

**CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, TN26 2BQ**

**S106B APPLICATION TO MODIFY/AMEND THE S106 AGREEMENT DATED 27  
FEBRUARY 2017 (AS AMENDED) (PLANNING APPLICATION NUMBER 12/00400/AS)**

**PINS Ref: APP/E2205/W/24/3345454**

**INDEXATION ROUND TABLE**

**Information provided by Marcus Cato of McComb Partnership Ltd for**

**Kent County Council**

**16 April 2025**

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I have completed a summary table of benchmarks (EBDOG and DfE) and BCIS cost estimates for primary schools over 2000m2 (most appropriate classification). Costs quoted below are adjusted for construction 1Q2025.

The Building Cost Estimate provided by HDL for my review (presented as a summary document of building cost headlines) concludes the building cost to be 19% lower than the lowest BCIS cost within that classification ever submitted to BCIS in the past 15 years.

Benchmark / Index	£/m2	Construction Cost	Comments
KCC Primary School 1 – Out turn.	£3,880	£9.4m	
EBDOG National Benchmarking	£4,438	£11.2m	
DfE Scorecard	-	£11.6m	£/m2 not available - calculated on price per pupil
BCIS Mean	£3,199	£7.75m	
BCIS Median	£3,223	£7.81m	
BCIS Lower Quartile	£2,782	£6.74m	
BCIS Lower Quartile Adjusted to BCE (HDL) Equivalent (adds £777/m2 or £1.875m)	£3,559	£8.62m	Includes those elements not within BCIS added to compare with BCE like for like.
BCIS Lowest	£1,912	£4.63m	The lowest

			cost submitted to BCIS in 15 years.
BCIS Lowest Adjusted to BCE (HDL) Equivalent (adds £777/m2 or £1.875m)	£2,689	£6.51m	Includes those elements not within BCIS added to compare with BCE like for like.
HDL Building Cost Estimate	£2,171	£5.26m	