

APPENDIX 6A – CAPITAL COST FORMS

SHROPSHIRE FUTURE FIT

**OPTION B
PRH- ECC, MATERNITY, UCC, LP
RSH - DTC, LPC, UCC
(Version 2)**

24 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option B: PRH - ECC, Maternity; RSH DTC

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	41,611,500	8,322,300	49,933,800
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	26,231,889	5,246,378	31,478,267
3.	Works Cost Total (1+2) at MIPS 360	67,843,389	13,568,678	81,412,067
	Works Cost Total (1+2) at (BIS) PUBSEC 130	67,843,389	13,568,678	81,412,067
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC] 195	101,765,084	20,353,017	122,118,100
4.	Provisional Location Adjustment (if applicable) -4%	(4,070,603)	814,121	4,884,724
5.	Sub Total (3 + 4)	97,694,480	19,538,896	117,233,376
6.	Fees (c) (% of sub-total 5) 15.0%	14,654,172	n/a	14,654,172
7A.	Non-Works Costs	608,662	121,732	730,394
7B.	Land	2,300,000	460,000	2,760,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	9,732,923	1,946,585	11,679,508
9.	Planning Contingencies 6.00%	7,499,414	1,324,033	8,823,447
10.	Total (for approval purposes) (5+6+7+8+9)	132,489,652	23,391,246	155,880,898
11.	Optimism Bias 22.32%	29,571,690	5,220,926	34,792,616
11A.	VAT Recovery -5%	-	(1,392,895)	(1,392,895)
12.	Sub Total (10 + 11)	162,061,342	27,219,277	189,280,619
13.	Inflation Adjustments (f)			61,126,087
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			250,406,706

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 3rd Quarter 2023

Cash flow:		Source	£'000's	
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				10,519,148
03/2018				19,909,880
03/2019				29,163,546
03/2020				29,163,546
03/2021				37,128,656
03/2022				25,613,688
03/2023				24,726,019
03/2024				13,056,135
			Total Cost (as 12 above)	189,280,619

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option B: PRH - ECC, Maternity; RSH DTC**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£14,654,172	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		2,300,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		583,662
d) Other (specify) - Demolition and enabling		25,000
Non-Works Cost		£2,908,662

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option B: PRH - ECC, Maternity; RSH DTC

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

			Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)		5,734,385	1,146,877	6,881,262
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary		3,614,956	722,991	4,337,948
3.	Works Cost Total (1+2) at MIPS	360	9,349,342	1,869,868	11,219,210
	Works Cost Total (1+2) at (BIS) PUBSEC	130	9,349,342	1,869,868	11,219,210
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195	14,024,012	2,804,802	16,828,815
4.	Provisional Location Adjustment (if applicable)	-4%	(560,960)	- 112,192	- 673,153
5.	Sub Total (3 + 4)		13,463,052	2,692,610	16,155,662
6.	Fees (c) (% of sub-total 5)	15.0%	2,019,458	n/a	2,019,458
7A.	Non-Works Costs		1,580,433	316,087	1,896,520
7B.	Land		-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)		1,865,537	373,107	2,238,645
9.	Planning Contingencies	6.00%	1,135,709	202,908	1,338,617
10.	Total (for approval purposes) (5+6+7+8+9)		20,064,189	3,584,713	23,648,902
11.	Optimism Bias	21.39%	4,291,730	766,770	5,058,500
11A.	VAT Recovery	-5%	-	(828,400)	(828,400)
12.	Sub Total (10 + 11)		24,355,919	3,523,082	27,879,002
13.	Inflation Adjustments (f)				13,014,425
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)				40,893,427

Proposed start on-site (M/Y) - 2nd Quarter 2023
Proposed completion date (M/Y) - 3rd Quarter 2025

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					892,314
03/2024					7,265,734
03/2025					10,495,265
03/2026					9,225,689
			Total Cost (as 12 above)		27,879,002

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Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option B: PRH - ECC, Maternity; RSH DTC

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£2,019,458	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		80,433
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		1,500,000
Non-Works Cost		£1,580,433

Notes:

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Telephone Nr: 0121 423 4000

Date: 14 May 2015

SHROPSHIRE FUTURE FIT

**OPTION C1
RSH- ECC, MATERNITY, UCC, LPC
PRH - DTC, LPC, UCC
(Version 2)**

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option C1: RSH - ECC, Maternity; PRH - DTC
PHASE: PRH
PROJECT DIRECTOR:
CAPITAL COSTS SUMMARY

			Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)		10,561,196	2,112,239	12,673,436
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary		6,746,492	1,349,298	8,095,791
3.	Works Cost Total (1+2) at MIPS	360	17,307,688	3,461,538	20,769,226
	Works Cost Total (1+2) at (BIS) PUBSEC	130	17,307,688	3,461,538	20,769,226
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195	25,961,533	5,192,307	31,153,839
4.	Provisional Location Adjustment (if applicable)	-4%	(1,038,461)	207,692	1,246,154
5.	Sub Total (3 + 4)		24,923,071	4,984,614	29,907,686
6.	Fees (c) (% of sub-total 5)	15.0%	3,738,461	n/a	3,738,461
7A.	Non-Works Costs		173,899	34,780	208,679
7B.	Land		-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)		3,768,668	753,734	4,522,402
9.	Planning Contingencies	6.00%	1,956,246	346,388	2,302,634
10.	Total (for approval purposes) (5+6+7+8+9)		34,560,345	6,119,515	40,679,861
11.	Optimism Bias	26.04%	8,999,514	1,593,522	10,593,036
11A.	VAT Recovery	-21%	-	(1,609,980)	(1,609,980)
12.	Sub Total (10 + 11)		43,559,859	6,103,057	49,662,917
13.	Inflation Adjustments (f)				26,990,117
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)				76,653,034

Proposed start on-site (M/Y) - 3rd Quarter 2024
Proposed completion date (M/Y) - 1st Quarter 2026

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					-
03/2024					3,416,678
03/2025					27,335,770
03/2026					18,910,469
Total Cost (as 12 above)					49,662,917

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **3 July 2015**

- a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 mat be used if appropriate)
- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option C1: RSH - ECC, Maternity; PRH - DTC

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£3,738,461	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		148,899
d) Other (specify) -		
Demolition and enabling		25,000
Non-Works Cost		£173,899

Notes:

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Telephone Nr: 0121 423 4000

Date: 3 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option C1: RSH - ECC, Maternity; PRH - DTC

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	44,250,383	8,850,077	53,100,460
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	28,267,145	5,653,429	33,920,574
3.	Works Cost Total (1+2) at MIPS	360	72,517,528	14,503,506
	Works Cost Total (1+2) at (BIS) PUBSEC	130	72,517,528	14,503,506
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC]	195	108,776,292	21,755,258
4.	Provisional Location Adjustment (if applicable)	-4%	(4,351,052)	870,210
5.	Sub Total (3 + 4)		104,425,240	20,885,048
6.	Fees (c) (% of sub-total 5)	15.0%	15,663,786	n/a
7A.	Non-Works Costs		2,623,874	524,775
7B.	Land		-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)		16,738,446	3,347,689
9.	Planning Contingencies	6.00%	8,367,081	1,485,451
10.	Total (for approval purposes) (5+6+7+8+9)		147,818,427	26,242,963
11.	Optimism Bias	18.60%	27,494,227	4,881,191
11A.	VAT Recovery	-21%	-	(1,523,221)
12.	Sub Total (10 + 11)		175,312,655	29,600,933
13.	Inflation Adjustments (f)			75,015,975
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			279,929,562

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 2nd Quarter 2024

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					9,843,892
03/2018					20,544,491
03/2019					37,659,778
03/2020					27,783,048
03/2021					28,941,956
03/2022					33,557,377
03/2023					19,825,999
03/2024					26,757,048
Total Cost (as 12 above)					204,913,587

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Telephone Nr: **0121 423 4000**
Date: **3 July 2015**

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- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option C1: RSH - ECC, Maternity; PRH - DTC**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

	PERCENTAGE OF WORKS COST	
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£15,663,786	15%

2. Non-Works Costs	
a) Land purchase costs and associated legal fees	-
b) Statutory and Local Authority charges]	623,874
c) Building Regulations and Planning Fees]	
d) Other (specify) - Demolition and enabling	2,000,000
Non-Works Cost	£2,623,874

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 3 July 2015

SHROPSHIRE FUTURE FIT

**OPTION C2
RSH- ECC, UCC, LPC
PRH - DTC, MATERNITY, LPC, UCC
(Version 2)**

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option C2: RSH - ECC, Maternity; PRH - DTC, Maternity

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £	
1.	Departmental Costs (from Form OB2)	7,802,226	1,560,445	9,362,671	
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	4,984,062	996,812	5,980,874	
3.	Works Cost Total (1+2) at MIPS	360	12,786,287	2,557,257	15,343,545
	Works Cost Total (1+2) at (BIS) PUBSEC	130	12,786,287	2,557,257	15,343,545
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195	19,179,431	3,835,886	23,015,317
4.	Provisional Location Adjustment (if applicable)	-4%	(767,177)	153,435	920,613
5.	Sub Total (3 + 4)		18,412,254	3,682,451	22,094,705
6.	Fees (c) (% of sub-total 5)	15.0%	2,761,838	n/a	2,761,838
7A.	Non-Works Costs		135,001	27,000	162,002
7B.	Land		-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)		3,114,367	622,873	3,737,241
9.	Planning Contingencies	6.00%	1,465,408	259,939	1,725,347
10.	Total (for approval purposes) (5+6+7+8+9)		25,888,868	4,592,264	30,481,132
11.	Optimism Bias	26.04%	6,741,461	1,195,826	7,937,287
11A.	VAT Recovery	-21%	-	(1,207,923)	(1,207,923)
12.	Sub Total (10 + 11)		32,630,330	4,580,166	37,210,496
13.	Inflation Adjustments (f)				19,407,104
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)				56,617,600

Proposed start on-site (M/Y) - 3rd Quarter 2024
Proposed completion date (M/Y) - 1st Quarter 2026

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					-
03/2024					2,524,688
03/2025					20,398,240
03/2026					14,287,568
Total Cost (as 12 above)					37,210,496

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
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Date: **3 July 2015**

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- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option C2: RSH - ECC, Maternity; PRH - DTC, Maternity

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£2,761,838	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		110,001
d) Other (specify) -		
Demolition and enabling		25,000
Non-Works Cost		£135,001

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 3 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option C2: RSH - ECC, Maternity; PRH - DTC, Maternity

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	34,908,585	6,981,717	41,890,302
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	22,299,604	4,459,921	26,759,525
3.	Works Cost Total (1+2) at MIPS	360	57,208,189	11,441,638
	Works Cost Total (1+2) at (BIS) PUBSEC	130	57,208,189	11,441,638
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC]	195	85,812,283	17,162,457
4.	Provisional Location Adjustment (if applicable)	-4%	(3,432,491)	686,498
5.	Sub Total (3 + 4)		82,379,791	16,475,958
6.	Fees (c) (% of sub-total 5)	15.0%	12,356,969	n/a
7A.	Non-Works Costs		2,492,166	498,433
7B.	Land		-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)		15,418,088	3,083,618
9.	Planning Contingencies	6.00%	6,758,821	1,203,481
10.	Total (for approval purposes) (5+6+7+8+9)		119,405,836	21,261,490
11.	Optimism Bias	18.60%	22,209,485	3,954,637
11A.	VAT Recovery	-21%	-	(1,229,476)
12.	Sub Total (10 + 11)		141,615,321	23,986,651
13.	Inflation Adjustments (f)			58,142,536
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			223,744,508

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 2nd Quarter 2024

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					8,389,973
03/2018					16,213,409
03/2019					32,082,235
03/2020					21,925,274
03/2021					22,839,831
03/2022					27,053,933
03/2023					15,652,279
03/2024					21,445,036
				Total Cost (as 12 above)	165,601,972

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **3 July 2015**

- a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 mat be used if appropriate)
- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option C2: RSH - ECC, Maternity; PRH - DTC, Maternity**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify)	-	
Total Fees to Summary (OB1)	£12,356,969	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		492,166
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		2,000,000
Non-Works Cost		£2,492,166

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 3 July 2015

SHROPSHIRE FUTURE FIT

**OPTION D
GREENFIELD SITE - ECC, DTC, MATERNITY, UCC
PRH - LPC, UCC
RSH - LPC, UCC
(Version 2)**

15 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option D New Build ECC, DTC, Maternity & UCC

PHASE: NEW SITE

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2) inclusive of first cut cost savings	96,845,440	19,369,088	116,214,528
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	79,674,743	15,934,949	95,609,692
3.	Works Cost Total (1+2) at MIPS 360	176,520,183	35,304,037	211,824,219
	Works Cost Total (1+2) at (BIS) PUBSEC 130	176,520,183	35,304,037	211,824,219
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC] 195	264,780,274	52,956,055	317,736,329
4.	Provisional Location Adjustment (if applicable) -4%	(10,591,211)	2,118,242	12,709,453
5.	Sub Total (3 + 4)	254,189,063	50,837,813	305,026,876
6.	Fees (c) (% of sub-total 5) 15.0%	38,128,360	n/a	38,128,360
7A.	Non-Works Costs	2,518,617	503,723	3,022,340
7B.	Land	16,000,000	3,200,000	19,200,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	25,268,310	5,053,662	30,321,972
9.	Planning Contingencies 6.00%	20,166,261	3,575,712	23,741,973
10.	Total (for approval purposes) (5+6+7+8+9)	356,270,611	63,170,910	419,441,520
11.	Optimism Bias 19.47%	69,365,888	12,299,376	81,665,264
11A.	VAT Recovery 0%	-	0	0
12.	Sub Total (10 + 11)	425,636,498	75,470,286	501,106,784
13.	Inflation Adjustments (f)			148,435,373
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			649,542,157

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 3rd Quarter 2021

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2015				6,821,588
03/2016				98,183,902
03/2017				72,763,610
03/2018				84,132,924
03/2019				84,132,924
03/2020				80,343,153
03/2021				74,728,681
03/2022				-
03/2023				-
Total Cost (as 12 above)				501,106,784

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option D New Build ECC, DTC, Maternity & UCC
 Phase - New site**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£38,128,360	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		16,000,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		1,518,617
d) Other (specify) - Demolition and enabling		1,000,000
Non-Works Cost		£18,518,617

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option D New Build ECC, DTC, Maternity & UCC

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2) inclusive of first cut cost savings	6,677,589	1,335,518	8,013,107
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	5,493,653	1,098,731	6,592,383
3.	Works Cost Total (1+2) at MIPS 360	12,171,242	2,434,248	14,605,491
	Works Cost Total (1+2) at (BIS) PUBSEC 130	12,171,242	2,434,248	14,605,491
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	18,256,863	3,651,373	21,908,236
4.	Provisional Location Adjustment (if applicable) -4%	(730,275)	146,055	876,329
5.	Sub Total (3 + 4)	17,526,589	3,505,318	21,031,907
6.	Fees (c) (% of sub-total 5) 15.0%	2,628,988	n/a	2,628,988
7A.	Non-Works Costs	2,604,710	520,942	3,125,652
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	1,226,397	245,279	1,471,676
9.	Planning Contingencies 6.00%	1,439,201	256,292	1,695,493
10.	Total (for approval purposes) (5+6+7+8+9)	25,425,885	4,527,831	28,482,040
11.	Optimism Bias 20.46%	5,202,136	926,394	5,827,425
11A.	VAT Recovery 0%	-	(957,809)	(957,809)
12.	Sub Total (10 + 11)	30,628,021	4,496,416	35,124,437
13.	Inflation Adjustments (f)			14,315,960
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			49,440,398

Proposed start on-site (M/Y) - 4th Quarter 2021
Proposed completion date (M/Y) - 2nd Quarter 2023

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMT.	PRIVATE	
03/2015					-
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					461,965
03/2021					11,924,867
03/2022					13,602,303
03/2023					9,135,303
Total Cost (as 12 above)					35,124,437

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option D New Build ECC, DTC, Maternity & UCC
Phase - PRH

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£38,128,360	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		104,710
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		2,500,000
Non-Works Cost		£2,604,710

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option D New Build ECC, DTC, Maternity & UCC

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2) inclusive of first cut cost savings	5,919,669	1,183,934	7,103,603
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	4,870,112	974,022	5,844,134
3.	Works Cost Total (1+2) at MIPS 360	10,789,780	2,157,956	12,947,737
	Works Cost Total (1+2) at (BIS) PUBSEC 130	10,789,780	2,157,956	12,947,737
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	16,184,671	3,236,934	19,421,605
4.	Provisional Location Adjustment (if applicable) -4%	(647,387)	129,477	776,864
5.	Sub Total (3 + 4)	15,537,284	3,107,457	18,644,741
6.	Fees (c) (% of sub-total 5) 15.0%	2,330,593	n/a	2,330,593
7A.	Non-Works Costs	2,592,825	518,565	3,111,390
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	806,239	161,248	967,486
9.	Planning Contingencies 6.00%	1,276,016	227,236	1,503,253
10.	Total (for approval purposes) (5+6+7+8+9)	22,542,957	4,014,506	25,589,976
11.	Optimism Bias 20.46%	4,612,289	821,368	5,235,709
11A.	VAT Recovery 0%	-	(834,746)	(834,746)
12.	Sub Total (10 + 11)	27,155,246	4,001,128	31,156,373
13.	Inflation Adjustments (f)			12,542,455
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			43,698,828

Proposed start on-site (M/Y) - 4th Quarter 2021
Proposed completion date (M/Y) - 2nd Quarter 2023

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2015					-
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					409,722
03/2021					10,992,011
03/2022					12,064,042
03/2023					7,690,598
				Total Cost (as 12 above)	31,156,373

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option D New Build ECC, DTC, Maternity & UCC
Phase - RSH

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
i) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£38,128,360	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		92,825
d) Other (specify) - Demolition and enabling		2,500,000
Non-Works Cost		£2,592,825

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

SHROPSHIRE FUTURE FIT

**OPTION E1
GREENFIELD SITE - ECC, MATERNITY
PRH - DTC, LPC, UCC
RSH - LPC, UCC
(Version 2)**

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

**Shropshire CCG
Shropshire Future Fit
Option E1 New Build ECC & Maternity, PRH for DTC**

PHASE: New site

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	78,655,120	15,731,024	94,386,144
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	63,616,261	12,723,252	76,339,513
3.	Works Cost Total (1+2) at MIPS 360	142,271,381	28,454,276	170,725,657
	Works Cost Total (1+2) at (BIS) PUBSEC 130	142,271,381	28,454,276	170,725,657
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC] 195	213,407,071	42,681,414	256,088,486
4.	Provisional Location Adjustment (if applicable) -4%	(8,536,283)	1,707,257	10,243,539
5.	Sub Total (3 + 4)	204,870,789	40,974,158	245,844,946
6.	Fees (c) (% of sub-total 5) 15.0%	30,730,618	n/a	30,730,618
7A.	Non-Works Costs	1,704,871	340,974	2,045,845
7B.	Land	16,000,000	3,200,000	19,200,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	16,028,955	3,205,791	19,234,746
9.	Planning Contingencies 6.00%	16,160,114	2,863,255	19,023,369
10.	Total (for approval purposes) (5+6+7+8+9)	285,495,347	50,584,178	336,079,525
11.	Optimism Bias 19.47%	55,585,944	9,848,740	65,434,684
11A.	VAT Recovery 0%	-	0	0
12.	Sub Total (10 + 11)	341,081,291	60,432,918	401,514,209
13.	Inflation Adjustments (f)			118,220,616
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			519,734,824

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 3rd Quarter 2021

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					5,497,437
03/2017					84,056,791
03/2018					58,639,332
03/2019					67,801,728
03/2020					67,801,728
03/2021					64,747,596
03/2022					52,969,595
03/2023					-
03/2024					-
				Total Cost (as 10 above)	401,514,209

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option E1 New Build ECC & Maternity, PRH for DTC**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,730,618	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		16,000,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		704,871
d) Other (specify) - Site Remediation Demolishing and enabling		1,000,000
Non-Works Cost		£17,704,871

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option E1 New Build ECC & Maternity, PRH for DTC

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	10,311,253	2,062,251	12,373,503
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	8,339,741	1,667,948	10,007,690
3.	Works Cost Total (1+2) at MIPS	360 18,650,994	3,730,199	22,381,193
	Works Cost Total (1+2) at (BIS) PUBSEC	130 18,650,994	3,730,199	22,381,193
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195 27,976,491	5,595,298	33,571,790
4.	Provisional Location Adjustment (if applicable)	-4% (1,119,060)	223,812	1,342,872
5.	Sub Total (3 + 4)	26,857,432	5,371,486	32,228,918
6.	Fees (c) (% of sub-total 5)	15.0% 4,028,615	n/a	4,028,615
7A.	Non-Works Costs	592,405	118,481	710,886
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	3,602,426	720,485	4,322,911
9.	Planning Contingencies	6.00% 2,104,853	372,627	2,477,480
10.	Total (for approval purposes) (5+6+7+8+9)	37,185,730	6,583,080	43,768,809
11.	Optimism Bias	22.32% 8,299,855	1,469,343	9,769,198
11A.	VAT Recovery	0% -	(1,737,736)	(1,737,736)
12.	Sub Total (10 + 11)	45,485,584	6,314,687	51,800,271
13.	Inflation Adjustments (f)			23,104,453
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			74,904,724

Proposed start on-site (M/Y) - 4th Quarter 2021
Proposed completion date (M/Y) - 2nd Quarter 2023

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				-
03/2018				-
03/2019				-
03/2020				713,836
03/2021				9,200,556
03/2022				28,077,558
03/2023				13,808,321
03/2024				-
Total Cost (as 10 above)				51,800,271

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option E1 New Build ECC & Maternity, PRH for DTC**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,730,618	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		92,405
d) Other (specify) - Site Remediation Demolishing and enabling		500,000
Non-Works Cost		£592,405

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option E1 New Build ECC & Maternity, PRH for DTC

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	5,999,968	1,199,994	7,199,961
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	4,852,774	970,555	5,823,328
3.	Works Cost Total (1+2) at MIPS	360 10,852,741	2,170,548	13,023,290
	Works Cost Total (1+2) at (BIS) PUBSEC	130 10,852,741	2,170,548	13,023,290
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195 16,279,112	3,255,822	19,534,934
4.	Provisional Location Adjustment (if applicable)	-4% (651,164)	- 130,233	- 781,397
5.	Sub Total (3 + 4)	15,627,947	3,125,589	18,753,537
6.	Fees (c) (% of sub-total 5)	15.0% 2,344,192	n/a	2,344,192
7A.	Non-Works Costs	2,593,367	518,673	3,112,040
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	852,484	170,497	1,022,981
9.	Planning Contingencies	6.00% 1,285,079	228,886	1,513,965
10.	Total (for approval purposes) (5+6+7+8+9)	22,703,070	4,043,645	26,746,715
11.	Optimism Bias	20.46% 4,645,048	827,330	5,472,378
11A.	VAT Recovery	0% -	(841,739)	(841,739)
12.	Sub Total (10 + 11)	27,348,118	4,029,236	31,377,354
13.	Inflation Adjustments (f)			15,237,168
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			46,614,522

Proposed start on-site (M/Y) - 2nd Quarter 2023
Proposed completion date (M/Y) - 4th Quarter 2024

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				-
03/2018				-
03/2019				-
03/2020				-
03/2021				-
03/2022				1,648,436
03/2023				16,346,988
03/2024				13,381,930
Total Cost (as 10 above)				31,377,354

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option E1 New Build ECC & Maternity, PRH for DTC**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,730,618	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		93,367
d) Other (specify) - Site Remediation Demolishing and enabling		2,500,000
Non-Works Cost		£2,593,367

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

SHROPSHIRE FUTURE FIT

**OPTION E2
GREENFIELD SITE - ECC
PRH - DTC, LPC, UCC, MATERNITY
RSH - LPC, UCC
(Version 2)**

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option E2 New Build ECC , PRH for DTC & maternity

PHASE: New site

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	70,828,646	14,165,729	84,994,376
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	56,372,520	11,274,504	67,647,024
3.	Works Cost Total (1+2) at MIPS 360	127,201,166	25,440,233	152,641,399
	Works Cost Total (1+2) at (BIS) PUBSEC 130	127,201,166	25,440,233	152,641,399
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	190,801,749	38,160,350	228,962,099
4.	Provisional Location Adjustment (if applicable) -4%	(7,632,070)	1,526,414	9,158,484
5.	Sub Total (3 + 4)	183,169,679	36,633,936	219,803,615
6.	Fees (c) (% of sub-total 5) 15.0%	27,475,452	n/a	27,475,452
7A.	Non-Works Costs	1,634,734	326,947	1,961,680
7B.	Land	16,000,000	3,200,000	19,200,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	14,938,321	2,987,664	17,925,985
9.	Planning Contingencies 6.00%	14,593,091	2,588,913	17,182,004
10.	Total (for approval purposes) (5+6+7+8+9)	257,811,277	45,737,460	303,548,736
11.	Optimism Bias 19.47%	50,195,856	8,905,083	59,100,939
11A.	VAT Recovery 0%	-	0	0
12.	Sub Total (10 + 11)	308,007,132	54,642,543	362,649,675
13.	Inflation Adjustments (f)			105,896,135
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			468,545,811

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 3rd Quarter 2021

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					4,916,062
03/2017					77,860,339
03/2018					52,437,993
03/2019					60,631,429
03/2020					60,631,429
03/2021					57,900,284
03/2022					48,272,138
03/2023					-
03/2024					-
Total Cost (as 10 above)					362,649,675

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option E2 New Build ECC , PRH for DTC & maternity

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£27,475,452	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		16,000,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		634,734
d) Other (specify) - Site Remediation Demolishing and enabling		1,000,000
Non-Works Cost		£17,634,734

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option E2 New Build ECC , PRH for DTC & maternity

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	10,340,872	2,068,174	12,409,046
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	8,230,300	1,646,060	9,876,360
3.	Works Cost Total (1+2) at MIPS	360 18,571,172	3,714,234	22,285,407
	Works Cost Total (1+2) at (BIS) PUBSEC	130 18,571,172	3,714,234	22,285,407
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195 27,856,758	5,571,352	33,428,110
4.	Provisional Location Adjustment (if applicable)	-4% (1,114,270)	222,854	1,337,124
5.	Sub Total (3 + 4)	26,742,488	5,348,498	32,090,985
6.	Fees (c) (% of sub-total 5)	15.0% 4,011,373	n/a	4,011,373
7A.	Non-Works Costs	592,670	118,534	711,204
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	2,600,151	520,030	3,120,181
9.	Planning Contingencies	6.00% 2,036,801	359,224	2,396,025
10.	Total (for approval purposes) (5+6+7+8+9)	35,983,483	6,346,285	42,329,768
11.	Optimism Bias	22.32% 8,031,513	1,416,491	9,448,004
11A.	VAT Recovery	0% -	(1,673,999)	(1,673,999)
12.	Sub Total (10 + 11)	44,014,996	6,088,777	50,103,773
13.	Inflation Adjustments (f)			21,686,749
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			71,790,522

Proposed start on-site (M/Y) - 4th Quarter 2021
Proposed completion date (M/Y) - 2nd Quarter 2023

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				-
03/2018				-
03/2019				-
03/2020				710,473
03/2021				9,157,204
03/2022				27,945,261
03/2023				12,290,835
03/2024				-
Total Cost (as 10 above)				50,103,773

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option E2 New Build ECC , PRH for DTC & maternity**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£27,475,452	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		92,670
d) Other (specify) - Site Remediation Demolishing and enabling		500,000
Non-Works Cost		£592,670

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option E2 New Build ECC , PRH for DTC & maternity

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	5,973,531	1,194,706	7,168,237
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	4,754,333	950,867	5,705,200
3.	Works Cost Total (1+2) at MIPS	360 10,727,864	2,145,573	12,873,436
	Works Cost Total (1+2) at (BIS) PUBSEC	130 10,727,864	2,145,573	12,873,436
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195 16,091,796	3,218,359	19,310,155
4.	Provisional Location Adjustment (if applicable)	-4% (643,672)	- 128,734	- 772,406
5.	Sub Total (3 + 4)	15,448,124	3,089,625	18,537,748
6.	Fees (c) (% of sub-total 5)	15.0% 2,317,219	n/a	2,317,219
7A.	Non-Works Costs	2,592,293	518,459	3,110,751
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	852,484	170,497	1,022,981
9.	Planning Contingencies	6.00% 1,272,607	226,715	1,499,322
10.	Total (for approval purposes) (5+6+7+8+9)	22,482,726	4,005,295	26,488,021
11.	Optimism Bias	20.46% 4,599,966	819,483	5,419,449
11A.	VAT Recovery	0% -	(832,554)	(832,554)
12.	Sub Total (10 + 11)	27,082,692	3,992,224	31,074,916
13.	Inflation Adjustments (f)			14,503,190
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			45,578,106

Proposed start on-site (M/Y) - 2nd Quarter 2023
Proposed completion date (M/Y) - 4th Quarter 2024

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				-
03/2018				-
03/2019				-
03/2020				-
03/2021				-
03/2022				1,629,578
03/2023				16,159,980
03/2024				13,285,358
Total Cost (as 10 above)				31,074,916

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option E2 New Build ECC , PRH for DTC & maternity**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£27,475,452	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		92,293
d) Other (specify) - Site Remediation Demolishing and enabling		2,500,000
Non-Works Cost		£2,592,293

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

SHROPSHIRE FUTURE FIT

**OPTION F
GREENFIELD SITE - ECC, MATERNITY
RSH - DTC, LPC, UCC
PRH - LPC, UCC
(Version 2)**

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option F New Build ECC & Maternity, RSH for DTC

PHASE: New build

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	78,655,120	15,731,024	94,386,144
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	63,160,061	12,632,012	75,792,074
3.	Works Cost Total (1+2) at MIPS 360	141,815,181	28,363,036	170,178,217
	Works Cost Total (1+2) at (BIS) PUBSEC 130	141,815,181	28,363,036	170,178,217
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	212,722,772	42,544,554	255,267,326
4.	Provisional Location Adjustment (if applicable) -4%	(8,508,911)	1,701,782	10,210,693
5.	Sub Total (3 + 4)	204,213,861	40,842,772	245,056,633
6.	Fees (c) (% of sub-total 5) 15.0%	30,632,079	n/a	30,632,079
7A.	Non-Works Costs	1,704,871	340,974	2,045,845
7B.	Land	16,000,000	3,200,000	19,200,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	17,488,489	3,497,698	20,986,186
9.	Planning Contingencies 6.00%	16,202,358	2,872,887	19,075,245
10.	Total (for approval purposes) (5+6+7+8+9)	286,241,658	50,754,331	336,995,988
11.	Optimism Bias 19.47%	55,731,251	9,881,868	65,613,119
11A.	VAT Recovery 0%	-	0	0
12.	Sub Total (10 + 11)	341,972,908	60,636,199	402,609,107
13.	Inflation Adjustments (f)			118,334,534
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			520,943,641

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 3rd Quarter 2021

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					5,480,426
03/2017					83,878,200
03/2018					58,457,881
03/2019					67,591,925
03/2020					67,591,925
03/2021					64,547,243
03/2022					55,061,508
03/2023					-
03/2024					-
Total Cost (as 12 above)					402,609,107

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

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- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option F New Build ECC & Maternity, RSH for DTC
 New Build**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,632,079	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		16,000,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		704,871
d) Other (specify) - Site Remediation Demolishing and enabling		1,000,000
Non-Works Cost		£17,704,871

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option F New Build ECC & Maternity, RSH for DTC

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	6,877,589	1,375,518	8,253,107
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	5,522,704	1,104,541	6,627,245
3.	Works Cost Total (1+2) at MIPS 360	12,400,294	2,480,059	14,880,352
	Works Cost Total (1+2) at (BIS) PUBSEC 130	12,400,294	2,480,059	14,880,352
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC] 195	18,600,441	3,720,088	22,320,529
4.	Provisional Location Adjustment (if applicable) -4%	(744,018)	148,804	892,821
5.	Sub Total (3 + 4)	17,856,423	3,571,285	21,427,707
6.	Fees (c) (% of sub-total 5) 15.0%	2,678,463	n/a	2,678,463
7A.	Non-Works Costs	61,634	12,327	73,961
7B.	Land	2,500,000	500,000	3,000,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	1,241,797	248,359	1,490,156
9.	Planning Contingencies 6.00%	1,460,299	259,918	1,720,217
10.	Total (for approval purposes) (5+6+7+8+9)	25,798,616	4,591,889	30,390,505
11.	Optimism Bias 20.46%	5,278,397	939,500	6,217,897
11A.	VAT Recovery 0%	-	(975,442)	(975,442)
12.	Sub Total (10 + 11)	31,077,013	4,555,947	35,632,960
13.	Inflation Adjustments (f)			18,092,131
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			53,725,091

Proposed start on-site (M/Y) - 2nd Quarter 2023
Proposed completion date (M/Y) - 4th Quarter 2024

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					784,291
03/2024					13,848,107
03/2025					21,000,562
				Total Cost (as 10 above)	35,632,960

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**

Telephone Nr: **0121 423 4000**

Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option F New Build ECC & Maternity, RSH for DTC
 PRH**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,632,079	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		61,634
d) Other (specify) - Site Remediation Demolishing and enabling		2,500,000
Non-Works Cost		£2,561,634

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option F New Build ECC & Maternity, RSH for DTC

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	10,008,617	2,001,723	12,010,340
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	8,036,919	1,607,384	9,644,303
3.	Works Cost Total (1+2) at MIPS	360 18,045,536	3,609,107	21,654,643
	Works Cost Total (1+2) at (BIS) PUBSEC	130 18,045,536	3,609,107	21,654,643
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC]	195 27,068,303	5,413,661	32,481,964
4.	Provisional Location Adjustment (if applicable)	-4% (1,082,732)	- 216,546	- 1,299,279
5.	Sub Total (3 + 4)	25,985,571	5,197,114	31,182,686
6.	Fees (c) (% of sub-total 5)	15.0% 3,897,836	n/a	3,897,836
7A.	Non-Works Costs	155,247	31,049	186,297
7B.	Land	1,500,000	300,000	1,800,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	1,224,439	244,888	1,469,327
9.	Planning Contingencies	6.00% 1,965,786	346,383	2,312,169
10.	Total (for approval purposes) (5+6+7+8+9)	34,728,879	6,119,435	40,848,314
11.	Optimism Bias	24.18% 8,397,443	1,479,679	9,877,122
11A.	VAT Recovery	0% -	(1,504,304)	(1,504,304)
12.	Sub Total (10 + 11)	43,126,322	6,094,810	49,221,132
13.	Inflation Adjustments (f)			21,533,001
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			70,754,133

Proposed start on-site (M/Y) - 4th Quarter 2021
Proposed completion date (M/Y) - 2nd Quarter 2023

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				-
03/2018				-
03/2019				-
03/2020				-
03/2021				702,702
03/2022				18,720,163
03/2023				29,565,034
03/2024				233,233
Total Cost (as 10 above)				49,221,132

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **9 July 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option F New Build ECC & Maternity, RSH for DTC
 RSH**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£30,632,079	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		155,247
d) Other (specify) - Site Remediation Demolishing and enabling		1,500,000
Non-Works Cost		£1,655,247

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 9 July 2015

SHROPSHIRE FUTURE FIT

OPTION G
PRH- ECC, DTC, MATERNITY, UCC, LPC
RSH - LPC, UCC
(Version 1)

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option G: PRH - ECC, DTC, Maternity

PHASE: PRH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	65,335,953	13,067,191	78,403,144
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	39,939,868	7,987,974	47,927,842
3.	Works Cost Total (1+2) at MIPS 360	105,275,822	21,055,164	126,330,986
	Works Cost Total (1+2) at (BIS) PUBSEC 130	105,275,822	21,055,164	126,330,986
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC] 195	157,913,732	31,582,746	189,496,479
4.	Provisional Location Adjustment (if applicable) -4%	(6,316,549)	1,263,310	7,579,859
5.	Sub Total (3 + 4)	151,597,183	30,319,437	181,916,620
6.	Fees (c) (% of sub-total 5) 15.0%	22,739,577	n/a	22,739,577
7A.	Non-Works Costs	930,696	186,139	1,116,835
7B.	Land	2,300,000	460,000	2,760,000
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	16,104,643	3,220,929	19,325,572
9.	Planning Contingencies 6.00%	11,620,326	2,051,190	13,671,516
10.	Total (for approval purposes) (5+6+7+8+9)	205,292,426	36,237,695	241,530,121
11.	Optimism Bias 22.32%	45,821,269	8,088,253	53,909,523
11A.	VAT Recovery -5%	-	(2,174,408)	(2,174,408)
12.	Sub Total (10 + 11)	251,113,696	42,151,540	293,265,235
13.	Inflation Adjustments (f)			119,594,367
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			412,859,603

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 4th Quarter 2024

Cash flow:		Source		£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE
03/2016				-
03/2017				14,191,226
03/2018				36,936,088
03/2019				57,740,717
03/2020				57,740,717
03/2021				68,127,117
03/2022				23,626,434
03/2023				22,249,110
03/2024				12,653,825
Total Cost (as 12 above)				293,265,235

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option G: PRH - ECC, DTC, Maternity**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£22,739,577	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		2,300,000
b) Statutory and Local Authority charges]		
c) Building Regulations and Planning Fees]		905,696
d) Other (specify) - Demolition and enabling		25,000
Non-Works Cost		£3,230,696

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option G: PRH - ECC, DTC, Maternity

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	5,918,770	1,183,754	7,102,524
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	3,618,144	723,629	4,341,773
3.	Works Cost Total (1+2) at MIPS 360	9,536,915	1,907,383	11,444,298
	Works Cost Total (1+2) at (BIS) PUBSEC 130	9,536,915	1,907,383	11,444,298
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	14,305,372	2,861,074	17,166,446
4.	Provisional Location Adjustment (if applicable) -4%	(572,215)	114,443	686,658
5.	Sub Total (3 + 4)	13,733,157	2,746,631	16,479,788
6.	Fees (c) (% of sub-total 5) 15.0%	2,059,974	n/a	2,059,974
7A.	Non-Works Costs	2,082,047	416,409	2,498,456
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	901,569	180,314	1,081,883
9.	Planning Contingencies 6.00%	1,126,605	200,601	1,327,206
10.	Total (for approval purposes) (5+6+7+8+9)	19,903,351	3,543,956	23,447,307
11.	Optimism Bias 21.39%	4,257,327	758,052	5,015,379
11A.	VAT Recovery -5%	-	(790,902)	(790,902)
12.	Sub Total (10 + 11)	24,160,678	3,511,106	27,671,784
13.	Inflation Adjustments (f)			16,847,698
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			44,519,482

Proposed start on-site (M/Y) - 1st Quarter 2025
Proposed completion date (M/Y) - 2nd Quarter 2026

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					910,751
03/2024					7,371,512
03/2025					9,974,233
03/2026					9,415,287
Total Cost (as 12 above)					27,671,784

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **14 May 2015**

- On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate)
- Adjustment of national average DCA price levels and on-costs for local market conditions.
- Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option G: PRH - ECC, DTC, Maternity

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£2,059,974	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		82,047
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		2,000,000
Non-Works Cost		£2,082,047

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 14 May 2015

SHROPSHIRE FUTURE FIT

OPTION H
RSH- ECC, DTC, MATERNITY, UCC, LPC
PRH - LPC, UCC
(Version 2)

14 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option H: RSH - ECC, DTC, Maternity
PHASE: PRH
PROJECT DIRECTOR:
CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	6,004,152	1,200,830	7,204,983
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	4,387,835	877,567	5,265,401
3.	Works Cost Total (1+2) at MIPS 360	10,391,987	2,078,397	12,470,384
	Works Cost Total (1+2) at (BIS) PUBSEC 130	10,391,987	2,078,397	12,470,384
	(Tender Price Index Level 1995=100 base) [Uplift to [BIS] PUBSEC] 195	15,587,980	3,117,596	18,705,577
4.	Provisional Location Adjustment (if applicable) -4%	(623,519)	124,704	748,223
5.	Sub Total (3 + 4)	14,964,461	2,992,892	17,957,354
6.	Fees (c) (% of sub-total 5) 15.0%	2,244,669	n/a	2,244,669
7A.	Non-Works Costs	1,839,403	367,881	2,207,284
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	1,277,304	255,461	1,532,765
9.	Planning Contingencies 6.00%	1,219,550	216,974	1,436,524
10.	Total (for approval purposes) (5+6+7+8+9)	21,545,388	3,833,208	25,378,596
11.	Optimism Bias 26.04%	5,610,419	998,167	6,608,586
11A.	VAT Recovery -21%	-	(911,374)	(911,374)
12.	Sub Total (10 + 11)	27,155,807	3,920,001	31,075,808
13.	Inflation Adjustments (f)			17,617,619
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			48,693,427

Proposed start on-site (M/Y) - 1st Quarter 2024
Proposed completion date (M/Y) - 3rd Quarter 2025

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					-
03/2018					-
03/2019					-
03/2020					-
03/2021					-
03/2022					-
03/2023					-
03/2024					2,059,101
03/2025					16,779,668
03/2026					12,237,040
Total Cost (as 12 above)					31,075,808

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **3 July 2015**

- a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 mat be used if appropriate)
- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

Shropshire CCG
Shropshire Future Fit
Option H: RSH - ECC, DTC, Maternity

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£2,244,669	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		89,403
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		1,750,000
Non-Works Cost		£1,839,403

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 3 July 2015

OUTLINE BUSINESS CASE FOR NEW BUILD OPTION

COST FORM OB1

Shropshire CCG
Shropshire Future Fit
Option H: RSH - ECC, DTC, Maternity

PHASE: RSH

PROJECT DIRECTOR:

CAPITAL COSTS SUMMARY

		Cost Excl. VAT £	VAT £	Cost Incl. VAT £
1.	Departmental Costs (from Form OB2)	61,424,384	12,284,877	73,709,261
2.	On-Costs (a) (% of Departmental Cost) as stated on Grand Summary	44,888,940	8,977,788	53,866,728
3.	Works Cost Total (1+2) at MIPS	360	106,313,324	21,262,665
	Works Cost Total (1+2) at (BIS) PUBSEC	130	106,313,324	21,262,665
	(Tender Price Index Level 1995=100 base) [Uplift to (BIS) PUBSEC]	195	159,469,986	31,893,997
4.	Provisional Location Adjustment (if applicable)	-4%	(6,378,799)	1,275,760
				7,654,559
5.	Sub Total (3 + 4)	153,091,186	30,618,237	183,709,423
6.	Fees (c) (% of sub-total 5)	15.0%	22,963,678	n/a
7A.	Non-Works Costs	2,664,622	532,924	3,197,546
7B.	Land	-	-	-
8.	Equipment Cost (from Form OB2) (% of Departmental Cost)	15,914,570	3,182,914	19,097,484
9.	Planning Contingencies	6.00%	11,678,043	2,060,045
				13,738,088
10.	Total (for approval purposes) (5+6+7+8+9)	206,312,099	36,394,120	242,706,219
11.	Optimism Bias	18.60%	38,374,050	6,769,306
				45,143,357
11A.	VAT Recovery	-21%	-	(2,124,673)
				(2,124,673)
12.	Sub Total (10 + 11)	244,686,150	41,038,754	285,724,904
13.	Inflation Adjustments (f)			122,402,581
14.	FORECAST OUT-TURN BUSINESS CASE TOTAL (12+13)			408,127,484

Proposed start on-site (M/Y) - 3rd Quarter 2017
Proposed completion date (M/Y) - 1st Quarter 2024

Cash flow:		Source			£'000's
Year	Ending	EFL	OTHER GOVERNMENT.	PRIVATE	
03/2016					-
03/2017					13,049,300
03/2018					34,913,395
03/2019					56,179,211
03/2020					49,865,723
03/2021					51,972,922
03/2022					53,770,093
03/2023					11,304,323
03/2024					14,669,936
Total Cost (as 12 above)					285,724,904

This form completed by: **HOLBROW BROOKES CONSTRUCTION CONSULTANTS**
Telephone Nr: **0121 423 4000**
Date: **3 July 2015**

- a) On-costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 mat be used if appropriate)
- b) Adjustment of national average DCA price levels and on-costs for local market conditions.
- c) Fees include all resource costs associated with the scheme eg project sponsorship, clerk of works etc
- d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.
- e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; building regulations and planning fees; land costs and associated legal fees.
- f) Estimate of tender price inflation upto proposed tender date (plus contract fluctuations for VOP contracts only)
- g) Overall timescale including any preliminary works.

OUTLINE BUSINESS CASE

COST FORM OB4

**Shropshire CCG
 Shropshire Future Fit
 Option H: RSH - ECC, DTC, Maternity**

CAPITAL COSTS: DEPARTMENTAL COSTS AND EQUIPMENT COSTS

		PERCENTAGE OF WORKS COST
	£	%
1. Fees (including "in-house" resource costs)		
a) Architects)	-	
b) Structural Engineers)	-	
c) Mechanical Engineers)	-	
d) Electrical Engineers)	-	
e) Quantity Surveyors)	-	
f) Project Management)	-	
g) Project Sponsoring)	-	
h) Legal Fees)	-	
l) Site Supervision)	-	
j) Others (specify))	-	
Total Fees to Summary (OB1)	£22,963,678	15%

2. Non-Works Costs		
a) Land purchase costs and associated legal fees		-
b) Statutory and Local Authority charges]		914,622
c) Building Regulations and Planning Fees]		
d) Other (specify) - Demolition and enabling		1,750,000
Non-Works Cost		£2,664,622

Notes:

This form completed by: HOLBROW BROOKES LLP

Telephone Nr: 0121 423 4000

Date: 3 July 2015