

3rd April 2025

Private & Confidential

Oxford City Council
Planning Policy
Town Hall
St Aldgate's
Oxford
OX1 1BX

By email.

Dear Sirs

**RE: OXFORD CITY COUNCIL PARTIAL REVIEW OF COMMUNITY INFRASTRUCTURE LEVY (CIL)
HEARING RESPONSE**

We write further to the Oxford City Council CIL Levy Hearing of Monday 31st March with the intention of sharing actual build cost data whilst separately addressing the material concern surrounding both the reliability and robustness of the underlying viability assessment conclusions. These matters were discussed during the Hearing and inherently form of a critical part of due process to ensure robustness within the Council's CIL review.

Firstly, to address a procedural point which arose during the Hearing as to why certain information had not been shared with the Council and/or Examiner in advance of the Hearing. We queried with both the Council and the Programme Officer whether there was an opportunity to submit further statements in advance of the hearing. In response, we were advised in an email dated 20th February that there was no intention for further statements to be invited and that matters would be discussed on the day. Any further representations were to be made on the basis of the Statement of Modifications. No response was received from the Council. On this basis no further information was shared beyond the Savills letter dated 12th March with our primary concerns reserved therefore only for discussion during the Hearing.

Notwithstanding, the matter of development cost and its impact on scheme viability and deliverability should not be overlooked. The purpose of this letter is therefore to both illustrate the extent to which current cost assumptions are currently understated through the provision of actual cost data for lab / life science development in Oxford, and to set out the basis for our concern in respect of the underlying viability assessment prepared in support of the Viability Addendum dated August 2024 ('the Viability Addendum').

Build Cost

Starting with the matter of build costs, we enclose at **Appendix 1** a copy of redacted live cost data (confidentially) for one of the schemes tested which clearly shows the extent to which build costs are significantly understated within the Viability Addendum amounting to only c.65%¹ of true cost.

It was noted during the Hearing that the PPG states that BCIS should be used for cost assumptions. However, planning viability guidance states: '*A realistic understanding of costs is essential to the proper assessment of viability in the area. Assessment of costs should be based on evidence which is reflective of local market conditions in accordance with the planning practice guidance on viability*'. (Paragraph: 014 Reference ID: 10-012-20240214). Guidance goes on to state that build costs should be '*based upon appropriate data for example that of the Building Cost Information Service*', clearly indicating that other sources of information can be considered.

The following table sets out the variance in base build cost assumptions included in the Viability Addendum compared with actual live build cost data for the type of development being assessed assuming a Cat-A fit out.

¹ BCIS Cat-A cost (£277 psf) vs. £427 psf actual Cat A. Externals excluded.



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Table 1 – Comparison of build cost assumptions

BNPP Viability Addendum (£psf)	Actual Cost (£psf)
£277	£427

By way of supporting endorsement we also attach at **Appendix 2** a lab / life science benchmarking extract prepared independently by Gleeds who benefit from notable experience both in terms of location and sector which further highlights the discrepancy in the current build cost allowance.

Infrastructure Costs

The impact of such a severe discrepancy cannot be overstated in viability assessment where the application of appropriate build cost assumptions reverts all appraisals to deficit. This is illustrated in greater detail below at Table 2 even before further consideration is given to site-wide infrastructure and enabling costs (erroneously referred to as ‘abnormal costs’ during the Hearing) which are in effect excluded from BNPP’s assessment. Based on actual cost data infrastructure costs are equivalent to a further uplift of 20 - 25% against shell & core cost as set out within our previously submitted representations.

In respect of Oxford North alone, site infrastructure and enabling costs currently total £132m (One Hundred and Thirty Two Million Pounds), a figure which sits in addition to build cost and plot external allowance. Indicatively, for the lab / life science element in isolation a pro-rata total of £78.2m (by land use area) might reasonably be applied, equivalent to £83 psf, or an additional 19.5% above an appropriate build cost allowance assuming Cat A specification. No allowance is currently made within the Viability Addendum however despite being highlighted within Savills’ representation in Q1 2024. We would note that such omission would apply to those other strategic allocations modelled within the Viability Addendum.

Viability Assessment

Turning to matters of the supporting viability assessment itself, during the hearing we highlighted our concern to the reliability of the supporting viability assessments undertaken by BNPP which inform the Viability Addendum note dated August 2024. This point coincides with the general lack of engagement throughout the process in the non-publication of the supporting BNPP appraisals by the Council thereby preventing proper engagement with consultees.

Notwithstanding, in an attempt to understand the BNPP methodology in the time available we prepared six replica appraisals including two from each of the strategic sites, namely Oxford North, The Oxford Science Park and Arc Oxford. Our replica appraisals are included at **Appendix 3**. For ease we also include a table of viability appraisal assumptions alongside the data source within the LPVA at **Appendix 4**.

Using BNPP’s own LPVA assumptions (adjusted where appropriate for the Viability Addendum) our appraisals produce the following RLVs which are compared to those stated within the Viability Addendum. Notably, we have used the higher end of the BNPP range in rental value of £55 psf i.e. ‘a best-case scenario’, with the RLV arguably not providing sufficient buffer as required under the Regulations whilst operating at the margins of viability. In conclusion to this exercise, our review suggests there to be an apparent material overstating of viability.

The following table sets out the result of our replica appraisals using matched LPVA and Viability Addendum assumptions unamended.

Table 1 – Viability Addendum vs. Replica Appraisal²

LP Ref	BNPP Viability Addendum RLV	Replica Appraisal Reduced RLV	Variance
2	£47.5m	£25.7m	£21.8m (- 46%)
3	£35.9m	£19.4m	£16.5m (- 46%)
6	£40.3m	£21.8m	£18.5m (- 46%)
9	£54.2m	£29.4m	£24.8m (- 46%)
15	£128m	£96.1m	£31.9m (- 25%)
17	£33.7m	£18.2m	£15.5m (- 46%)

In the absence of supporting viability assessments being provided to us, in order to understand the variance in RLVs concluded, we carried out further sensitivity within our replica appraisals. Notably, where external costs and extra-policy costs (both applied to build cost) are excluded across 5 of 6 of the replica appraisals, the resulting RLV reverts to a figure within a very close tolerance to those stated within the Viability Addendum. It is therefore possible that such costs are not actually included within the appraisals supporting the Viability Addendum and we would welcome clarity.

We would also note what appears to be a material error in the BNPP stated conclusions as highlighted during the Hearing, namely in respect of LP Ref 6 and 9 which state a collective BLV of £6.1m for the four Oxford Science Park typologies assessed. Using BNPP’s own assumptions unamended, the actual BLV if calculated correctly should presumably state a collective BLV of £52.4m resulting in a viability gap of £46.3m. We note this as a specific point of clarification for BNPP post-Hearing however and would welcome clarity.

Notwithstanding the above, we finally turn to the impact of including appropriate build cost assumptions within the replica appraisals. It is notable that where **only** build cost assumptions are amended with all other assumptions maintained, the typologies tested revert to a significant viability deficit rather than surplus, and are therefore unable to support additional planning contributions including in the form of CIL.

The following table sets out the results of the above exercise matched LPVA and Viability Addendum assumptions save for build costs. Note the below figures exclude an adjustment for site wide infrastructure costs which further suppress viability and are not included within this sensitivity.

Table 2 – Viability Addendum vs. Replica Appraisal (updated build costs)

LP Ref	Viability Addendum RLV	Replica Appraisal RLV	Status
2	£47.5m	(£29.9m)	Unviable
3	£35.9m	(£22.6m)	Unviable
6	£40.3m	(£25.3m)	Unviable
9	£54.2m	(£34.1m)	Unviable
15	£128m	(£111.8m)	Unviable
17	£33.7m	(£21.2m)	Unviable

Our replica appraisals with amended build cost assumptions are included at **Appendix 5**.

Summary

In conclusion, the current build cost assumptions are clearly significantly understated for the typology of lab / life science development with supporting data provided herein to support the same. Moreover, the omission of significant strategic site wide infrastructure costs is not accurate and undermines the reliability and robustness of the Viability Addendum conclusions.

² Appraisals assume 'optimistic' gross:net of 80% which falls toward upper end of range of typology (typically say 70 - 80%).



We are further concerned that the underlying assessment is at least in part inaccurate and cannot be relied upon for the supporting of the proposed increase in CIL. Even in the absence of error within the assessment, when build costs alone are adjusted to an appropriate figure as covered above, Table 2 shows that all schemes revert to a viability deficit and therefore no further planning obligations can be supported by schemes which are already operating at the margins of viability.

We would be pleased to respond to any queries to the above.

Encl.

- Appendix 1 – Live cost data (P&C)
- Appendix 2 – Gleeds Cost Benchmarking
- Appendix 3 – Replica Appraisals
- Appendix 4 – Table of Data Source
- Appendix 5 – Replica Appraisals (with updated build cost overlay)

Appendix 1
Live cost data (P&C)

SCHEME BENCHMARKING

24/01/2025

Three 'Wet Lab' Enabled Life Science Buildings, delivered to Shell & Core only, landlord finishes and some limited CAT A Fit Out to upper floors

Contract Execution: Q2 2023

Completion: end Q1 2025

Design Fee and PCSA Fee can be combined with Prelims for an overall Prelims £

Elemental Breakdown	Building 1	£/ft2 GIA 70,713	Building 2	£/ft2 GIA 70,713	Building 3	£/ft2 GIA 62,334
SHELL & CORE						
Substructure	£ 1,783,377	25	£ 1,660,954	23	£ 2,668,802	43
Frame	£ 876,913	12	£ 876,913	12	£ 414,162	7
Upper Floors	£ 2,250,133	32	£ 2,253,198	32	£ 3,059,304	49
Roof	£ 1,483,386	21	£ 1,544,398	22	£ 1,392,165	22
Stairs	£ 528,674	7	£ 528,674	7	£ 556,053	9
Envelope (Façade)	£ 4,966,662	70	£ 4,836,339	68	£ 2,971,098	48
Internal Partitions	£ 1,463,453	21	£ 1,463,453	21	£ 1,605,984	26
Internal Finishes	£ 268,313	4	£ 264,813	4	£ 211,412	3
Fittings	£ 260,903	4	£ 260,903	4	£ 238,403	4
MEPH (S&C)	£ 6,997,901	99	£ 6,997,202	99	£ 6,285,909	101
Subtotal	£ 20,879,714	295	£ 20,686,846	293	£ 19,403,292	311
Prelims						
Prelims	£ 2,944,423	42	£ 2,917,225	41	£ 2,736,220	44
Design fee	£ 560,854	8	£ 555,673	8	£ 521,195	8
PCSA fee	£ 303,015	4	£ 300,217	4	£ 281,589	5
D&B Design Risk 2.25%	£ 548,662	8	£ 543,594	8	£ 509,866	8
OH&P 5%	£ 1,246,683	18	£ 1,235,167	17	£ 1,158,529	19
Shell & Core subtotal	£ 26,483,351	375	£ 26,238,722	371	£ 24,610,691	395
FIT OUT						
CAT A						
CAT A	£ 461,558	7	£ 461,558	7	£ 459,983	7
MEPH (Fit Out)	£ 1,945,494	28	£ 1,945,494	28	£ 2,314,797	37
Subtotal	£ 2,407,052	34	£ 2,407,052	34	£ 2,774,780	45
Prelims						
Prelims	£ 339,439	5	£ 339,439	5	£ 391,295	6
Design fee	£ 64,656	1	£ 64,656	1	£ 74,534	1
PCSA fee	£ 34,932	0	£ 34,932	0	£ 40,269	1
D&B Design Risk 2.25%	£ 63,251	1	£ 63,251	1	£ 72,914	1
OH&P 5%	£ 143,720	2	£ 143,720	2	£ 165,676	3
Fit Out subtotal	£ 3,053,050	43	£ 3,053,050	43	£ 3,519,467	56
Total Cost	£ 29,536,401	418	£ 29,291,772	414	£ 28,130,158	451
ROUNDED TOTAL	£ 29,500,000	417	£ 29,300,000	414	£ 28,100,000	451

Appendix 2 Gl Leeds Cost Benchmarking

Life Sciences Benchmarking

Contract Value per square m² GIA

This page shows the Works Cost per m2 of gross internal area (GIA) for new build R&D life sciences data. These figures have been adjusted to 1Q 2025 costs and a location index of 109 for Oxford.

Contract cost:

Includes:: Works cost + facilitating works, external works, main contractor novated design fees, PCSA fees and contingency. Excludes: client directs, legal / planning fees, VAT.

- Lab Enabled
- Lab Ready

Project Ref	GIA sq ft	Contract value psq ft GIA
CG	239,037	£ 354
Harwell Science Park	5,745	£ 355
AM	131,455	£ 359
CG	117,646	£ 395
Oxford Botley Road	91,336	£ 396
Lab Enabled AVERAGE		£ 419
AS	67,770	£ 438
Oxford Business Park	273,350	£ 442
CG	122,700	£ 476
Oxford City Centre	25,693	£ 486
CG	60,568	£ 490
I	122,700	£ 493
AG	25,693	£ 527
N	60,568	£ 532
Lab Ready AVERAGE		£ 568
CF	55,833	£ 574
CE	196,428	£ 619
AB	18,674	£ 661



Appendix 3 Replica Appraisals

Ref 2 - Arc Plot 2000

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	23373	251587	Rent	£11,069,827	Base build	£69,689,591
Net	18698	201270	Cap	5.75%	Sustainability	£10,453,439
			YP	17.39	Plot Externals	£8,014,303
			GDV	£192,518,726	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£8,815,733
				£182,050,805	Contingency	£4,407,867
Rent	£55		NDV	£170,459,555	<i>Sub-Total</i>	<i>£101,380,933</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£962,594
P'sers Cost	6.80%				Letting agent	£1,106,983
Build	£277				Letting legal	£553,491
Externals	10%	£305			Sales agent	£1,925,187
Infra	0%				Sales legal	£1,443,890
Sustainability	15%				<i>Sub-Total</i>	<i>£5,992,145</i>
Fees	10%					
Contingency	5%				S106	£583,682
S106	£2.32		RLV	£27,035,226	CIL	£0
CIL	£0		RLV post SDLT	£25,747,834	BNG	£0
Finance	6.5%				Finance	£6,589,761
Profit	15%				Profit	£28,877,809
SDLT (est)	5%					
BNG	£0				Total Costs	£143,424,330

BNPP BLV	£418,090
Surplus	£25,329,744
Surplus (Epsm)	£1,084
Surplus (Epsf)	£101

Ref 3 ARC Trinity House

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	17669	190189	Rent	£8,368,321	Base build	£52,682,385
Net	14135	152151	Cap	5.75%	Sustainability	£7,902,358
			YP	17.39	Plot Externals	£6,058,474
			GDV	£145,536,019	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£6,664,322
				£137,622,713	Contingency	£3,332,161
Rent	£55		NDV	£128,860,218	<i>Sub-Total</i>	<i>£76,639,700</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£727,680
P'sers Cost	6.80%				Letting agent	£836,832
Build	£277				Letting legal	£418,416
Externals	10%	£305			Sales agent	£1,455,360
Infra	0%				Sales legal	£1,091,520
Sustainability	15%				<i>Sub-Total</i>	<i>£4,529,809</i>
Fees	10%					
Contingency	5%		RLV	£20,437,488	S106	£441,239
S106	£2.32		RLV post SDLT	£19,464,274	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£4,981,580
Profit	15%				Profit	£21,830,403
SDLT (est)	5%					
BNG	£0				Total Costs	£108,422,730

BNPP BLV	£6,777,038
Surplus	£12,687,236
Surplus (Epsm)	£718
Surplus (Epsf)	£67

Ref 6 - Oxford Science Park Plot 16

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	19823	213375	Rent	£9,388,490	Base build	£59,104,812
Net	15858	170700	Cap	5.75%	Sustainability	£8,865,721.8
			YP	17.39	Plot Externals	£6,797,053.4
			GDV	£163,278,086	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£7,476,759
				£154,400,082	Contingency	£3,738,379
Rent	£55		NDV	£144,569,365	<i>Sub-Total</i>	<i>£85,982,725</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£816,390
P'sers Cost	6.80%				Letting agent	£938,849
Build	£277				Letting legal	£469,424
Externals	10%	£305			Sales agent	£1,632,781
Infra	0%				Sales legal	£1,224,586
Sustainability	15%				<i>Sub-Total</i>	<i>£5,082,030</i>
Fees	10%					
Contingency	5%		RLV	£22,928,990	S106	£495,029
S106	£2.32		RLV post SDLT	£21,837,133	CIL	£0
CIL	£0				BNG	£0
Finance	7%				Finance	£5,588,877
Profit	15%				Profit	£24,491,713
SDLT (est)	5%					
BNG	£0				Total Costs	£121,640,375

BNPP BLV	£324,461
Surplus	£21,512,672
Surplus (Epsm)	£1,085
Surplus (Epsf)	£101

Amended BLV	£14,649,600
Surplus	£7,187,533
Surplus (Epsm)	£363
Surplus (Epsf)	£34

Ref 9 - Oxford Science Park Plot 18 Littlemore House

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	26668	287054	Rent	£12,630,391	Base build	£79,514,056
Net	21334	229643	Cap	5.75%	Sustainability	£11,927,108
			YP	17.39	Plot Externals	£9,144,116
			GDV	£219,658,982	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£10,058,528
				£207,715,350	Contingency	£5,029,264
Rent	£55		NDV	£194,490,028	<i>Sub-Total</i>	<i>£115,673,072</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£1,098,295
P'sers Cost	6.80%				Letting agent	£1,263,039
Build	£277				Letting legal	£631,520
Externals	10%	£305			Sales agent	£2,196,590
Infra	0%				Sales legal	£1,647,442
Sustainability	15%				<i>Sub-Total</i>	<i>£6,836,886</i>
Fees	10%					
Contingency	5%		RLV	£30,846,507	S106	£665,966
S106	£2.32		RLV post SDLT	£29,377,625	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£7,518,750
Profit	15%				Profit	£32,948,847
SDLT (est)	5%					
BNG	£0				Total Costs	£163,643,521

BNPP BLV	£3,557,402
Surplus	£25,820,223
Surplus (Epsm)	£968
Surplus (Epsf)	£90

Amended BLV	£35,555,900
Surplus	-£6,178,275
Surplus (Epsm)	-£232
Surplus (Epsf)	-£22

Ref 17 - Oxford North Plot B

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	16561	178263	Rent	£7,843,555	Base build	£49,378,741
Net	13249	142610	Cap	5.75%	Sustainability	£7,406,811
			YP	17.39	Plot Externals	£5,678,555
			GDV	£136,409,645	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£6,246,411
				£128,992,572	Contingency	£3,123,205
Rent	£55		NDV	£120,779,562	<i>Sub-Total</i>	<i>£71,833,724</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£682,048
P'sers Cost	6.80%				Letting agent	£784,355
Build	£277				Letting legal	£392,178
Externals	10%	£305			Sales agent	£1,364,096
Infra	0%				Sales legal	£1,023,072
Sustainability	15%				<i>Sub-Total</i>	<i>£4,245,750</i>
Fees	10%					
Contingency	5%		RLV	£19,155,880	S106	£413,569
S106	£2.32		RLV post SDLT	£18,243,695	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£4,669,192
Profit	15%				Profit	£20,461,447
SDLT (est)	5%					
BNG	£0				Total Costs	£101,623,682

BNPP BLV	£2,127,628
Surplus	£16,116,067
Surplus (£psm)	£973
Surplus (£psf)	£90

Appendix 4
Table of Data Source

Description	Assumption	Source
Rent	£55	Table 2 of Viability Addendum (upper end)
Cap	5.75%	Appendix 1 – Viability Addendum
RFP (yrs)	1	Appendix 1 – Viability Addendum
P'sers Cost	6.80%	LPVA – Various references / Viability Addendum Appendix 1
Build	£277	Appendix 1 – Viability Addendum
Externals	10%	LPVA – Table 4.17.1
Infra	-	Excluded – 10% generic external allowance adopted for plot costs.
Sustainability	15%	LPVA – Para 4.22 - <i>unclear</i>
Prof. Fees	10%	LPVA – Para 4.26
Contingency	5%	Unclear from LPVA but confirmed verbally at Hearing.
S106	£2.32	LPVA – Para 4.31
Finance	6.5%	LPVA – Para 4.27
Profit	15%	LPVA – Para 4.39
SDLT (est)	5%	Unclear (notional allowance included)
Other Policy costs	-	Currently excluded from replica appraisals.

Appendix 5
Replica Appraisals (with updated build cost overlay)

Ref 2 - Arc Plot 2000

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	23373	251587	Rent	£11,069,827	Base build	£107,427,637
Net	18698	201270	Cap	5.75%	Sustainability	£16,114,146
			YP	17.39	Plot Externals	£12,354,178
			GDV	£192,518,726	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£13,589,596
				£182,050,805	Contingency	£6,794,798
Rent	£55		NDV	£170,459,555	<i>Sub-Total</i>	<i>£156,280,355</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£962,594
P'sers Cost	6.80%				Letting agent	£1,106,983
Build	£427				Letting legal	£553,491
Externals	10%	£470			Sales agent	£1,925,187
Infra	0%				Sales legal	£1,443,890
Sustainability	15%				<i>Sub-Total</i>	<i>£5,992,145</i>
Fees	10%					
Contingency	5%		RLV	-£31,432,659	S106	£583,682
S106	£2.32		RLV post SDLT	-£29,935,866	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£10,158,223
Profit	15%				Profit	£28,877,809
SDLT (est)	5%					
BNG	£0				Total Costs	£201,892,214

BNPP BLV	£418,090
Surplus	-£30,353,956
Surplus (Epsm)	-£1,299
Surplus (Epsf)	-£121

Ref 3 ARC Trinity House

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	17669	190189	Rent	£8,368,321	Base build	£81,210,753
Net	14135	152151	Cap	5.75%	Sustainability	£12,181,613
			YP	17.39	Plot Externals	£9,339,237
			GDV	£145,536,019	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£10,273,160
				£137,622,713	Contingency	£5,136,580
Rent	£55		NDV	£128,860,218	<i>Sub-Total</i>	<i>£118,141,342</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£727,680
P'sers Cost	6.80%				Letting agent	£836,832
Build	£427	£470			Letting legal	£418,416
Externals	10%				Sales agent	£1,455,360
Infra	0%				Sales legal	£1,091,520
Sustainability	15%				<i>Sub-Total</i>	<i>£4,529,809</i>
Fees	10%					
Contingency	5%		RLV	-£23,761,761	S106	£441,239
S106	£2.32		RLV post SDLT	-£22,630,249	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£7,679,187
Profit	15%				Profit	£21,830,403
SDLT (est)	5%					
BNG	£0				Total Costs	£152,621,980

<i>BNPP BLV</i>	£6,777,038
<i>Surplus</i>	-£29,407,287
<i>Surplus (Epsm)</i>	-£1,664
<i>Surplus (Epsf)</i>	-£155

Ref 6 - Oxford Science Park Plot 16

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	19823	213375	Rent	£9,388,490	Base build	£91,111,028
Net	15858	170700	Cap	5.75%	Sustainability	£13,666,654.1
			YP	17.39	Plot Externals	£10,477,768.2
			GDV	£163,278,086	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£11,525,545
				£154,400,082	Contingency	£5,762,772
Rent	£55		NDV	£144,569,365	<i>Sub-Total</i>	<i>£132,543,767</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£816,390
P'sers Cost	6.80%				Letting agent	£938,849
Build	£427				Letting legal	£469,424
Externals	10%	£470			Sales agent	£1,632,781
Infra	0%				Sales legal	£1,224,586
Sustainability	15%				<i>Sub-Total</i>	<i>£5,082,030</i>
Fees	10%					
Contingency	5%				S106	£495,029
S106	£2.32		RLV	-£26,658,520	CIL	£0
CIL	£0		RLV post SDLT	-£25,389,067	BNG	£0
Finance	7%				Finance	£8,615,345
Profit	15%				Profit	£24,491,713
SDLT (est)	5%					
BNG	£0				Total Costs	£171,227,885

BNPP BLV	£324,461
Surplus	-£25,713,528
Surplus (Epsm)	-£1,297
Surplus (Epsf)	-£121

Amended BLV	£14,649,600
Surplus	-£40,038,667
Surplus (Epsm)	-£2,020
Surplus (Epsf)	-£188

Ref 9 - Oxford Science Park Plot 18 Littlemore House

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	26668	287054	Rent	£12,630,391	Base build	£122,572,208
Net	21334	229643	Cap	5.75%	Sustainability	£18,385,831
			YP	17.39	Plot Externals	£14,095,804
			GDV	£219,658,982	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£15,505,384
				£207,715,350	Contingency	£7,752,692
Rent	£55		NDV	£194,490,028	<i>Sub-Total</i>	<i>£178,311,920</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£1,098,295
P'sers Cost	6.80%				Letting agent	£1,263,039
Build	£427				Letting legal	£631,520
Externals	10%	£470			Sales agent	£2,196,590
Infra	0%				Sales legal	£1,647,442
Sustainability	15%				<i>Sub-Total</i>	<i>£6,836,886</i>
Fees	10%					
Contingency	5%				S106	£665,966
S106	£2.32		RLV	-£35,863,866	CIL	£0
CIL	£0		RLV post SDLT	-£34,156,063	BNG	£0
Finance	6.5%				Finance	£11,590,275
Profit	15%				Profit	£32,948,847
SDLT (est)	5%					
BNG	£0				Total Costs	£230,353,894

BNPP BLV	£3,557,402
Surplus	-£37,713,465
Surplus (Epsm)	-£1,414
Surplus (Epsf)	-£131

Amended BLV	£35,555,900
Surplus	-£69,711,963
Surplus (Epsm)	-£2,614
Surplus (Epsf)	-£243

Ref 17 - Oxford North Plot B

	Area (Sq m)	Area (Sq ft)	Revenue		Costs	
Gross	16561	178263	Rent	£7,843,555	Base build	£76,118,132
Net	13249	142610	Cap	5.75%	Sustainability	£11,417,720
			YP	17.39	Plot Externals	£8,753,585
			GDV	£136,409,645	Site Infrastructure	£0
Gross:Net	80%		Incentive	0.95	Fees	£9,628,944
				£128,992,572	Contingency	£4,814,472
Rent	£55		NDV	£120,779,562	<i>Sub-Total</i>	<i>£110,732,852</i>
Cap	5.75%					
RFP (yrs)	1				Marketing	£682,048
P'sers Cost	6.80%				Letting agent	£784,355
Build	£427				Letting legal	£392,178
Externals	10%	£470			Sales agent	£1,364,096
Infra	0%				Sales legal	£1,023,072
Sustainability	15%				<i>Sub-Total</i>	<i>£4,245,750</i>
Fees	10%					
Contingency	5%		RLV	-£22,271,692	S106	£413,569
S106	£2.32		RLV post SDLT	-£21,211,135	CIL	£0
CIL	£0				BNG	£0
Finance	6.5%				Finance	£7,197,635
Profit	15%				Profit	£20,461,447
SDLT (est)	5%					
BNG	£0				Total Costs	£143,051,254

BNPP BLV	£2,127,628
Surplus	-£23,338,763
Surplus (Epsm)	-£1,409
Surplus (Epsf)	-£131

An architectural rendering of a modern, multi-story building with a green roof and a pedestrian bridge. The building has a facade of vertical slats and is surrounded by lush greenery. A curved pedestrian bridge with a blue arch structure spans across a valley to the right of the building. The sky is overcast with grey clouds.

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Lifesciences Benchmarking

The Oxford Science Park

April 2025



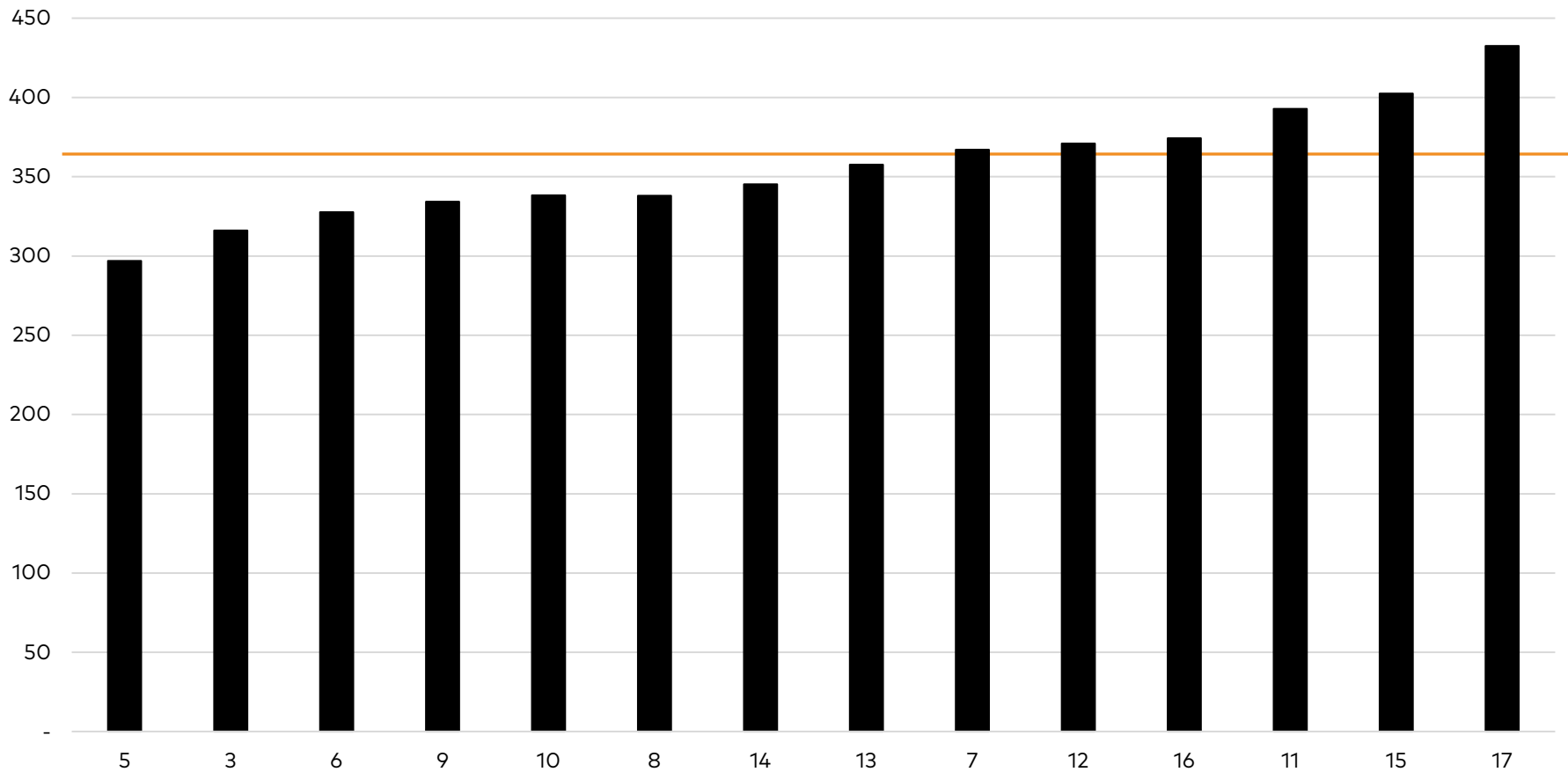
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New Build Labs



New build lab benchmarking

Construction cost (Shell & Core), Q2 25, Oxford, £/sq ft



Average
£357/sq ft

Shell & Core building
cost only, excludes Cat
A, demo, external works
and external services

Exclusions

- VAT
- Inflation
- IT/AV and security works
- Professional fees
- Client contingency
- Digital/smart buildings
- Category A/B fit out



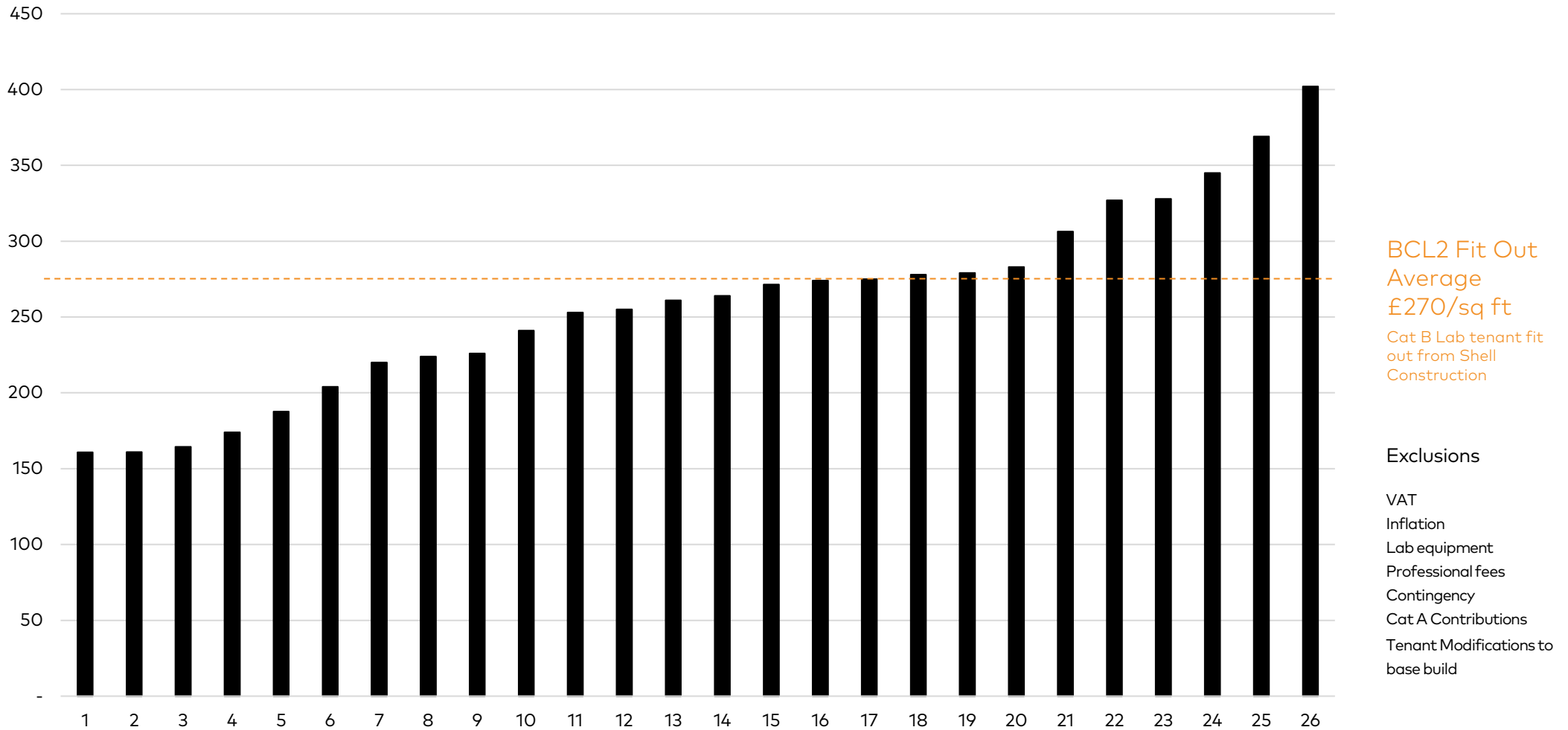
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Lab Fit Out



BCL2 lab fit out benchmarking

Construction cost (blended lab and write up areas), Q2 25, £/sq ft





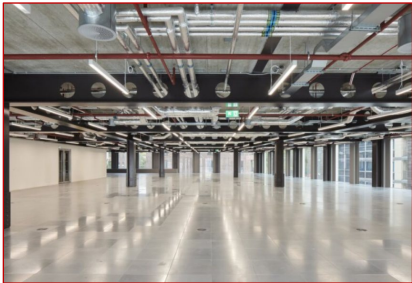
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CAT A Fit Out



Office Category A fit out benchmarking

Project A



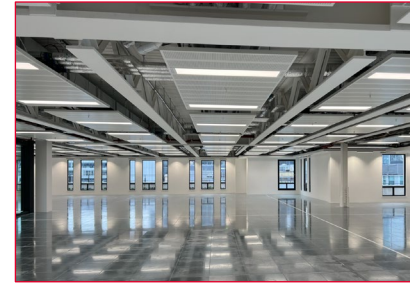
Project B



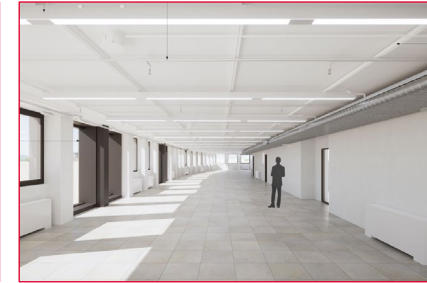
Project C



Project D



Project E



Range of fit outs with Suspended ceiling £70-80/sq ft

£60/sq ft

BENCHMARK RANGE

£120/sq ft

£65/sq ft	£77/sq ft	£79/sq ft	£101/sq ft	£114/sq ft
Walls: Emulsion paint and MDF skirting to core walls only	Walls: Exposed sealed concrete	Walls: Emulsion paint and MDF skirting to core walls only	Walls: Exposed sealed concrete	Walls: Emulsion paint and MDF skirting to core walls only
Floors: RAF including sealed plenum	Floors: RAF	Floors: RAF	Floors: RAF	Floors: RAF
Ceilings: Exposed	Ceilings: Exposed sealed concrete	Ceilings: Sprayed soffit c/w sections of plasterboard / coffered ceilings	Ceilings: Sprayed soffit and MEP with SAS ceiling rafts to c.55%	Ceilings: Fermacell fireboard, FST finish and sprayed
FFE: signage only	FFE: signage only	FFE: signage only	FFE: perimeter blinds and signage only	FFE: Blinds, boxes, FCU casings and signage
MEP: New FCUs, primary ductwork, power, sprinklers, fire alarm, BMS, containment and lighting, £127/sq m	MEP: Exposed services, New FCUs, rectangular primary ductwork, flat oval secondary ductwork power, sprinklers, fire alarm, BMS, containment and lighting, £150/sq m	MEP: New 4 pipe, ceiling mounted Atrus units c/w 4 pipe FCUs. Primary ductwork, power, fire alarm, BMS, containment and lighting at £100/sq m	MEP: New FCUs, primary ductwork, power, sprinklers, fire alarm, BMS, containment and lighting at £151/sq m	MEP: New FCUs, primary ductwork, power, sprinklers, fire alarm, BMS, containment and lighting at £151/sq m



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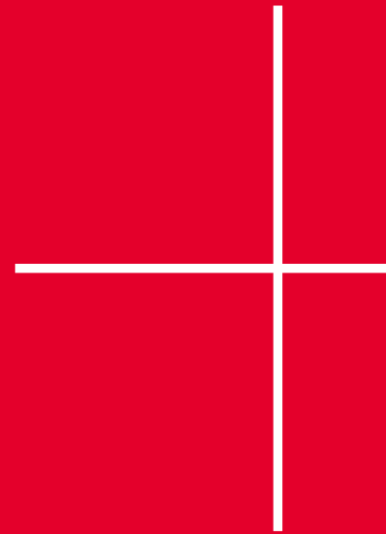
+ making
projects
happen

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Indicative Benchmarking – Life Science S&C facilities

Our current benchmark data shows Shell & Core science low rise space nationally with a significant number in Oxford. The average is **£417/sq. ft** across the GIA for the works cost (Excl. enabling & external works, abnormals, fit out costs, fees, client direct costs, contingencies, inflation and VAT).

These have been adjusted to Q1 25 but it should be noted we are seeing forward looking cost pressures such as building regulation changes, market capacity, both from a main contractor challenge but also MEP and other key trades in the sub-contractor market.

The range runs from **£337/sq. ft. to £658 sq.** which is an outlier due to sensitive nature of the research science.

The range for Cat A office is **£70 - £120 / sq. ft.** with a mid-point of **£90/ sq. ft.**

The Lab enabled Cat A (Excl. Lab formation, furniture etc) ranges from **£135 - £200 / sq. ft.** with a mid of **£150/sq. ft.**

It should be noted science projects do not benchmark as closely as other buildings due to the cost ranges introduced by location, flexibility and most importantly the use case. A detailed cost estimate for each building should be considered on a case by case basis and this benchmark data should not be relied on for any decisions and is to be used for indicative purposes only.

Science Benchmark	£/sq. ft.	Location	GIA (m2)
Project 12	£337	Oxford	11,838
Project 10	£351	Oxford	5,613
Project 11	£352	Oxford	6,907
Project 9	£357	Oxford	7,455
Project 13	£364	Oxford	13,411
Project 7	£364	Leeds	16,767
Project 3	£368	London	29,794
Project 20	£373	Oxford	42,465
Project 2	£385	London	15,264
Project 8	£399	Oxford	5,433
Project 5	£431	Manchester	15,977
Project 6	£443	Manchester	69,000
Project 19	£449	Essex	3,687
Project 17	£463	Oxford	25,079
Project 14	£497	Oxford	7,449
Project 15	£501	Oxford	2,887
Project 1	£534	London	17,457
Project 18	£543	Oxford	3,979
Project 16	£658	Oxford	5,896
Average	£417		16,692

Element	Arcadis Cost Range		
	Low	Mid	High
Shell & Core	£325	£417	£523
Ground Floor - Amenity	£200	£350	£500
Cat A Office	£70	£90	£120
Lab Enabled Cat A	£125	£150	£200

£/sq. ft. S&C Lab Benchmarking

