. HDL have allowed for a heavy duty vinyl flooring throughout the school and the rate is a supply & install rate. The skirting rate is a supply & install rate. The coved skirting to vinyl flooring has been allowed for in the vinyl cost.

Decoration

No written comments have been provided by McComb Partnerships regarding HDL's Decoration costs.

Decoration Comparison

		McComb Partnership			McComb Partnership		McComb Partnership Total		HDL Quant	Unit	HDL Rate	HDL Total		Difference	
		Quant	Unit	Rate											
PF.1	Paint; Generally; Walls	4693	m2	£	10.00	£	46,930.00		5519	m2	£	4.86	£	26,822.34	-£ 20,107.66
PF.2	Paint; Generally; Ceilings	25	m2	£	12.50	£	312.50								-£ 312.50
						£	47,242.50					£	26,822.34	-£ 20,420.16	

Decoration Summary

HDL's decoration costs have reduced from £38,400 to £26,822.34 as the plasterboard ceiling tiles have been introduced to all the ceilings. HDL are unsure what McComb Partnership's minimal allowance to ceilings is for and as a result have excluded any allowance for these works.

Appendix A - HDL Revised Costs



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Tiling & Cubicles

As mentioned under 2.2.5.1, HDL's cubicle costs have been allowed for under internal fit out.

Tiling & Cubicles Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate	HDL Total		Difference	
		Quant	Unit	Rate					Unit					
WF.2	Tile; Splashbacks	27	m2	£ 65.00	£ 1,755.00	£ 1,755.00		27	m2		15	£ 405.00	-£ 1,350.00	
WF.3	IPS to WCs	25	m	£ 900.00	£ 22,500.00	£ 22,500.00		25	m	£ 339.00	£ 8,475.00	-£ 14,025.00		
WF.3	Cubicles to WC's; Range of 2nr	1	nr	£ 1,950.00	£ 1,950.00	£ 1,950.00		1	nr	£ 975.00	£ 975.00	-£ 975.00		
WF.4	Cubicles to WC's; Range of 3nr	3	nr	£ 2,750.00	£ 8,250.00	£ 8,250.00		3	nr	£ 1,375.00	£ 4,125.00	-£ 4,125.00		
WF.5	Cubicles to WC's; Range of 4nr	1	nr	£ 3,650.00	£ 3,650.00	£ 3,650.00		1	nr	£ 1,825.00	£ 1,825.00	-£ 1,825.00		
WF.6	Cubicles to WC's; Range of 5nr	2	nr	£ 4,550.00	£ 9,100.00	£ 9,100.00		2	nr	£ 2,275.00	£ 4,550.00	-£ 4,550.00		
						£ 47,205.00					£ 20,355.00	-£ 26,850.00		

Tile & Cubicles Summary

HDL have added a cost in to tile the splashback. IPS to WCs is included within HDL's Cubicle costs, which have been split out from the internal fit out costs.

Handrails & Balustrading

No written comments have been provided by McComb Partnerships regarding HDL's Handrail & Balustrading costs.

Handrail & Balustrading Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL Quant		HDL Rate	HDL Total		Difference	
		Quant	Unit	Rate					Unit					
HR.1	Staircase; Handrail	30	m	£ 195.00	£ 5,850.00	£ 5,850.00		30	m	£ 165.00	£ 4,950.00	-£ 900.00		
HR.2	Staircase; Balustrade	20	m	£ 245.00	£ 4,900.00	£ 4,900.00		20	m	£ 186.81	£ 3,736.20	-£ 1,163.80		
HR.3	Atrium; Balustrade	5	m	£ 245.00	£ 1,225.00	£ 1,225.00		5	m	£ 186.81	£ 934.05	-£ 290.95		
						£ 11,975.00					£ 9,620.25	-£ 2,354.75		

Handrail & Balustrading Summary

HDL have added a cost in for the staircase handrail which has been recently received.

Internal Fit Out To All Rooms

2.2.7.1 McComb Partnership's Limited have reduced HDL's allowance for internal fit out by £199,544.82. However this allowance includes for cubicle works, where McComb Partnership have added £179,007.84 for these works under 2.2.5.1. HDL's allowance for the cubicle works is £19,950.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Mechanical, Electrical & Public Health

- 2.2.8.1
- Yes, agreed.
- 2.2.8.2
- What do these references refer to? No context provided.
- 2.2.8.3
- HDL's allowances have been substantiated by Brookbanks who have confirmed that the fit out specification is in line with current school design rates substantiated.
- 2.2.8.4
- No PV has been installed on the roof of Primary School 1 hence HDL have made no allowances note - HD will now calcualte a PV costs as an alternative.

Mechanical, Electrical & Public Health Comparison

		McComb Partnership		McComb Partnership		McComb								
		Quant	Unit	Rate		Partnership Total		HDL Quant	Unit	HDL Rate		HDL Total		Difference
MEP.1	Electrical Works	2422	m2	£	401.00	£	971,222.00	2422	m2	£	257.64	£	624,004.08	-£ 347,217.92
MEP.2	Mechanical Works	2422	m2	£	326.00	£	789,572.00	2422	m2	£	281.40	£	681,550.80	-£ 108,021.20
MEP.3	BWIC	2422	m2	£	29.00	£	70,238.00	0	m2		0	£	-	-£ 70,238.00
MEP.4	AOV; To Stair Cores	2	nr	included				2	nr	£	6,000.00	£	12,000.00	£ 12,000.00
MEP.5	AOV; to FF Corridor	2	nr	included				2	nr	£	4,000.00	£	8,000.00	£ 8,000.00
MEP.6	Lift; Platform Lift; No Pit Requirement	1	nr	£	28,000.00	£	28,000.00	1	nr	£	20,000.00	£	20,000.00	-£ 8,000.00
						£ 1,859,032.00						£ 1,345,554.88		-£ 513,477.12

Mechanical, Electrical & Public Health Summary

HDL's BWIC costs have been included as part of the electrical works and mechanical works costs.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Drainage

No written comments have been provided by McComb Partnerships regarding HDL's drainage costs.

Drainage Comparison

		McComb Partnership		McComb Partnership		McComb											
		Quant	Unit	Rate		Partnership Total		HDL Quant	Unit	HDL Rate		HDL Total		Difference			
D.1	Foul Drainage; 150mm Pipework; Incl. all ancillaries	329	m	£	115.00	£	37,835.00	191	m	£	54.28	£	10,367.48	-£	27,467.52		
	Foul Drainage; 450mm Wide; PPIC; Inspection																
D.2	Chambers; Incl all ancillaries	24	nr	£	980.00	£	23,520.00	24	nr	£	427.47	£	10,259.28	-£	13,260.72		
D.3	Foul Drainage; Connection to Infrastructure	1	item	£	-	£	-	1	item	£	-	£	-	£	-		
D.4	Surface Drainage; 150mm Pipework; Incl all ancillaries	445	m	£	120.00	£	53,400.00	430	m	£	59.39	£	25,537.70	-£	27,862.30		
	Surface Drainage; 150mm Perforated Pipework; Incl all ancillaries																
D.5	Chambers; Incl all ancillaries	163	m	£	145.00	£	23,635.00	225	m	£	78.76	£	17,721.00	-£	5,914.00		
	Surface Drainage; 450mm Wide; PPIC; Inspection																
D.6	Chambers; Incl all ancillaries	13	nr	£	980.00	£	12,740.00	13	nr	£	485.71	£	6,314.23	-£	6,425.77		
	Surface Drainage; 1200mm Wide; PCC; Manholes; Incl.																
D.7	all ancillaries	3	nr	£	2,400.00	£	7,200.00	2	nr	£	1,200.00	£	2,400.00	-£	4,800.00		
D.8	Surface Drainage; Connection to Infrastructure	1	item	£	-	£	-	1	item	£	-	£	-	£	-		
D.9	Threshold Drain	40	m	£	65.00	£	2,600.00	40	m	£	65.00	£	2,600.00	£	-		
D.10	Porous Tanked Pavement	168	m2	£	250.00	£	42,000.00	0	m2	£	-	£	-	-£	42,000.00		
	Foul Drainage; 110mm Pipework; Incl. all ancillaries							111	m	£	56.93	£	6,319.23	£	6,319.23		
	Surface Drainage; 110mm Pipework; Incl. all ancillaries							106	m	£	63.94	£	6,777.64	£	6,777.64		
						£	202,930.00							£	88,296.56	-£	121,411.08

Drainage Summary

110mm pipework is noted on the drawings for foul & surface drainage, which McComb Partnership have not considered. HDL have not made an allowance for porous tanked pavement as this not needed as it is taken into consideration under the MUGA & parking court costings.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Externals

No written comments have been provided by McComb Partnerships regarding HDL's external costs.

Externals Comparison

		McComb Partnership		McComb Partnership		McComb Partnership Total		HDL		HDL		HDL	
		Quant	Unit	Rate		Rate		Quant	Unit	Rate		Total	Difference
EXT.1	Excavating; Reduced Level dig; Assumed 450mm Average	2566	m3	£ 4.50	£ 11,547.00	2069	m3	£ 4.50	£ 9,310.50	-£ 2,236.50			
EXT.2	Disposal; Excavated Material	2566	m3	£ 55.00	£ 141,130.00	2069	m3	£ 6.50	£ 13,448.50	-£ 127,681.50			
EXT.3	Compacting; Bottoms of Excavations	5702	m2	£ 1.00	£ 5,702.00	4482	m2	£ 0.40	£ 1,792.80	-£ 3,909.20			
EXT.4	MUGA; Surfacing and all substrate; Complete	1612	m2	£ 100.00	£ 161,200.00	1599	m2	£ 50.60	£ 80,909.40	-£ 80,290.60			
EXT.5	MUGA; Fencing	160	m	£ 175.00	£ 28,000.00	160	m	£ 280.00	£ 44,800.00	£ 16,800.00			
EXT.6	Access Road; Tarmac; Complete	1602	m2	£ 75.00	£ 120,150.00	564	m2	£ 63.00	£ 35,532.00	-£ 84,618.00			
EXT.7	Pavements; Tarmac; Complete	2488	m2	£ 54.50	£ 135,596.00	2319	m2	£ 41.67	£ 96,632.73	-£ 38,963.27			
EXT.8	Kerbs; to Roadways	424	m	£ 36.00	£ 15,264.00	370	m	£ 34.72	£ 12,846.40	-£ 2,417.60			
EXT.9	Pin Kerbs; to Footpaths	365	m	£ 25.00	£ 9,125.00	581	m	£ 13.80	£ 8,017.80	-£ 1,107.20			
EXT.10	Bollard Lights; Complete	0	nr	£ -	£ -	12	nr	£ 438.00	£ 5,256.00	£ 5,256.00			
EXT.11	Ducts; to Bollard Lights	0	m	£ -	£ -	1000	m	£ 3.07	£ 3,070.00	£ 3,070.00			
EXT.12	Perimeter Fencing	568	m	£ 115.00	£ 65,320.00	397.5	m	£ 280.00	£ 111,300.00	£ 45,980.00			
EXT.13	Low Level Fencing	150	m	£ 55.00	£ 8,250.00	150	m	£ 55.00	£ 8,250.00	£ -			
EXT.14	EV Charge Point	2	nr	£ 3,750.00	£ 7,500.00	5	nr	£ 2,500.00	£ 12,500.00	£ 5,000.00			
EXT.15	Cycle Shelter; Complete	1	item	£ 5,000.00	£ 5,000.00	1	item	£ 3,000.00	£ 3,000.00	-£ 2,000.00			
EXT.16	Refuse Store; Complete	1	item	£ 3,500.00	£ 3,500.00	1	item	£ 1,561.84	£ 1,561.84	-£ 1,938.16			
EXT.17	Soft Landscaping; Topsoil & Seed; Assumed 50:50 Split	6336	m2	£ 12.50	£ 79,200.00	3165	m2	£ 28.00	£ 88,620.00	£ 9,420.00			
EXT.18	Soft Landscaping; Rotavate & Seed; Assumed 50:50 Split	6336	m2	£ 5.00	£ 31,680.00	9000	m2	£ 3.50	£ 31,500.00	-£ 180.00			
EXT.19	Soft Landscaping; Trees	11	nr	£ 275.00	£ 3,025.00	15	nr	£ 375.00	£ 5,625.00	£ 2,600.00			
EXT.20	Soft Landscaping; Hedges	405	m2	£ 25.00	£ 10,125.00	80	m2	£ 25.00	£ 2,000.00	-£ 8,125.00			
EXT.21	Section 278; 2nr Bellmouths	2	nr	£ -	£ -	2	nr	£ -	£ -	£ -			
	Block Paving to the Car Park					1039	m2	£ 98.84	£ 102,694.76	£ 102,694.76			
					£ 841,314.00				£ 678,667.73	-£ 265,341.03			

Externals Summary

Under the planning consent all Excavated material is to remain on site, no material is to be exported off site.



Appendix A - HDL Revised Costs



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Preliminaries

No written comments have been provided by McComb Partnerships regarding HDL's preliminary costs.

Preliminaries Comparison

		McComb Partnership			McComb Partnership		McComb							
		Quant	Unit		Rate		Partnership Total	HDL Quant	Unit	HDL Rate	HDL Total		Difference	
CPP.1	Construction Phase Staffing	1	item		£	240,534.81	£ 240,534.81	1	item	£ 112,000.00	£ 112,000.00		-£ 128,534.81	
CPP.2	Construction Phase Preliminaries	1	item		£	267,451.29	£ 267,451.29	1	item	£ 157,871.27	£ 157,871.27		-£ 109,580.02	
							£ 507,986.10				£ 269,871.27		-£ 238,114.83	

Preliminaries Summary

McComb Partnership have not provided a breakdown to their preliminary costs.

Pre-Construction & Design Fees

No written comments have been provided by McComb Partnerships regarding HDL's design costs.

Pre-Construction & Design Fees Comparison

		McComb Partnership		McComb Partnership		McComb								
		Quant	Unit	Rate		Partnership Total		HDL Quant	Unit	HDL Rate	HDL Total	Difference		
PCP.1	Pre Construction Staffing	1	item	£	57,040.47	£	57,040.47	1	item	£	-	£	-	-£ 57,040.47
DES.1	Pre-Construction Design	1	item	£	249,586.65	£	249,586.65	1	item	£	-	£	-	-£ 249,586.65
DES.2	Construction Phase Design	1	item	£	88,626.07	£	88,626.07	1	item	£	65,000.00	£	65,000.00	-£ 23,626.07
						£	395,253.19					£	65,000.00	-£ 330,253.19

Pre-Construction & Design Fees Summary

Brookbanks have also confirmed that 1.3% of construction cost is reasonable to revise existing designs.

Contractor OH&P

McComb Partnership have allowed for an additual £301,246.40 for overhead and profit. But this is double counting because the rates above include Contractor oh&p, as do the prelims.

Contingency

McComb Partnership have allowed for 5% contingency, at a cost of £391,846.26. HDL have allowed for 2% contingency at a cost of £103,544.03, resulting in a difference of £288,302.23.

Brookbanks concur with HDL's allowance of 2% as the design is already developed and the ground conditions are good.

Inflation

McComb Partnership have allowed for 7.4% for BCIS uplift from 1Q25 > 1Q27, at a cost of £583,067.23. This is not the spirt of this cost report. HDL have priced the works based on current rates.



HDL Comments on McComb Partnership Limited’s Expert Report on Chilmington Primary School

Summary

**2.2.9.1** In direct comparison between McComb Partnerhsip's Priced Schedule of Quantities, HDL stand by their original Bill of Quantities, with minor tweaks as noted above. HDL consider McComb Partnership's Priced Schedule of Quantities to be significantly over estimated and inflated for reasons as noted above and no conclusions or basis or adjustment may be construed from it.

Table 1 - Summary Table Comparison HDL Revised Bill of Quantities and Priced Schedule of Quantities

GIA Assumed = 2422m2						
Element	HDL Cost Plan		HDL Cost £/m2	McComb Partnership	Cost £/m2	Difference
Groundworks	£	277,299.51	£ 114.49	£ 774,870.05	£ 319.93	£ 497,570.54
Superstructure	£	2,584,839.30	£ 1,067.23	£ 4,297,359.77	£ 1,774.30	£ 1,712,520.47
Internals	£	332,915.31	£ 137.45	£ 603,079.00	£ 249.00	£ 270,163.69
Externals	£	678,667.73	£ 280.21	£ 841,314.00	£ 347.36	£ 162,646.27
Professional Fees	£	65,000.00	£ 26.84	£ 729,268.15	£ 301.10	£ 664,268.15
Preliminaries	£	269,871.27	£ 111.42	£ 565,026.57	£ 233.29	£ 295,155.30
Contractor OH&P	£	-	£ -	£ 301,246.40	£ 124.38	£ 301,246.40
Contingency	£	103,544.03	£ 42.75	£ 391,846.26	£ 161.79	£ 288,302.23
Inflation	£	-	£ -	£ 583,067.23	£ 240.74	£ 583,067.23
Fit Out	£	945,000.00	£ 390.17	£ 772,110.85	£ 318.79	-£ 172,889.15
Total Costs	£	5,257,137.14	£ 2,170.58	£ 9,859,188.28	£ 4,070.68	£ 4,602,051.14

Upon review of McComb Partnership's report, HDL's costs have reduced from £5,280,745.47 to £5,256,299.09, a difference of £24,446.38.

As Brookbanks noted in their report under 4.2, 'The most comparable projects from the BCIS i.e. those in Greater London show this range to be between £1,722 to £2,379/m2' and HDL's costs fall within this range. It is worth noting that projects within the M25 would also attract a premium when compared to prices for projects in Mid Kent.



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