



GIG
CYMRU
NHS
WALES

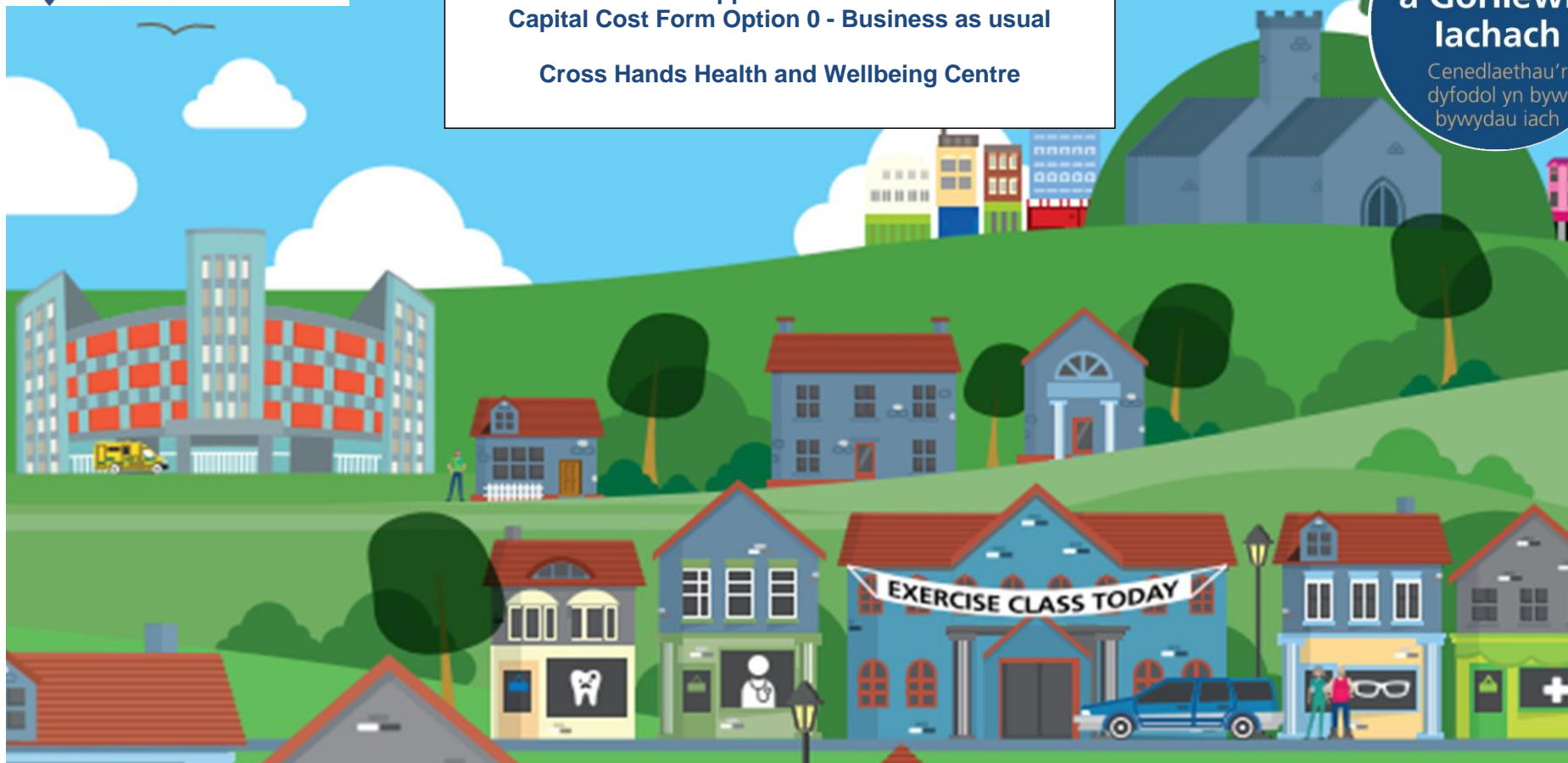
Bwrdd Iechyd Prifysgol
Hywel Dda
University Health Board

Appendix A6a
Capital Cost Form Option 0 - Business as usual

Cross Hands Health and Wellbeing Centre

**Canolbarth
a Gorllewin
Iachach**

Cenedlaethau'r
dyfodol yn byw
bywydau iach



Outline Business Case

Health Board: Hywel Dda University Health Board

Hospital/Site : Cross Hands

Project Title : Cross Hands Wellbeing Hub

Project No : **1**

Option No : Option 0

Option Title : Business As Usual

Prepared by : Gleeds

Date : 11th May 2022

Project Title	Cross Hands Wellbeing Hub
Option No	Option 0
Option Title	Business As Usual

BASIS OF ESTIMATING

Healthcare Capital Investment document Version 2

Pubsec Index Level FP	:	277
Equipment cost level	:	N/A
Location factor	:	0.97
Proposed start on site	:	Apr-24
Proposed completion date	:	Dec-24

Capital Cost Summary

Ref	Cost Centre		Net £	VAT £	Gross £
1	Departmental Cost (OB2)		181,724	36,345	218,068
2	Oncosts (OB3)	(3.52% of (1))	7,358	1,472	8,830
3	Sub-total		189,082	37,816	226,898
4	Provisional location adjustment	0.97	0	0	0
5	Works Cost		189,082	37,816	226,898
6	Fees (OB4)	(10% of (5))	18,908	3,782	22,690
7	Non-works Costs (OB4)		0	0	0
8	Equipment Costs (OB2)	(0% of (1))	0	0	0
9	Quantified Risk Contingency				
	Trust	0			
	SCP	0			
		0 (10% of (5+6+7+8))	0	0	0
10	Vat Reclaim		0	0	0
11	Project Cost (for approval purposes)		207,990	41,598	249,588
12	Business Case Reporting Index	250	187,716	37,543	225,260

Project Title Cross Hands Wellbeing Hub
Option No Option 0
Option Title Business As Usual

CAPITAL COSTS: DEPARTMENTAL AND EQUIPMENT COSTS

Accommodation	Functional Size	Space allowance		N/A/C	Departmental Allowance £	Equipment Allowance £
		m2	£/m2			
Repair and maintenance works		641	284	C	181,724	

Total floor area

641

0

Less: Abatement for transferred equipment 0 %

Departmental Cost - to OB1 Summary

181,724

Equipment Cost - to OB1 Summary

0

Project Title Cross Hands Wellbeing Hub

Option No Option 0

Option Title Business As Usual

CAPITAL COSTS: ON-COSTS

	Net Cost	% of DCA
1 Communications)		
a Space)		
b Medical Gases)		
c Lifts)		
2 "External" Building Work)		
a Drainage)		
b Roads, paths, parking)	7,358	
c Site layout, walls, fencing, gates)		
d BWIC with "External" engineering work)		
3 "External" Engineering Work)		
a Steam, condensate, heating, hot water)		
and gas supply mains)		
b Cold water mains and storage)		
c Electricity mains, sub-stations,)		
standby generating plant)		
d Calorifiers and associated plant)		
e Miscellaneous services)		
4 Auxilliary Buildings)		
5 Other on-costs and abnormals)		
a Building abnormals(See Annex A))		
b Engineering(See Annex B))		
c Other on-costs(See Annex C))		
Total On-costs - to OB1 Summary	7,358	4.05%

Project Title	Cross Hands Wellbeing Hub
Option No	Option 0
Option Title	Business As Usual

CAPITAL COSTS: FEES AND NON-WORKS COSTS

	£	% of Works Cost
1 Fees		
Trust		
a. Project Manager	18,908	10.00%
b. Trust Cost Advisor		0.00%
c. Supervisor		0.00%
d. Project Director)	
e. In-house Project Sponsorship	)	0.00%
f.		0.00%
g. Audit		0.00%
h. Business Case Writer		0.00%
i. Specialist Advisors		0.00%
SCP		
j. Constructor - pre-construction		0.00%
k. Project Manager		
l. Health Planner		
m. Architect		0.00%
n. Civil and Structural Engineer, including traffic management		0.00%
o. Building Services Engineer		0.00%
p. Principal Designer		0.00%
q. Planning consultant		0.00%
r. BREEAM		0.00%
s. Building Services Installer- pre-construction		0.00%
t. Fire consultant		0.00%
u. Acoustics consultant		0.00%
v. Extranet		0.00%
w. Other consultants		
Total Fees to OB1 Summary	18,908	10.00%
2 Non-Works Costs		
a. Land purchase costs and associated legal fees		
b. Statutory and Local Authority charges		
c. Planning and Building Control fees		
d. Other - as separate schedule		
Total Non-Works Costs to OB1 Summary	0	

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Business As Usual**Proposed start on site: April 2024**Proposed completion date: December 2024*

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
Works Cost		0	0	0	0	0	0	189,082	189,082
Fees		0	0	0	0	0	0	18,908	18,908
Non-works Costs		0	0	0	0	0	0	0	0
Equipment Costs		0	0	0	0	0	0	0	0
Quantified Risk Contingency		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	207,990	207,990
Gross VAT		0	0	0	0	0	0	41,598	41,598
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
Net VAT		0	0	0	0	0	0	41,598	41,598
Total		0	0	0	0	0	0	249,588	249,588

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Business As Usual***Index 250***Proposed start on site: April 2024**Proposed completion date: December 2024*

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
Works Cost		0	0	0	0	0	0	170,651	170,651
Fees		0	0	0	0	0	0	17,065	17,065
Non-works Costs		0	0	0	0	0	0	0	0
Equipment Costs		0	0	0	0	0	0	0	0
Quantified Risk Contingency		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	187,716	187,716
Gross VAT		0	0	0	0	0	0	37,543	37,543
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
Net VAT		0	0	0	0	0	0	37,543	37,543
Total		0	0	0	0	0	0	225,260	225,260

CASHFLOW FORECAST OF FUNDING SOURCES*Cross Hands Wellbeing Hub Business As Usual**Proposed start on site: April 2024**Proposed completion date: December 2024***Funding source: Department for Health and Social Services: Welsh Assembly Government**

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
Works Cost		0	0	0	0	0	0	189,082	189,082
Fees		0	0	0	0	0	0	18,908	18,908
Non-works Costs		0	0	0	0	0	0	0	0
Equipment Costs		0	0	0	0	0	0	0	0
Quantified Risk Contingency		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	207,990	207,990
Gross Vat		0	0	0	0	0	0	41,598	41,598
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	41,598	41,598
Total		0	0	0	0	0	0	249,588	249,588

Funding source:

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	200*/**	200*/**	
Works Cost									0
Fees									0
Non-works Costs									0
Equipment Costs									0
Quantified Risk Contingency									0
<i>Sub-total</i>		0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0

Funding source:

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	200*/**	200*/**	
Works Cost									0
Fees									0
Non-works Costs									0
Equipment Costs									0
Quantified Risk Contingency									0
<i>Sub-total</i>		0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0

CASHFLOW FORECAST OF FUNDING SOURCES

Cross Hands Wellbeing Hub Business As Usual

Index 250

Proposed start on site: April 2024

Proposed completion date: December 2024

Funding source: Department for Health and Social Services: Welsh Assembly Government

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
Works Cost		0	0	0	0	0	0	170,651	170,651
Fees		0	0	0	0	0	0	17,065	17,065
Non-works Costs		0	0	0	0	0	0	0	0
Equipment Costs		0	0	0	0	0	0	0	0
Quantified Risk Contingency		0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	187,716	187,716
Gross Vat		0	0	0	0	0	0	37,543	37,543
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	37,543	37,543
Total		0	0	0	0	0	0	225,260	225,260

Funding source:

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	200*/**	200*/**	
Works Cost									0
Fees									0
Non-works Costs									0
Equipment Costs									0
Quantified Risk Contingency									0
Sub-total		0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0

Funding source:

	Year	0	1	2	3	4	5	6	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	200*/**	200*/**	
Works Cost									0
Fees									0
Non-works Costs									0
Equipment Costs									0
Quantified Risk Contingency									0
Sub-total		0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0

KEY PROGRAMME DATES**Cross Hands Wellbeing Hub**

Option 0	Actual
----------	--------

Business As Usual

Submission of SOC to WAG

-

-

WAG Approval

-

-

Submission of OBC to WAG

Forecast @ OBC

WAG Approval

Submission of FBC to WAG

WAG Approval

Agreement of Target Cost

Start on Site

April 2024

Handover

December 2024

Project Closure

December 2025

Project Title Cross Hands Wellbeing HubBusiness As Usual

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	189,082	37,816	0%	0
Fees	18,908	3,782	0%	0
Non-works Costs	0	0	0%	0
Equipment Costs	0	0	0%	0
Contingencies	0	0	0%	0
Total			£	0



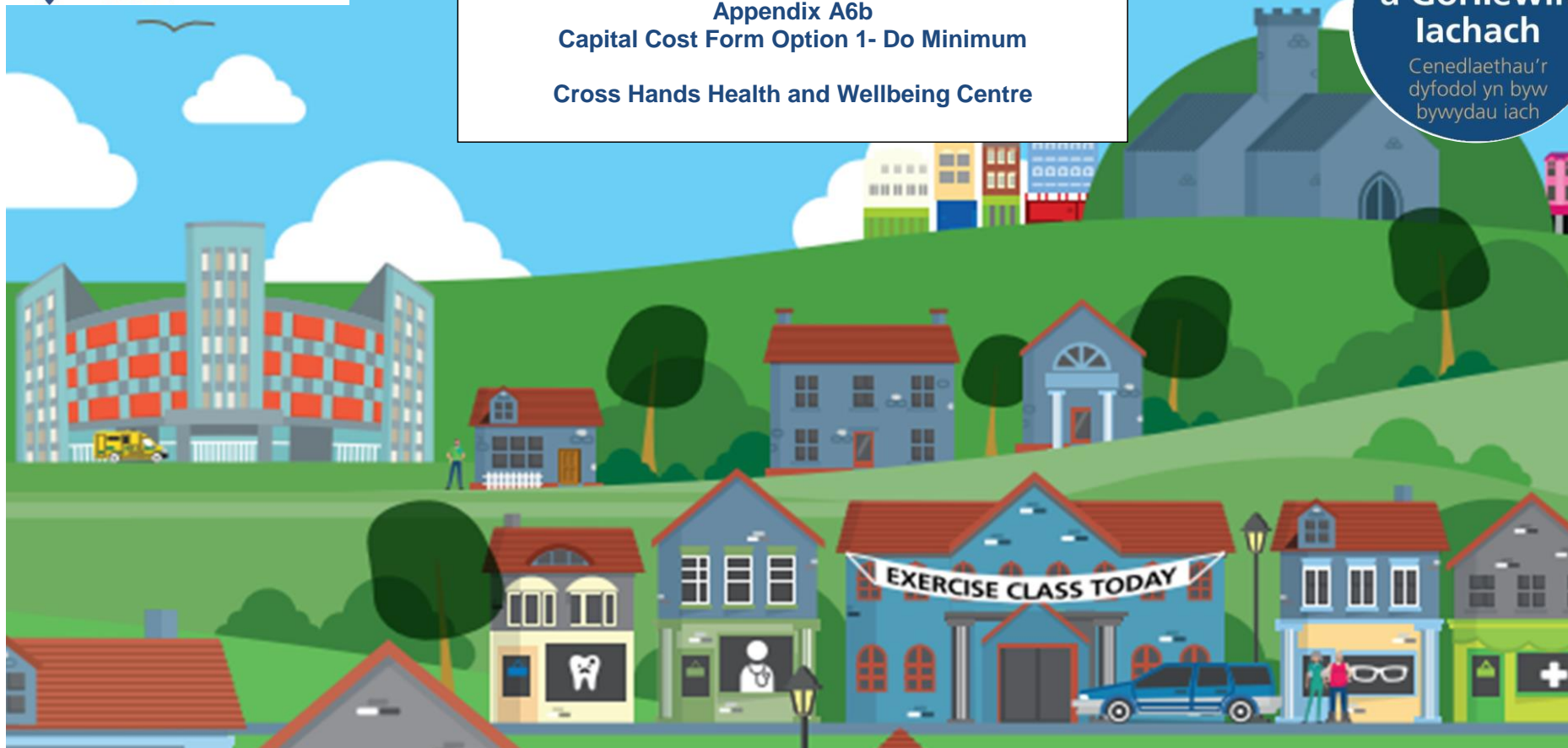
GIG
CYMRU
NHS
WALES

Bwrdd Iechyd Prifysgol
Hywel Dda
University Health Board

Appendix A6b
Capital Cost Form Option 1- Do Minimum
Cross Hands Health and Wellbeing Centre

**Canolbarth
a Gorllewin
Iachach**

Cenedlaethau'r
dyfodol yn byw
bywydau iach



Outline Business Case

Health Board: Hywel Dda University Health Board

Hospital/Site : Cross Hands

Project Title : Cross Hands Wellbeing Hub

Project No : **1**

Option No : Option 1

Option Title : Do Minimum

Prepared by : Gleeds

Date : 11th May 2022

Project Title	Cross Hands Wellbeing Hub
Option No	Option 1
Option Title	Do Minimum

BASIS OF ESTIMATING

Healthcare Capital Investment document Version 2

Pubsec Index Level FP	1Q 2022	277
Equipment cost level	:	N/A
Location factor	:	0.97
Proposed start on site	:	Sep-23
Proposed completion date	:	Jan-25

Capital Cost Summary

Ref	Cost Centre	Net £	VAT £	Gross £
1	Departmental Cost (OB2)	14,441,250	2,888,250	17,329,500
2	Oncosts (OB3) (**% of (1))	3,112,126	622,425	3,734,552
3	Sub-total	17,553,376	3,510,675	21,064,052
4	Provisional location adjustment 0.97	0	0	0
5	Works Cost	17,553,376	3,510,675	21,064,052
6	Fees (OB4) (16.38% of (5))	2,875,930	575,186	3,451,116
7	Non-works Costs (OB4)	1,830,784	366,157	2,196,941
8	Equipment Costs (OB2) (6.29% of (1))	909,000	181,800	1,090,800
9	Quantified Risk Contingency			
	Trust 0			
	SCP 0			
	0 (8.10% of (5+6+7+8))	1,878,075	375,615	2,253,690
10	Vat Reclaim	0	-216,524	-216,524
11	Project Cost (for approval purposes)	25,047,165	4,792,909	29,840,074
12	Business Case Reporting Index 250	22,605,745	4,325,730	26,931,475

Project Title Cross Hands Wellbeing Hub
Option No Option 1
Option Title Do Minimum

CAPITAL COSTS: DEPARTMENTAL AND EQUIPMENT COSTS

Accommodation	Functional Size	Space allowance		N/A/C	Departmental Allowance £	Equipment Allowance £
		m2	£/m2			
New Build		3851	3750	N	14,441,250	909,000

Total floor area

3851

909,000

Less: Abatement for transferred equipment 0 %

Departmental Cost - to OB1 Summary

14,441,250

Equipment Cost - to OB1 Summary

909,000

Project Title Cross Hands Wellbeing Hub

Option No Option 1

Option Title Do Minimum

CAPITAL COSTS: ON-COSTS

	Net Cost	% of DCA
1 Communications)		
a Space)		
b Medical Gases)		
c Lifts)		
2 "External" Building Work)		
a Drainage)	570,580	
b Roads, paths, parking)	798,671	
c Site layout, walls, fencing, gates)	1,119,046	
d BWIC with "External" engineering work)	183,081	
3 "External" Engineering Work)		
a Steam, condensate, heating, hot water)		
and gas supply mains)		
b Cold water mains and storage)	0	
c Electricity mains, sub-stations,)	319,875	
standby generating plant)	0	
d Calorifiers and associated plant)		
e Miscellaneous services)		
4 Auxilliary Buildings)	120,873	
5 Other on-costs and abnormals)		
a Building abnormals(See Annex A))		
b Engineering(See Annex B))		
c Other on-costs(See Annex C))	0	
Total On-costs - to OB1 Summary	3,112,126	21.55%

Project Title	Cross Hands Wellbeing Hub
Option No	Option 1
Option Title	Do Minimum

CAPITAL COSTS: FEES AND NON-WORKS COSTS

	£	% of Works Cost
1 Fees		
Trust		
a. Project Manager	255,000	1.45%
b. Trust Cost Advisor	177,000	1.01%
c. Supervisor - external	105,000	0.60%
d. Supervisor - internal	) 60,000	0.34%
e. Project Director	) 0	0.00%
f. In-house Project Sponsorship	175,534	1.00%
g. Vat advisor	30,000	0.17%
h. Audit	30,000	0.17%
i. Business Case Writer	115,000	0.66%
j. Health Planner	38,970	0.22%
k. Capital Planning Manager	28,058	0.16%
l. Commissioning Manager	28,058	0.16%
m. Specialist Advisors	40,000	0.23%
SCP		
j. Constructor - pre-construction	425,000	2.42%
k. Project Manager		
l. Health Planner		
m. Architect	550,000	3.13%
n. Civil and Structural Engineer, including traffic management	245,000	1.40%
o. Building Services Engineer	325,000	1.85%
p. Principal Designer	9,193	0.05%
q. Planning consultant	18,649	0.11%
r. BREEAM	59,909	0.34%
s. Building Services Installer- pre-construction	50,000	0.28%
t. Fire consultant	38,000	0.22%
u. Acoustics consultant	17,553	0.10%
v. Extranet	10,382	0.06%
w. Other consultants	44,625	0.25%
Total Fees to OB1 Summary	2,875,930	16.38%
2 Non-Works Costs		
a. Land purchase costs and associated legal fees	660,000	
b. Statutory and Local Authority charges	25,000	
c. Planning and Building Control fees	57,999	
d. Other - as separate schedule	1,087,785	
Total Non-Works Costs to OB1 Summary	1,830,784	

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub* Do Minimum*Proposed start on site:* September 2023*Proposed completion date:* January 2025

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,350,365	14,203,011	0	17,553,376
Fees		102,140	742,529	18,326	304,623	639,500	571,989	512,705	54,899	2,946,712
Non-works Costs		945	8,495	0	0	3,131	766,285	939,971	41,176	1,760,003
Equipment Costs		0	0	0	0	0	0	909,000	0	909,000
Quantified Risk Contingency		0	0	0	0	32,132	307,174	1,464,211	74,558	1,878,075
<i>Sub-total</i>		103,085	751,024	18,326	304,623	674,763	4,995,814	18,028,898	170,634	25,047,166
Gross VAT		20,428	150,494	3,665	60,925	134,953	999,163	3,605,780	34,027	5,009,433
Less: Reclaimable VAT		3,012	26,805	708	17,795	40,900	58,106	58,218	10,980	216,524
Net VAT		17,416	123,688	2,957	43,130	94,053	941,057	3,547,561	23,047	4,792,909
Total		120,501	874,712	21,283	347,753	768,815	5,936,870	21,576,459	193,681	29,840,075

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub* Do Minimum

Index 250

Proposed start on site: September 2023*Proposed completion date:* January 2025

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,023,795	12,818,602	0	15,842,397
Fees		92,184	670,153	16,540	274,931	577,166	516,236	462,730	49,548	2,659,487
Non-works Costs		853	7,667	0	0	2,826	691,593	848,349	37,162	1,588,450
Equipment Costs		0	0	0	0	0	0	820,397	0	820,397
Quantified Risk Contingency		0	0	0	0	29,000	277,233	1,321,490	67,291	1,695,014
<i>Sub-total</i>		93,037	677,819	16,540	274,931	608,991	4,508,857	16,271,569	154,001	22,605,745
Gross VAT		18,437	135,825	3,308	54,986	121,798	901,771	3,254,314	30,710	4,521,149
Less: Reclaimable VAT		2,718	24,193	639	16,060	36,913	52,442	52,543	9,910	195,419
Net VAT		15,718	111,632	2,669	38,926	84,885	849,329	3,201,770	20,801	4,325,731
Total		108,756	789,452	19,208	313,857	693,876	5,358,186	19,473,339	174,802	26,931,476

CASHFLOW FORECAST OF FUNDING SOURCES*Cross Hands Wellbeing Hub Do Minimum**Proposed start on site: September 2023**Proposed completion date: January 2025***Funding source: Department for Health and Social Services: Welsh Assembly Government**

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,350,365	14,203,011	0	17,553,376
Fees		102,140	742,529	18,326	304,623	639,500	571,989	512,705	54,899	2,946,712
Non-works Costs		945	8,495	0	0	3,131	766,285	939,971	41,176	1,760,003
Equipment Costs		0	0	0	0	0	0	909,000	0	909,000
Quantified Risk Contingency		0	0	0	0	32,132	307,174	1,464,211	74,558	1,878,075
Sub-total		103,085	751,024	18,326	304,623	674,763	4,995,814	18,028,898	170,634	25,047,166
Gross Vat		20,428	150,494	3,665	60,925	134,953	999,163	3,605,780	34,027	5,009,433
Less: Reclaimable VAT		3,012	26,805	708	17,795	40,900	58,106	58,218	10,980	216,524
Sub-total		17,416	123,688	2,957	43,130	94,053	941,057	3,547,561	23,047	4,792,909
Total		120,501	874,712	21,283	347,753	768,815	5,936,870	21,576,459	193,681	29,840,075

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

CASHFLOW FORECAST OF FUNDING SOURCES

Cross Hands Wellbeing Hub Do Minimum

Index 250

Proposed start on site: September 2023

Proposed completion date: January 2025

Funding source: Department for Health and Social Services: Welsh Assembly Government

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,023,795	12,818,602	0	15,842,397
Fees		92,184	670,153	16,540	274,931	577,166	516,236	462,730	49,548	2,659,487
Non-works Costs		853	7,667	0	0	2,826	691,593	848,349	37,162	1,588,450
Equipment Costs		0	0	0	0	0	0	820,397	0	820,397
Quantified Risk Contingency		0	0	0	0	29,000	277,233	1,321,490	67,291	1,695,014
Sub-total		93,037	677,819	16,540	274,931	608,991	4,508,857	16,271,569	154,001	22,605,745
Gross Vat		18,437	135,825	3,308	54,986	121,798	901,771	3,254,314	30,710	4,521,149
Less: Reclaimable VAT		2,718	24,193	639	16,060	36,913	52,442	52,543	9,910	195,419
Sub-total		15,718	111,632	2,669	38,926	84,885	849,329	3,201,770	20,801	4,325,731
Total		108,756	789,452	19,208	313,857	693,876	5,358,186	19,473,339	174,802	26,931,476

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0		0
Gross Vat		0	0	0	0	0	0	0		0
Less: Reclaimable VAT		0	0	0	0	0	0	0		0
Sub-total		0	0	0	0	0	0	0		0
Total		0	0	0	0	0	0	0		0

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0		0
Gross Vat		0	0	0	0	0	0	0		0
Less: Reclaimable VAT		0	0	0	0	0	0	0		0
Sub-total		0	0	0	0	0	0	0		0
Total		0	0	0	0	0	0	0		0

KEY PROGRAMME DATES

Cross Hands Wellbeing Hub

Option 1	Actual
----------	--------

Do Minimum

Submission of SOC to WAG

-

-

WAG Approval

-

-

Submission of OBC to WAG

May 2022

Forecast @ OBC

WAG Approval

August 2022

Submission of FBC to WAG

May 2023

WAG Approval

July 2023

Agreement of Target Cost

June 2023

Start on Site

September 2023

Handover

January 2025

Project Closure

January 2026

Project Title Cross Hands Wellbeing Hub Do Minimum

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	17,553,376	3,510,675	0%	0
Fees	2,875,930	575,186	38%	216,524
Non-works Costs	1,830,784	366,157	0%	0
Equipment Costs	909,000	181,800	0%	0
Contingencies	1,878,075	375,615	0%	0
Total			£	216,524

Appendix A6c
Capital Cost Form Option 2 - Less Ambitious
Cross Hands Health and Wellbeing Centre

**Canolbarth
a Gorrlewin
Iachach**

Cenedlaethau'r
dyfodol yn byw
bywydau iach



Outline Business Case

Health Board: Hywel Dda University Health Board

Hospital/Site : Cross Hands

Project Title : Cross Hands Wellbeing Hub

Project No : **1**

Option No : Option 2

Option Title : Less Ambitious

Prepared by : Gleeds

Date : 11th May 2022

Project Title	Cross Hands Wellbeing Hub
Option No	Option 2
Option Title	Less Ambitious

BASIS OF ESTIMATING

Healthcare Capital Investment document Version 2

Pubsec Index Level FP 1Q 2022 277

Equipment cost level : N/A

Location factor : 0.97

Proposed start on site : Sep-23

Proposed completion date : Feb-25

Capital Cost Summary

Ref	Cost Centre	Net £	VAT £	Gross £
1	Departmental Cost (OB2)	16,743,750	3,348,750	20,092,500
2	Oncosts (OB3) (**% of (1))	3,112,126	622,425	3,734,552
3	Sub-total	19,855,876	3,971,175	23,827,052
4	Provisional location adjustment 0.97	0	0	0
5	Works Cost	19,855,876	3,971,175	23,827,052
6	Fees (OB4) (16.04% of (5))	3,184,370	636,874	3,821,244
7	Non-works Costs (OB4)	1,880,362	376,072	2,256,435
8	Equipment Costs (OB2) (5.61% of (1))	939,200	187,840	1,127,040
9	Quantified Risk Contingency			
	Trust 0			
	SCP 0			
	0 (8.08% of (5+6+7+8))	2,089,584	417,917	2,507,501
10	Vat Reclaim	0	-243,612	-243,612
11	Project Cost (for approval purposes)	27,949,392	5,346,267	33,295,659
12	Business Case Reporting Index 250	25,225,083	4,825,150	30,050,234

Project Title Cross Hands Wellbeing Hub
 Option No Option 2
 Option Title Less Ambitious

CAPITAL COSTS: DEPARTMENTAL AND EQUIPMENT COSTS

Accommodation	Functional Size	Space allowance		N/A/C	Departmental Allowance £	Equipment Allowance £
		m2	£/m2			
New Build		4465	3750	N	16,743,750	939,200

Total floor area	4465		939,200
Less: Abatement for transferred equipment 0 %			
Departmental Cost - to OB1 Summary		16,743,750	
Equipment Cost - to OB1 Summary			939,200

Project Title Cross Hands Wellbeing Hub
Option No Option 2
Option Title Less Ambitious

CAPITAL COSTS: ON-COSTS

	Net Cost	% of DCA
1 Communications)		
a Space)		
b Medical Gases)		
c Lifts)		
2 "External" Building Work)		
a Drainage)	570,580	
b Roads, paths, parking)	798,671	
c Site layout, walls, fencing, gates)	1,119,046	
d BWIC with "External" engineering work)	183,081	
3 "External" Engineering Work)		
a Steam, condensate, heating, hot water)		
and gas supply mains)		
b Cold water mains and storage)	0	
c Electricity mains, sub-stations,)	319,875	
standby generating plant)	0	
d Calorifiers and associated plant)		
e Miscellaneous services)		
4 Auxilliary Buildings)	120,873	
5 Other on-costs and abnormals)		
a Building abnormals(See Annex A))		
b Engineering(See Annex B))		
c Other on-costs(See Annex C))	0	
Total On-costs - to OB1 Summary	3,112,126	18.59%

Project Title	Cross Hands Wellbeing Hub
Option No	Option 2
Option Title	Less Ambitious

CAPITAL COSTS: FEES AND NON-WORKS COSTS

	£	% of Works Cost
1 Fees		
Trust		
a. Project Manager	282,500	1.42%
b. Trust Cost Advisor	198,500	1.00%
c. Supervisor - external	130,000	0.65%
d. Supervisor - internal	) 72,000	0.36%
e. Project Director	)	0.00%
f. In-house Project Sponsorship	198,559	1.00%
g. Vat advisor	30,000	0.15%
h. Audit	30,000	0.15%
i. Business Case Writer	120,000	0.60%
j. Health Planner	45,000	0.23%
k. Capital Planning Manager	32,000	0.16%
l. Commissioning Manager	32,000	0.16%
m. Specialist Advisors	47,500	0.24%
SCP		
j. Constructor - pre-construction	425,000	2.14%
k. Project Manager		
l. Health Planner		
m. Architect	625,000	3.15%
n. Civil and Structural Engineer, including traffic managem	280,000	1.41%
o. Building Services Engineer	375,000	1.89%
p. Principal Designer	9,193	0.05%
q. Planning consultant	18,649	0.09%
r. BREEAM	59,909	0.30%
s. Building Services Installer- pre-construction	58,000	0.29%
t. Fire consultant	43,000	0.22%
u. Acoustics consultant	17,553	0.09%
v. Extranet	10,382	0.05%
w. Other consultants	44,625	0.22%
Total Fees to OB1 Summary	3,184,370	16.04%
2 Non-Works Costs		
a. Land purchase costs and associated legal fees	660,000	
b. Statutory and Local Authority charges	25,000	
c. Planning and Building Control fees	48,865	
d. Other - as separate schedule	1,146,498	
Total Non-Works Costs to OB1 Summary	1,880,362	

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Less Ambitious**Proposed start on site: September 2023**Proposed completion date: February 2025*

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,350,365	16,505,511	0	19,855,876
Fees		102,140	742,529	18,326	304,623	707,500	724,114	583,556	72,362	3,255,151
Non-works Costs		945	8,495	0	0	3,131	770,514	958,521	67,976	1,809,582
Equipment Costs		0	0	0	0	0	0	859,000	80,200	939,200
Quantified Risk Contingency		0	0	0	0	35,532	317,474	1,662,048	74,531	2,089,584
<i>Sub-total</i>		103,085	751,024	18,326	304,623	746,163	5,162,467	20,568,636	295,069	27,949,393
Gross VAT		20,428	150,494	3,665	60,925	149,233	1,032,493	4,113,727	58,913	5,589,877
Less: Reclaimable VAT		3,012	26,805	708	17,795	38,500	73,606	68,713	14,472	243,612
Net VAT		17,416	123,688	2,957	43,130	110,733	958,887	4,045,014	44,440	5,346,265
Total		120,501	874,712	21,283	347,753	856,895	6,121,354	24,613,650	339,509	33,295,658

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Less Ambitious***Index 250***Proposed start on site: September 2023**Proposed completion date: February 2025*

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,023,795	14,896,670	0	17,920,466
Fees		92,184	670,153	16,540	274,931	638,538	653,532	526,676	65,309	2,937,862
Non-works Costs		853	7,667	0	0	2,826	695,410	865,091	61,350	1,633,197
Equipment Costs		0	0	0	0	0	0	775,271	72,383	847,653
Quantified Risk Contingency		0	0	0	0	32,068	286,529	1,500,043	67,266	1,885,906
<i>Sub-total</i>		93,037	677,819	16,540	274,931	673,432	4,659,266	18,563,751	266,307	25,225,084
Gross VAT		18,437	135,825	3,308	54,986	134,686	931,853	3,712,750	53,170	5,045,015
Less: Reclaimable VAT		2,718	24,193	639	16,060	34,747	66,431	62,016	13,062	219,866
Net VAT		15,718	111,632	2,669	38,926	99,939	865,422	3,650,735	40,108	4,825,149
Total		108,756	789,452	19,208	313,857	773,371	5,524,688	22,214,486	306,416	30,050,233

CASHFLOW FORECAST OF FUNDING SOURCES*Cross Hands Wellbeing Hub Less Ambitious**Proposed start on site: September 2023**Proposed completion date: February 2025***Funding source: Department for Health and Social Services: Welsh Assembly Government**

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,350,365	16,505,511	0	19,855,876
Fees		102,140	742,529	18,326	304,623	707,500	724,114	583,556	72,362	3,255,151
Non-works Costs		945	8,495	0	0	3,131	770,514	958,521	67,976	1,809,582
Equipment Costs		0	0	0	0	0	0	859,000	80,200	939,200
Quantified Risk Contingency		0	0	0	0	35,532	317,474	1,662,048	74,531	2,089,584
<i>Sub-total</i>		103,085	751,024	18,326	304,623	746,163	5,162,467	20,568,636	295,069	27,949,393
Gross Vat		20,617	150,205	3,665	60,925	149,233	1,032,493	4,113,727	59,014	5,589,879
Less: Reclaimable VAT		3,012	26,805	708	17,795	38,500	73,606	68,713	14,472	243,612
<i>Sub-total</i>		17,605	123,399	2,957	43,130	110,733	958,888	4,045,014	44,541	5,346,267
Total		120,690	874,423	21,283	347,753	856,895	6,121,355	24,613,650	339,610	33,295,660

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
<i>Sub-total</i>		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
<i>Sub-total</i>		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
<i>Sub-total</i>		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

CASHFLOW FORECAST OF FUNDING SOURCES

Cross Hands Wellbeing Hub Less Ambitious

Index 250

Proposed start on site: September 2023

Proposed completion date: February 2025

Funding source: Department for Health and Social Services: Welsh Assembly Government

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost		0	0	0	0	0	3,023,795	14,896,670	0	17,920,466
Fees		92,184	670,153	16,540	274,931	638,538	653,532	526,676	65,309	2,937,862
Non-works Costs		853	7,667	0	0	2,826	695,410	865,091	61,350	1,633,197
Equipment Costs		0	0	0	0	0	0	775,271	72,383	847,653
Quantified Risk Contingency		0	0	0	0	32,068	286,529	1,500,043	67,266	1,885,906
Sub-total		93,037	677,819	16,540	274,931	673,432	4,659,266	18,563,751	266,307	25,225,084
Gross Vat		18,607	135,564	3,308	54,986	134,686	931,853	3,712,750	53,261	5,045,017
Less: Reclaimable VAT		2,718	24,193	639	16,060	34,747	66,431	62,016	13,062	219,866
Sub-total		15,889	111,371	2,669	38,926	99,939	865,422	3,650,735	40,200	4,825,151
Total		108,926	789,191	19,208	313,857	773,371	5,524,688	22,214,486	306,507	30,050,235

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

Funding source:

	Year	0	1	2	3	4	5	6	7	Total
Financial year		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Works Cost										0
Fees										0
Non-works Costs										0
Equipment Costs										0
Quantified Risk Contingency										0
Sub-total		0	0	0	0	0	0	0	0	0
Gross Vat		0	0	0	0	0	0	0	0	0
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0

KEY PROGRAMME DATES

Cross Hands Wellbeing Hub

Option 2	Actual
----------	--------

Less Ambitious

Submission of SOC to WAG

-

-

WAG Approval

-

-

Submission of OBC to WAG

May 2022

Forecast @ OBC

WAG Approval

August 2022

Submission of FBC to WAG

May 2023

WAG Approval

July 2023

Agreement of Target Cost

June 2023

Start on Site

September 2023

Handover

February 2025

Project Closure

February 2026

Project Title Cross Hands Wellbeing Hub Less Ambitious

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	19,855,876	3,971,175	0%	0
Fees	3,184,370	636,874	38%	243,612
Non-works Costs	1,880,362	376,072	0%	0
Equipment Costs	939,200	187,840	0%	0
Contingencies	2,089,584	417,917	0%	0
Total			£	243,612



GIG
CYMRU
NHS
WALES

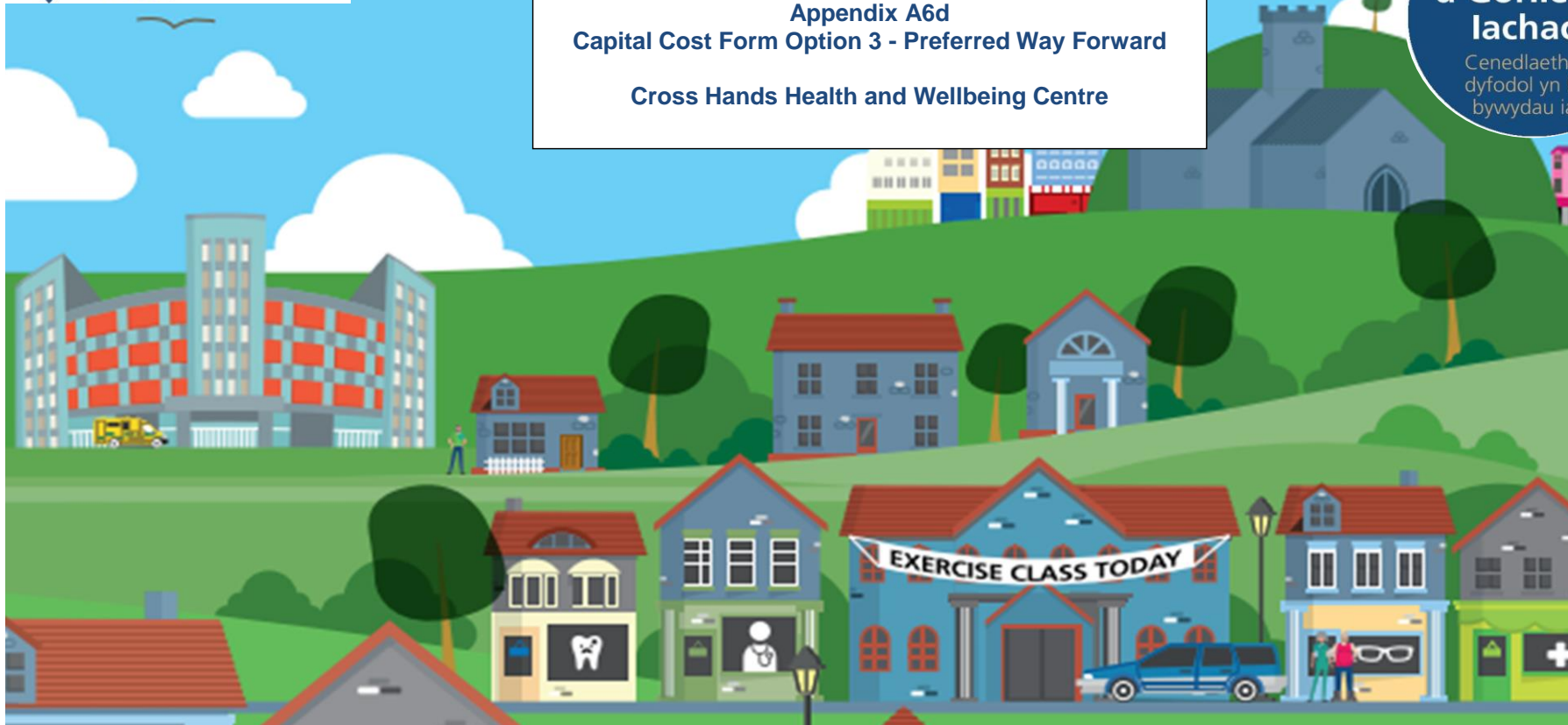
Bwrdd Iechyd Prifysgol
Hywel Dda
University Health Board

Appendix A6d
Capital Cost Form Option 3 - Preferred Way Forward

Cross Hands Health and Wellbeing Centre

Canolbarth
a Gorllewin
Iachach

Cenedlaethau'r
dyfodol yn byw
bywydau iach



Outline Business Case

Health Board: Hywel Dda University Health Board

Hospital/Site : Cross Hands

Project Title : Cross Hands Wellbeing Hub

Project No : **1**

Option No : Option 3

Option Title : Preferred Way Forward

Prepared by : Gleeds

Date : 11th May 2022

Project Title	Cross Hands Wellbeing Hub
Option No	Option 3
Option Title	Preferred Way Forward

BASIS OF ESTIMATING

Healthcare Capital Investment document Version 2

Pubsec Index Level FP 1Q 2022 277

Equipment cost level N/A

Location factor N/A

Proposed start on site Sep-23

Proposed completion date May-25

Capital Cost Summary

Ref	Cost Centre	Net £	VAT £	Gross £
1	Departmental Cost (OB2)	19,409,793	3,881,959	23,291,751
2	Oncosts (OB3) (16.03% of (1))	3,112,126	622,425	3,734,552
3	Sub-total	22,521,919	4,504,384	27,026,303
4	Provisional location adjustment	0	0	0
5	Works Cost	22,521,919	4,504,384	27,026,303
6	Fees (OB4) (15.34% of (5))	3,455,788	691,158	4,146,945
7	Non-works Costs (OB4)	2,005,874	401,175	2,407,049
8	Equipment Costs (OB2) (4.87% of (1))	944,800	188,960	1,133,760
9	Quantified Risk Contingency			
	Trust	0		
	SCP	0		
	0 (8.05% of (5+6+7+8))	2,329,790	465,958	2,795,748
10	Vat Reclaim	0	-268,618	-268,618
11	Project Cost (for approval purposes)	31,258,171	5,983,016	37,241,187
12	Business Case Reporting Index	250	28,211,346	5,399,834
			33,611,180	

Project Title Cross Hands Wellbeing Hub
Option No Option 3
Option Title Preferred Way Forward

CAPITAL COSTS: DEPARTMENTAL AND EQUIPMENT COSTS

Accommodation	Functional Size	Space allowance		N/A/C	Departmental Allowance £	Equipment Allowance £
		m2	£/m2			
New Build		5,141	3,775	N	19,409,793	944,800

Total floor area

5141

944,800

Less: Abatement for transferred equipment 0 %

Departmental Cost - to OB1 Summary

19,409,793

Equipment Cost - to OB1 Summary

944,800

Project Title Cross Hands Wellbeing Hub
Option No Option 3
Option Title Preferred Way Forward

CAPITAL COSTS: ON-COSTS

	Net Cost	% of DCA
1 Communications)	
a Space)	
b Medical Gases)	
c Lifts)	
)	
2 "External" Building Work)	
a Drainage	)	570,580
b Roads, paths, parking	)	798,671
c Site layout, walls, fencing, gates	)	1,119,047
d BWIC with "External" engineering work	)	183,081
)	
3 "External" Engineering Work)	
a Steam, condensate, heating, hot water and gas supply mains)	
b Cold water mains and storage	)	0
c Electricity mains, sub-stations, standby generating plant	)	319,875
d Calorifiers and associated plant	)	0
e Miscellaneous services)	
)	
4 Auxilliary Buildings	)	120,872
)	
5 Other on-costs and abnormals)	
a Building abnormals(See Annex A))	
b Engineering(See Annex B))	
c Other on-costs(See Annex C)	)	0
)	
Total On-costs - to OB1 Summary	3,112,126	16.03%

Project Title	Cross Hands Wellbeing Hub
Option No	Option 3
Option Title	Preferred Way Forward

CAPITAL COSTS: FEES AND NON-WORKS COSTS

	£	% of Works Cost
1 Fees		
<u>Trust</u>		
a. Project Manager	309,600	1.37%
b. Trust Cost Advisor	218,000	0.97%
c. Supervisor - external	140,000	0.62%
d. Supervisor - internal	84,000	0.37%
e. Project Director)		0.00%
f. In-house Project Sponsorship)	224,792	1.00%
g. Vat advisor	35,000	0.16%
h. Audit	30,000	0.13%
i. Business Case Writer	124,700	0.55%
j. Health Planner	50,000	0.22%
k. Capital Planning Manager	36,000	0.16%
l. Commissioning Manager	36,000	0.16%
m. Specialist Advisors	55,000	0.24%
<u>SCP</u>		
j. Constructor - pre-construction	436,460	1.94%
k. Project Manager		
l. Health Planner		
m. Architect	696,915	3.09%
n. Civil and Structural Engineer, including traffic management	304,178	1.35%
o. Building Services Engineer	403,911	1.79%
p. Principal Designer	9,193	0.04%
q. Planning consultant	18,649	0.08%
r. BREEAM & Sustainability	59,909	0.27%
s. Building Services Installer- pre-construction	63,938	0.28%
t. Fire consultant	46,983	0.21%
u. Acoustics consultant	17,553	0.08%
v. Extranet	10,382	0.05%
w. Other consultants	44,625	0.20%
Total Fees to OB1 Summary	3,455,788	15.34%
2 Non-Works Costs		
a. Land purchase costs and associated legal fees	660,000	
b. Statutory and Local Authority charges	29,000	
c. Planning and Building Control fees	106,843	
d. Other - as separate schedule	1,210,032	
Total Non-Works Costs to OB1 Summary	2,005,874	

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Preferred Way Forward**Proposed start on site: 27 November 2023**Proposed completion date: May 2025*

	Year	0	1	2	3	4	5	6	7	8	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost		0	0	0	0	0	2,150,365	18,091,197	2,280,357	0	22,521,919
Fees		102,140	742,529	18,326	304,623	871,475	674,102	570,883	175,900	66,591	3,526,569
Non-works Costs		945	8,495	0	0	5,031	774,028	381,712	752,881	12,000	1,935,092
Equipment Costs		0	0	0	0	0	0	40,000	904,800	0	944,800
Quantified Risk Contingency		0	0	0	0	43,825	229,846	1,690,765	364,591	762	2,329,790
<i>Sub-total</i>		103,085	751,024	18,326	304,623	920,331	3,828,341	20,774,556	4,478,530	79,353	31,258,170
Gross VAT		20,428	150,494	3,665	60,925	184,066	765,668	4,154,911	895,706	15,772	6,251,635
Less: Reclaimable VAT		3,012	26,805	708	17,795	42,295	61,105	68,400	35,180	13,318	268,618
Net VAT		17,416	123,688	2,957	43,130	141,771	704,563	4,086,511	860,526	2,454	5,983,017
Total		120,501	874,712	21,283	347,753	1,062,103	4,532,904	24,861,067	5,339,056	81,807	37,241,187

PROJECT CASHFLOW FORECAST*Cross Hands Wellbeing Hub Preferred Way Forward***Index 250***Proposed start on site: 27 November 2023**Proposed completion date: May 2025*

	Year	0	1	2	3	4	5	6	7	8	Total
	Financial year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost		0	0	0	0	0	1,940,763	16,327,795	2,058,084	0	20,326,642
Fees		92,184	670,153	16,540	274,931	786,530	608,395	515,237	158,755	60,100	3,182,824
Non-works Costs		853	7,667	0	0	4,541	698,581	344,505	679,495	10,830	1,746,473
Equipment Costs		0	0	0	0	0	0	36,101	816,606	0	852,708
Quantified Risk Contingency		0	0	0	0	39,554	207,442	1,525,961	329,053	688	2,102,699
<i>Sub-total</i>		93,037	677,819	16,540	274,931	830,624	3,455,181	18,749,599	4,041,994	71,618	28,211,345
Gross VAT		18,437	135,825	3,308	54,986	166,125	691,036	3,749,920	808,399	14,235	5,642,270
Less: Reclaimable VAT		2,718	24,193	639	16,060	38,172	55,149	61,733	31,751	12,020	242,435
Net VAT		15,718	111,632	2,669	38,926	127,952	635,887	3,688,187	776,648	2,215	5,399,835
Total		108,756	789,452	19,208	313,857	958,576	4,091,069	22,437,787	4,818,642	73,833	33,611,180

CASHFLOW FORECAST OF FUNDING SOURCES

Cross Hands Wellbeing Hub Preferred Way Forward

Proposed start on site: 27 November 2023

Proposed completion date: May 2025

Funding source: Department for Health and Social Services: Welsh Assembly Government

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost		0	0	0	0	0	2,150,365	18,091,197	2,138,690	0	22,380,252
Fees		102,140	742,529	18,326	304,623	871,475	674,102	570,883	175,900	66,591	3,526,569
Non-works Costs		945	8,495	0	0	5,031	774,028	381,712	752,881	12,000	1,935,092
Equipment Costs		0	0	0	0	0	0	40,000	904,800	0	944,800
Quantified Risk Contingency		0	0	0	0	43,825	229,846	1,690,765	364,591	762	2,329,790
Sub-total		103,085	751,024	18,326	304,623	920,331	3,828,341	20,774,556	4,336,863	79,353	31,116,503
Gross Vat		20,428	150,494	3,665	60,925	184,066	765,668	4,154,911	867,373	15,772	6,223,302
Less: Reclaimable VAT		3,012	26,805	708	17,795	42,295	61,105	68,400	35,180	13,318	268,618
Sub-total		17,416	123,688	2,957	43,130	141,771	704,563	4,086,511	832,193	2,454	5,954,684
Total		120,501	874,712	21,283	347,753	1,062,103	4,532,904	24,861,067	5,169,055	81,807	37,071,187

Funding source: Dyfed Powys Police

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost									141,667		141,667
Fees											0
Non-works Costs											0
Equipment Costs											0
Quantified Risk Contingency											0
Sub-total		0	0	0	0	0	0	0	141,667	0	141,667
Gross Vat		0	0	0		0	0	0	28,333	0	28,333
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	28,333	0	28,333
Total		0	0	0	0	0	0	0	170,000	0	170,000

Funding source:

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost											0
Fees											0
Non-works Costs											0
Equipment Costs											0
Quantified Risk Contingency											0
Sub-total		0	0	0	0	0	0	0			0
Gross Vat		0	0	0	0	0	0	0			0
Less: Reclaimable VAT		0	0	0	0	0	0	0			0
Sub-total		0	0	0	0	0	0	0			0
Total		0	0	0	0	0	0	0			0

CASHFLOW FORECAST OF FUNDING SOURCES

Cross Hands Wellbeing Hub Preferred Way Forward

Index 250

Proposed start on site: 27 November 2023

Proposed completion date: May 2025

Funding source: Department for Health and Social Services: Welsh Assembly Government

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost		0	0	0	0	0	1,940,763	16,327,795	1,916,417	0	20,184,975
Fees		92,184	670,153	16,540	274,931	786,530	608,395	515,237	158,755	60,100	3,182,824
Non-works Costs		853	7,667	0	0	4,541	698,581	344,505	679,495	10,830	1,746,473
Equipment Costs		0	0	0	0	0	0	36,101	816,606	0	852,708
Quantified Risk Contingency		0	0	0	0	39,554	207,442	1,525,961	329,053	688	2,102,699
Sub-total		93,037	677,819	16,540	274,931	830,624	3,455,181	18,749,599	3,900,327	71,618	28,069,678
Gross Vat		18,437	135,825	3,308	54,986	166,125	691,036	3,749,920	780,065	14,235	5,613,937
Less: Reclaimable VAT		2,718	24,193	639	16,060	38,172	55,149	61,733	31,751	12,020	242,435
Sub-total		15,718	111,632	2,669	38,926	127,952	635,887	3,688,187	748,315	2,215	5,371,502
Total		108,756	789,452	19,208	313,857	958,576	4,091,069	22,437,787	4,648,642	73,833	33,441,180

Funding source: Dyfed Powys Police

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost									141,667		141,667
Fees											0
Non-works Costs											0
Equipment Costs											0
Quantified Risk Contingency											0
Sub-total		0	0	0	0	0	0	0	141,667	0	141,667
Gross Vat		0	0	0		0	0	0	28,333	0	28,333
Less: Reclaimable VAT		0	0	0	0	0	0	0	0	0	0
Sub-total		0	0	0	0	0	0	0	28,333	0	28,333
Total		0	0	0	0	0	0	0	170,000	0	170,000

Funding source:

	Year Financial year	0	1	2	3	4	5	6	7	8	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
Works Cost											0
Fees											0
Non-works Costs											0
Equipment Costs											0
Quantified Risk Contingency											0
Sub-total		0	0	0	0	0	0	0			0
Gross Vat		0	0	0	0	0	0	0			0
Less: Reclaimable VAT		0	0	0	0	0	0	0			0
Sub-total		0	0	0	0	0	0	0			0
Total		0	0	0	0	0	0	0			0

KEY PROGRAMME DATES

Cross Hands Wellbeing Hub

	Option 3	Actual
Submission of SOC to WAG	-	-
WAG Approval	-	-
Submission of OBC to WAG	31 May 2022	
		Forecast @ OBC
WAG Approval	22 August 2022	
Submission of FBC to WAG	28 July 2023	
WAG Approval	20 October 2023	
Agreement of Target Cost	20 April 2023	
Start on Site	27 November 2023	
Handover	14 July 2025	
Project Closure	14 July 2026	

Project Title Cross Hands Wellbeing Hub

Preferred Way Forward

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	22,521,919	4,504,384	0%	0
Fees	3,455,788	691,158	39%	268,618
Non-works Costs	2,005,874	401,175	0%	0
Equipment Costs	944,800	188,960	0%	0
Contingencies	2,329,790	465,958	0%	0
Total			£	268,618

Vat on Fees

		20%
a. Project Manager	309,600	61,920
b. Trust Cost Advisor	218,000	43,600
c. Supervisor - external	140,000	28,000
d. Supervisor - internal	84,000	16,800
e. Project Director		0
f. In-house Project Sponsorship	224,792	44,958
g. Vat advisor	35,000	7,000
h. Audit	30,000	6,000
i. Business Case Writer	124,700	24,940
j. Health Planner	50,000	10,000
k. Capital Planning Manager	36,000	7,200
l. Commissioning Manager	36,000	7,200
m. Specialist Advisors	55,000	11,000
	<u>1,343,092</u>	<u>268,618</u>