



PWYLLGOR DATBLYGU STRATEGOL A CHYFLENWI GWEITHREDOL STRATEGIC DEVELOPMENT AND OPERATIONAL DELIVERY COMMITTEE

DYDDIAD Y CYFARFOD: DATE OF MEETING:	31 August 2023
TEITL YR ADRODDIAD: TITLE OF REPORT:	Reinforced Autoclave Aerated Concrete (RAAC) Planks
CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:	Andrew Carruthers, Executive Director of Operations
SWYDDOG ADRODD: REPORTING OFFICER:	Rob Elliott, Director of Estates, Facilities and Capital Management

Pwrpas yr Adroddiad (dewiswch fel yn addas)

Purpose of the Report (select as appropriate)

Er Gwybodaeth/For Information

ADRODDIAD SCAA SBAR REPORT

Sefyllfa / Situation

This report sets out the position with regard to Reinforced Autoclave Aerated Concrete Planks (RAAC) at the Worthybush Hospital (WH) site. It includes the actions being taken in response to the risks identified and the costs to provide corrective action across the 2023/24 and 2024/25 Financial Years.

The surveys undertaken to date of RAAC at the WH site have identified a significant risk and the essential need for intervention works.

These surveys have already identified damage to several RAAC planks and the condition of RAAC in those areas yet to be surveyed is uncertain and therefore remains a concern.

The Institution of Structural Engineers guidelines 'Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance' (April 2023) has been used to provide guidance on the critical risk factors associated with RAAC panel construction.

Assessment category	Risk category	
Red	Critical risk	Requires urgent remedial works which may include taking out of use or temporary propping to allow the safe ongoing use of a building. Depending on the extent, this may be part or all of the building. Combined with awareness campaign for occupants including exclusion zones.
	High risk	Requires remedial action as soon as possible. Combined with awareness campaign for occupants, which may include exclusion zones, signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, change in loading, etc.
Amber	Medium risk	Requires inspection and assessment on a regular basis, eg, annually. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.
Green	Low risk	Requires inspection and assessment occasionally, say three year period depending on condition. Combined with awareness campaign for occupants, which may include signage, loading restrictions and the need to report changes of condition, eg, water leaks, debris, etc.

The above guidance includes a proposed approach to the classification of these risk factors and how these may impact on the proposed remediation and management of RAAC.

This report considers the latest information available from the RAAC survey programme underway at WH. This is a fast-moving situation and the recommendations contained within this report for mitigating actions will need to be regularly reviewed as results become known from the surveys which are now underway.

The report also sets out the recommended course of action to mitigate risks as currently identified within specific areas of the WH estate, along with the capital cost to undertake the survey and remedial works. These capital costs are being continually updated as more information becomes available on the true outturn costs of the programme.

Cefndir / Background

RAAC is a material used in construction in many buildings between the 1960s and 1990s. Its presence has been confirmed in a range of NHS properties across the UK and includes several properties in Wales.

Research has shown that this material has a far lower structural loading capacity than other generic reinforced concrete products. Due to this fact, there is a risk of structural collapse should the product fail. The condition of RAAC Planks has been shown to deteriorate if water is present due to roof leaks etc, which can compromise the reinforcement bars contained within these planks.

The Hywel Dda University Health Board (HDdUHB) commenced detailed plank by plank surveys on the 15 May 2023. Specialist structural engineers 'Curtins' are undertaking these surveys.

To date the status of the RAAC surveys and repair programme is as follows:

- **Pot Wash in Main Kitchen** – area identified as an area of concern, needing urgent attention. A scheme was developed and £77k funding approved. This scheme has now been completed.
- **Ward 9** – The outcome of the survey in the area is as follows:
 - 513 planks surveyed
 - P1 Planks (red) - 32 critical risk (includes gutter planks)
 - P2 Planks (red) - 61 high risk
 - P3 Planks (amber) – 390 medium risk (requiring regular monitoring)
 - P4 Planks (green) - 22 Low risk (plus 8 not surveyed, but to be included as part of the remediation works scope)

A scheme has been developed and funding approved from the HDdUHB Discretionary Programme at circa £430k to remediate the critical and high-risk planks. Work commenced on the 24 July 2023 and will complete at the end of September 2023.

- **Ward 12** – The outcome of the survey in the area is as follows:
 - 438 planks surveyed
 - P1 Planks (red) - 24 critical risk (includes gutter planks)
 - P2 Planks (red) - 124 high risk (includes gutter planks)
 - P3 Planks (amber) – 286 medium risk (requiring regular monitoring)
 - P4 Planks (green) – 0 low risk (plus 4 not surveyed but to be included in as part of the of the remediation works scope)

A scheme has been developed and funding approved from the HDdUHB Discretionary Programme at circa £560k to remediate the critical and high-risk planks. Work is planned to commence on the 28 August 2023 and will complete on 3 November 2023.

- **Ward 7** – To date, circa 80% of Ward 7 visual surveys have been completed.

This has identified serious concerns in the number of P1 planks identified. Overall numbers are not yet known as the ward has only been partially surveyed.

Current status is that the rapid visual surveys are on hold due to capacity constraints in decommissioning more beds. From the survey results so far, it can be considered highly likely that we have P1 planks in remaining areas of Ward 7.

As part of the mitigation plan urgent action is being taken to decommission the remaining bed capacity on the second floor as soon as possible.

From the above review, every ward area surveyed to date has required urgent safety propping of P1 planks to allow surveys to continue in the area. In addition, a significant number of additional props would be needed to make the area safe for clinical operation. The number of these props and physical restrictions created would render the wards unusable.

Considering the above, it is reasonable to assume we will find a similar situation on ward areas yet to be surveyed:

- The remainder of Ward 7
- Ward 8 and Coronary Care
- Ward 10 and Acute Stroke Unit

Therefore, there is a real and current risk in continuing to operate these ward areas and to continue with the phased rapid visual inspections planned over the next circa 10 weeks.

This is the extent of surveys so far completed in ward areas on the second floor of WH.

- **Ground Floor Surveys**

To date, circa 70% of the RAAC affected areas have been visually surveyed with the remaining areas being undertaken by the end of the week commencing 21 August 2023.

The outcome so far is that P1 planks continue to be found in concerning numbers. Where P1 planks are found, areas are urgently supported with temporary propping to make the areas safe for reoccupation. Where this is not possible due to the number and location of temporary propping, areas will remain empty and closed until remediation is complete. HDdUHB is working closely with specialist engineers to ensure that appropriate systems are in place to give assurance as the organisation moves forward with the discovery phase.

In addition, the Health Board is decommissioning the main kitchen at WH as soon as possible and making arrangements for temporary reprovision of service until full inspection and any remediation necessary is completed.

Following the visual surveys, the detailed plank by plank inspection will continue to inform construction detailing and procurement information for future construction works.

Ground Floor areas still to be surveyed include:

- Outpatients
- MIU/SDEC

- Therapies
- Main kitchens

Asesiad / Assessment

In considering the above, and with specific focus on the areas yet to be surveyed, the Health Board has sought to consider the most appropriate way forward. This has meant carefully reviewing estate risks of failing RAAC planks and the wider clinical risks of decommissioning key services.

Estates Risk

The position currently, is that HDdUHB expects to find further P1 planks on both ward areas and ground floor areas which are still waiting survey.

The Director of Estates, Facilities and Capital Management and Head of Health, Safety and Security have challenged the specialist consultants on the actual risk of any plank creating a hazard to occupiers in these areas; however, they have been unable to provide any assurance that this will not happen.

The unknown of course, is the condition of planks in those areas yet to be surveyed and whether planks of a similar condition, or worse, exist in these areas.

In considering all of the above, the only way to mitigate fully against the risk of plank failure and the implications of this is to:

- Fully decommission all remaining ward areas
- Fully decommission all remaining ground floor departments and main kitchen areas listed until they have been visually inspected and formally cleared for re-use. This may require propping depending on the survey findings.

The HDdUHB has worked through a programme of fast-tracking visual inspections, continued survey works and remedial works. The table below summarises the costs of the programme of works for 2023/24 and continuing into 2024/25:

Programme of Work	2023/24 £	2024/25 £
All inpatient areas impacted by RAAC and commitment to temporary catering facilities in year.	7.36m	
All remaining areas impacted by RAAC including continued temporary catering facilities		4.81m

This information has now been submitted to Welsh Government (WG) as an application for funding to support the programme of remediation.

Contained within the above 2023/24 costs is the sum of £1.656m already committed by HDdUHB. This equates to 24% of the of our discretionary capital allocation in 2023/24.

It should be noted that within these figures there is a significant amount of estimation, as not all areas have been fully surveyed. Appendix 1 details those areas with tendered costs and those areas where costs are estimated based on current knowledge.

This remains a fast-moving situation and the Health Board will provide further updates to costs as further survey results become known and cost certainty is increased.

The above cost estimate includes all essential remediation to P1 and P2 Planks (Red-rated planks) leaving P3 (Amber rated) requiring regular inspection. The regularity of this inspection regime is currently being finalised but will be in the order of 6 to 12 months.

Clinical Risks and Mitigation Plans

To date, 42 inpatient beds have been lost through the closure of Wards 7, 9 & 12. The remaining wards have 60 beds occupied with general medical patients, including those requiring coronary and stroke care. This leaves 83 functional beds available to support the general medical take. This reduction in available bed base has been mitigated through the opening of 15 beds in Cleddau East, South Pembrokeshire Hospital. As of 23 August 2023, 13 further beds will be available in Cleddau West (which is the Physiotherapy department opposite Cleddau East). Works are to commence on Sunderland this week to increase bed capacity from 40 to either 48 or 52. This variance is dependent on discussions with the Stroke service in WGH. This will enable decant of further beds from a RAAC affected area.

The Day Surgery Unit was converted to medical inpatient capacity on 4 August to facilitate decant of Ward 7. This inevitably impacts upon elective surgical pathways and timely access to treatment.

The reduction in medical bed capacity to date has resulted in an increase in patients awaiting beds within the Emergency Department (ED). This will worsen as more beds are reduced in line with the need to undertake visual survey works. Overcrowding within the ED results in ambulance handover delays, increasing the clinical risk to those unable to access the Department as well as those awaiting a response to a call for an ambulance in the community. In addition, it increases risk to those within the ED resulting in poorer outcomes together with challenges in meeting fundamental care needs attributable to the environment. There are also increased challenges in maintaining fire safety, given the excessive occupancy.

A significant amount of work is underway in WH on Same Day Emergency Care and Frailty pathways, as part of the Transforming Urgent and Emergency Care (TUEC) programme. This focus will remain in order to reduce conveyance and maximise efficiency through emergency medical pathways.

The medical capacity currently available to WH is inadequate to serve the medical take and deliver consistently safe care. The Acute Services Leadership Group and County Systems teams are working together to outline potential options to mitigate the impact of the bed loss to WH and the wider Pembrokeshire population.

Ground floor areas will be visually surveyed by the end of August 2023 with rotation through footprint, with the exception of Ophthalmology where plans are underway to relocate for the duration of survey works in the outpatient areas.

Health and Safety Legislative Considerations

The approach to date in considering the options above has taken account of the health and safety of Health Board employees and others (patients and visitors) potentially at risk. As such, the duties under the Health and Safety at Work Regulations 1999 and the Health and Safety at Work Act 1974 (HSWA) have been consulted.

Regulation 3 of the Management of Health and Safety at Work Regulations 1999 requires that every employer shall make a suitable and sufficient assessment of the risks to the health and safety of their employees whilst at work. The employer must also assess the risks to the health and safety of persons not in their employment arising out of or in connection with the conduct by them of their undertaking.

Section 2 of the HSWA states it shall be the duty of every employer to ensure, as far as is reasonably practicable, the health, safety and welfare at work of all their employees. In addition, Section 3 states it shall be the duty of every employer to conduct their undertaking in such a way as to ensure, as far as is reasonably practicable, that persons not in their employment who may be affected, are not exposed to risks to their health or safety.

The term "so far as is reasonably practicable" means that the degree of risk in a particular situation can be balanced against the time, trouble, cost and physical difficulty of taking measures to avoid the risk. The Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment Guidance published by the Institute of Structural Engineers (April 2023) has been followed in terms of its approach of survey and assessment of risk, and this has aided the Management Groups appraisal of the options being proposed.

It is essential that the Health Board maintains a robust audit trail and clear records of all discussions and decisions made to ensure it can demonstrate its consideration and subsequent actions should an incident arise. To address this, the Health Board has established a Control Group to discuss and monitor the position in WH, chaired by the Director of Operations.

Argymhelliad / Recommendation

- The Strategic Development and Operational Delivery Committee is asked to:
- **NOTE** the above report.
 - **NOTE** the impact on the Discretionary Capital Programme
 - **NOTE** the application to Welsh Government for financial support funding in the 2023/24 and 2024/25 Financial Year

Amcanion: (rhaid cwblhau) Objectives: (must be completed)	
Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor:	N/A
Cyfeirnod Cofrestr Risg Datix a Sgôr Cyfredol: Datix Risk Register Reference and Score:	1382 1699 1707
Parthau Ansawdd: Domains of Quality Quality and Engagement Act (sharepoint.com)	1. Safe
Galluogwyr Ansawdd: Enablers of Quality: Quality and Engagement Act (sharepoint.com)	6. All Apply

Amcanion Strategol y BIP: UHB Strategic Objectives:	4. The best health and wellbeing for our individuals, families and communities
Amcanion Cynllunio Planning Objectives	5a Estates Strategies
Amcanion Llesiant BIP: UHB Well-being Objectives: Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022	10. Not Applicable

Gwybodaeth Ychwanegol: Further Information:	
Ar sail tystiolaeth: Evidence Base:	Within the report
Rhestr Termau: Glossary of Terms:	Within the report
Partïon / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Datblygu Strategol a Chyflenwi Gweithredol: Parties / Committees consulted prior to Strategic Development and Operational Delivery Committee:	Pwyllgor Iechyd a Diogelwch Health & Safety Committee

Effaith: (rhaid cwblhau) Impact: (must be completed)	
Ariannol / Gwerth am Arian: Financial / Service:	Capital funding required to deliver the survey programme
Ansawdd / Gofal Claf: Quality / Patient Care:	Direct Impact on patient Environment. Ward decant being arranged to maintain capacity. Some risk that it will be challenging to maintain capacity dependent on the outcome of the survey findings
Gweithlu: Workforce:	Staffing impacts being mapped out by operational site teams with full HR support.
Risg: Risk:	The risk is identified on the corporate risk register. Targeted meetings being arranged to manage the programme, to include development of project specific risk register.

Cyfreithiol: Legal:	
Enw Da: Reputational:	High potential for media and political interest. Communication team supporting the programme.
Gyfrinachedd: Privacy:	Not applicable
Cydraddoldeb: Equality:	Not applicable



Development Approval Cost Forms

Status: **BUDGET COST ESTIMATE**

Health Board: : Hywel Dda University Health Board

Hospital/Site : Withybush General Hospital, Haverfordwest

Project Title : WGH RAAC: Red RAG Rated Remedial Work

Client Unit : WGH Management Team: Janice Cole Williams

Supervising Officer : Julian Wheeler-Jones / Philip Astles

Project Allocation : TBA

Project No : TBA Cost Code : TBA

Prepared by : JWJ Capital Support : Maggie Annison

Date & Revision : 16-Aug-24

Reviews & Updates		
Version No:	Summary of Changes	Date Issued:

Project Title:
WGH RAAC: Red RAG Rated Remedial Work



BASIS OF ESTIMATING

Healthcare Capital Investment document Version 2

- Main Contract Procurement Method : Construction Framework - Lot 4
- Main Contract Standard Form and Option : JCT / IFC
- Proposed start on site : 15th May 2023
- Proposed completion date : 7th March 2025

This estimate is based on current market costs and are valid for 90 days. Applications for revisions should be made after 90 days of this date if these works are being further considered.

Project Timescales (weeks): Refer to Project Gantt Chart V3
Surveys (120) + Detailed Design Stage (20) + Tender (8) + Review/Approval (6)
Contractors Mobilisation (4) + Construction Phase (200) + Risk Register (12) = 370 weeks

Capital Cost Summary

Ref	Cost Centre	Net £	VAT @ 20% £	Gross £
5	Works Cost (DAF2)	7,710,716.38	1,542,143.28	9,252,859.66
6	Design Fees (DAF3)	1,079,648.91	215,929.78	1,295,578.69
7	Non-works Costs (DAF3)	397,170.00	79,434.00	476,604.00
8	Temporary Kitchen (DAF2)	446,775.00	89,355.00	536,130.00
9	Contingency	771,071.64	154,214.33	925,285.97
10	Forecast Project Out-turn Cost (Pre VAT Recovery)	10,405,381.93	2,081,076.39	12,486,458.31
11	LESS RECOVERABLE VAT (DAF5)		215,929.78	215,929.78
12	FORECAST PROJECT OUT-TURN COST	10,405,381.93	1,865,146.60	12,270,528.53

- **Notes:-** 1) HDUHB's Development Approval Form does not account for VAT on Fees, as such are 100% recoverable.

Project Title:
WGH RAAC: Red RAG Rated Remedial Work



CAPITAL COSTS: FEES AND NON-WORKS COSTS

1	Fees for 2023/2024	£	% of Works Cost
	a. Project Management & In-house Design Support	192,767.91	2.50%
	b. Cost Advisor	0.00	0.00%
	c. Capital Team Support	0.00	0.00%
	d. Structural Engineers Design Solutions	45,000.00	0.58%
	e. Civil and Structural Engineer - Survey	320,000.00	4.15%
	f. Building Services Engineer	0.00	0.00%
	g. Principal Designer	75,000.00	1.50%
	h. Curtins Supervisor	45,000.00	0.58%
	i. Other: - Time Charge	1,881.00	pro rata
	Total Fees to DAF1 Summary	679,648.91	9.32%
	Fees for 2024/2025	400,000.00	5.19%
2	Non-Works Costs	£	% of Works Cost
	a. Statutory Costs	0.00	0.00%
	b. Temp Decant / Relocations	52,170.00	0.68%
	c. Planning & Building Regulations	30,000.00	0.39%
	d. Other: - Asbestos Survey / Sampling / Removals	25,000.00	0.32%
	- Informatics & Telecommunications	30,000.00	38.91%
	- Other / Non Cost Items	100,000.00	1.30%
	- Hard & Soft FM Resouces (Survey)	55,000.00	0.71%
	- Hard & Soft FM Resouces (Remedial Work)	55,000.00	0.71%
	- Community Site Desk Top Review / Surveys	50,000.00	0.80%
	Total Non-Works Costs to DAF1 Summary	397,170.00	43.82%

- **Notes:-** 1) HDUHB's Development Approval Form does not account for VAT on Fees, as such are 100% recoverable.

Project Title:
WGH RAAC: Red RAG Rated Remedial Work



Bwrdd Iechyd Prifysgol
Hywel Dda
University Health Board

CAPITAL COSTS: WORKS AND EQUIPMENT COSTS

(cost breakdowns to be provided as separate documents)

Accommodation	Functional Size	Functional Unit m2/Nr etc	Gross Floor area (GFA) m2	Cost/m2 GFA £/m2	N/A/C	Works Cost £	Equipment Cost £
2023/2024 Financial Year							
Ward 7 Lot 4: Lewis Construction	N/A	N/A	610	1,251.95	Budget	763,689.50	
Ward 8 Lot 4: T Richard Jones	N/A	N/A	610	1,251.95	Budget	763,689.50	
Ward 9 Lot 4: Lewis Construction	N/A	N/A	714	425.52	Tendered	303,819.74	
Ward 10 Lot 4: Lewis Construction	N/A	N/A	720	1,251.95	Budget	901,404.00	
Ward 11 Lot 4: T Richard Jones	N/A	N/A	662	1,251.95	Budget	828,790.90	
Ward 12 Lot 4: T Richard Jones	N/A	N/A	670	595.74	Tendered	399,143.15	
Potwash Lot 2: Lewis Construction	N/A	N/A	45	1,251.95	Tenedred	56,337.64	
Temporary Kitchen Enablement Works	N/A	N/A	N/A	N/A	Budget	75,000.00	
Additional Bed Capacity at SPH	N/A	N/A	N/A	N/A	Budget	50,000.00	
Asbestos Removal & Remedial Work	N/A	N/A	N/A	N/A	Prov Sum	50,000.00	
Urgent Temp Propping - Visual Inspections	N/A	N/A	N/A	N/A	Budget	100,000.00	
Extra over out of hours working	N/A	N/A	N/A	N/A	Prov Sum	50,000.00	
Refuge Line Partitions Option 1 at SF	N/A	N/A	N/A	N/A	Budget	283,000.00	
Design Risk Register @ 2.5%	N/A	N/A	N/A	N/A	Contingency	115,621.86	
Temporary Kitchens: on going commitment	N/A	N/A	N/A	N/A	Budget	-	250,000.00
2024/2025 Financial Year							
Ground Floor:							
Outpatients	N/A	N/A	1430	500.00	Budget	715,000.00	
Physiotherapy	N/A	N/A	678	1,251.95	Budget	848,822.10	
North/South Circulation Spaces	N/A	N/A	248	1,251.95	Budget	310,483.60	
Minor Injuries	N/A	N/A	261	500.00	Budget	131,500.00	
Pharmacy	N/A	N/A	51	500.00	Budget	25,500.00	
Dental	N/A	N/A	134	500.00	Budget	67,000.00	
Audiology	N/A	N/A	56	500.00	Budget	28,000.00	
Lower Ground Floor - Kitchen Area	N/A	N/A	170	1,451.00	Budget	263,670.00	
OPD Roof Remedial Work/EFAB Varaiation	N/A	N/A	N/A	N/A	Prov Sum	100,000.00	
Temp Kitchen Reinstatement	N/A	N/A	N/A	N/A	Prov Sum	50,000.00	
Reinstatment Removals/Making Good	N/A	N/A	N/A	N/A	Prov Sum	25,000.00	
Asbestos Removal & Remedial Work	N/A	N/A	N/A	N/A	Prov Sum	50,000.00	
Plant Roof	N/A	N/A	582	400.00	Budget	232,800.00	
Extra over out of hours working	N/A	N/A	N/A	N/A	Prov Sum	50,000.00	
Design Risk Register @ 2.5%	N/A	N/A	N/A	N/A	Contingency	72,444.39	
Temporary Kitchens	N/A	N/A	N/A	N/A	Budget	-	196,775.00

Total (gross) floor area

7641

446,775.00

Less: Abatement for transferred equipment 0 %

0.00

Works Cost - to DAF1 Summary

7,710,716.38

446,775.00

7,710,716.38

Equipment Cost - to DAF1 Summary

446,775.00

Project Title:
WGH RAAC: Red RAG Rated Remedial Work



PROJECT CASHFLOW FORECAST

Proposed start on site: 15th May 2023
Proposed completion date: 7th March 2025

	Year	0	1	2	3	Total
	Financial year	2022/2023	2023/2024	2024/2025	2025/2026	
Works Cost			4,740,496.29	2,970,220.09		7,710,716.38
Design Fees & Project Management			679,648.91	400,000.00		1,079,648.91
Non-works Costs			198,585.00	198,585.00		397,170.00
Temporary Kitchens			250,000.00	196,775.00		446,775.00
Contingencies			385,535.82	385,535.82		771,071.64
VAT			1,239,845.36	830,731.03		2,081,076.39
Sub-total		0.00	7,494,111.38	4,981,846.94	0.00	12,486,458.32
Recoverable VAT		0.00	135,929.78	80,000.00		215,929.78
Total		0.00	7,358,181.60	4,807,655.41	0.00	12,270,528.53

Notes:- 1) HDUHB's Development Approval Form does not account for VAT on Fees, as such are 100% recoverable.

2) No VAT Assessment has been undertaken to date.

Project Title:
WGH RAAC: Red RAG Rated Remedial Work



RECOVERABLE VAT CALCULATION

	a	b	c	d
	Cost Net of VAT	VAT at 20% (ie prior to recovery)	Percentage recoverable (% of col b)	Recoverable VAT (col b x col c)
	£	£	%	£
Works Cost	7,710,716.38	1,542,143.28	0.00%	0.00
Fees	1,079,648.91	215,929.78	100.00%	215,929.78
Non-works Costs	397,170.00	79,434.00	0.00%	0.00
Equipment Costs	446,775.00	89,355.00	0.00%	0.00
Total			£	215,929.78

Notes:-

- 1) DAF does not account for VAT on Fees, as such are 100% recoverable.
- 2) No VAT Assessment has been undertaken to date.

ANCILLIARY PROJECT INFORMATION

Capital Commitment Charge	749,187.50
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	Cost Net of VAT
	£
Change in Heating Volume	sqm3
Change in Floor Area	sqm2
Change in Energy Costs	0.00
Change in Maintenance - Hard FM	0.00
Change in Hotel Services - Soft FM	0.00
Change in Waste	0.00
Change in Rates	0.00
Change in Departmental Costs	0.00
Change in Equipment Costs	0.00
Total Revenue	0.00

Note - Extra over Revenue Costs Per Annum

RETENTION CALCULATION				
	Project Allocation	Planned Expenditure	Retention	Released to DCP
Works Cost (inc VAT)	9,252,859.66		9,252,859.66	
Fees (Ex VAT)			0.00	
Internal	194,648.91		194,648.91	
External	407,079.98		407,079.98	
Non Works (inc VAT)				
Additional (to be named)	0.00		0.00	
Statutory & Local Authority Charges	62,604.00		62,604.00	
Planning & Building Control Fees	36,000.00		36,000.00	
Asbestos	30,000.00		30,000.00	
IT/Telecoms	36,000.00		36,000.00	
Other	120,000.00		120,000.00	
Hotel Services	66,000.00		66,000.00	
DLO	66,000.00		66,000.00	
Contingency (inc Vat)	925,285.97		925,285.97	
Total	11,196,478.51	0.00	11,196,478.51	0.00