

Business Justification Case

Trust/Health Board: Swansea Bay UHB

Hospital/Site: Tonna Hospital

Project Title: Tonna Suites 3a & 3b, Anti-Ligature Refurbishment

Option Preferred Option

Prepared by: SBUHB

Date: 16/06/2026

Revision:

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Option: TBC
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BASIS OF ESTIMATING

Healthcare Capital Investment document

Main Contract Procurement Method : Single Stage Selective Tenders

Main Contract Standard Form and Option : NEC4 ECC Option A

Proposed start on site : 01/09/2026

Proposed completion date : 31/03/2027

Date budget discussed with Estates Development*(ED) :

(Note - as soon as it is agreed with the WG that the project will be processed via a BJC, Estates Development must be contacted to discuss the intended content of the BJC and where appropriate a meeting is then to be arranged with ED to agree a draft budget based upon functional content. A separate reconciliation document linking the draft budget with BJC costs is to be issued separately directly to ED at the time of the BJC submission to the WG.)

*Estates Development is a part of Facilities Services (previously Welsh Health Estates), tel (029) 20315500

Capital Cost Summary

Ref	Cost Centre	Net £	VAT @ 20% £	Gross £
5	Works Cost (BJC2)	£ 1,131,357	£ 226,271	£ 1,357,629
6	Fees (BJC3) 20.77%	£ 234,983	£ 46,997	£ 281,979
7	Non-works Costs (BJC3)	£ 90,000	£ 18,000	£ 108,000
8	Equipment Costs (BJC2)	£ -	£ -	£ -
9	Contingency (15% of (5+6+7))	£ 218,451	£ 43,690	£ 262,141
10	Forecast Project Out-turn Cost (Pre VAT Recovery)	£ 1,674,791	£ 334,958	£ 2,009,749
11	LESS RECOVERABLE VAT (BJC5)		£ 46,997	-£ 50,145
12	FORECAST PROJECT OUT-TURN COST	£ 1,674,791	£ 287,962	£ 1,959,604
	Optimism Bias 21.33%	357,233	61,422	417,984
		2,032,024	349,384	2,377,588

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CAPITAL COSTS: WORKS AND EQUIPMENT COSTS

Accommodation	Cost/m2 GFA	N/A/C	Works Cost	Equipment Cost
	£/m2		£	£

Works Costs

Budget Cost estimate Works Cost £2,106.81 /m2 C £ 1,131,357

Equipment Costs

Equipment included £ -

Total (gross) floor area; internal 537m2

Less: Abatement for transferred equipment 0 %

Works Cost - to BJC1 Summary

£	-
£	-
£	-
£	1,131,357
£	-

Tendered Works Costs					
1	2	3	4	5	6
			Tender		Total
	Anti-Ligature Refurbishment Works Tonna Hospital Demolitions & Alterations Demolitions & Alterations Superstructure External Windows Internal Doors Finishes Floor Finishes Decoration Fixtures & Fittings Fittings Mechanical & Electrical Sanitary Appliances/IPS Mechanical Installation Electrical Installation External Works General External works Sub-total Main Contractor's Preliminaries Main Contractor's Overheads & Profit Works Costs				£ - £ 42,144 £ - £ - £ - £ 81,384 £ 37,317 £ 117,367 £ - £ - £ 800,000 £ 1,078,212 £ 41,940 £ 1,120,152 £ 11,205 £ 1,131,357
	Build Cost at 2Q2026 (commencement)		Total		£ 1,131,357

	Contractor's Tender Cost				£ 1,131,357
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CAPITAL COSTS: FEES AND NON-WORKS COSTS

1	Fees	£	% of Works Cost
	a. Project Manager	£ 23,759	2.10%
	b. Cost Advisor	£ 17,762	1.57%
	c. Health Planner	£ -	0.00%
	d. Architect	£ 39,824	3.52%
	e. Civil and Structural Engineer	£ 15,952	1.41%
	f. Building Services Engineer	£ 51,137	4.52%
	g. Principal Designer	£ 11,314	1.00%
	h. Supervisor NEC	£ 11,314	1.00%
	i. FM Advisor	£ -	0.00%
	j. Other (list and describe)		
	j.1 Health Board - Internal Costs	£ 11,314	1.00%
	j.2 Audit Fees	£ 22,627	2.00%
	j.3 Pre-Construction Fee - Contractor	£ -	0.00%
	j.4 Feasibility - Consultants	£ -	0.00%
	j.5 Commissioning	£ 8,485	0.75%
	j.6 Ops Recharge	£ 8,485	0.75%
	j.7 VAT Advisor	£ 1,697	0.15%
	j.8 Business Case Support (QS)	£ 5,657	0.50%
	j.9 General Business Case Support	£ 5,657	0.50%
	j.10 Technical Advisors; Accoustics, Fire etc	£ -	0.00%
	Total Fees to BJC1 Summary	£ 234,983	20.77%

2	Non-Works Costs	£	% of Works Cost
	a. Land purchase costs and associated legal fees	£ -	0.00%
	b. Statutory and Local Authority charges	£ -	0.00%
	c. Planning and Building Control fees	£ 10,000	0.49%
	d. Other (list and describe)		
	d.1 Health Board Other Costs - See list	£ 60,000	7.58%
	d.2 Survey Cost & the like	£ 20,000	4.09%
	d.3 Anti-ligature works incl windows & doors		
	d.4 Anti-ligature works to Mother & Baby Unit		
	d.5 Refurbishment works to Mother & Baby		
	Total Non-Works Costs to BJC1 Summary	£ 90,000	12.16%

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PROJECT CASHFLOW FORECAST

Proposed start on site (Mobilisation): 01/09/2026
Proposed completion date: 31/03/2027

	Year	0	1	2	3	Total
	Financial year	Prior Years	2026/27	2027/28	2028/29	
Works Cost		£ -	£ 1,207,156	£ -		£ 1,207,156
Fees			£ 250,726	£ -		£ 250,726
Non-works Costs		£ -	£ 90,000	£ -		£ 90,000
Equipment Costs		£ -	£ -	£ -		£ -
Contingencies		£ -	£ 77,239	£ -		£ 77,239
VAT		£ -	£ 325,024	£ -	£ -	£ 325,024
Sub-total		£ -	£ 1,950,145	£ -	£ -	£ 1,950,145
Recoverable VAT			-£ 50,145	£ -		-£ 50,145
Total		£ -	£ 1,900,000	£ -	£ -	£ 1,900,000

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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	£ 1,131,357	£226,271	0.00%	£ -
Fees	£ 234,983	£46,997	100.00%	£ 46,997
Non-works Costs	£ 90,000	£18,000	0.00%	£ -
Equipment Costs	£ -	£0	0.00%	£ -
Contingencies	£ 218,451	£43,690	0.00%	£ -
Total				£ 46,997

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Cost Head	Comments	Quantity	Unit	Rate	Total	Total to Business Case
Non-Works Costs:						
Land Purchase costs	Not applicable	0	lt	£0.00	£0	
Legal Fees - Associated with Land	Not applicable	0	lt	£0.00	£0	
						£0.00
Statutory and Local Authority charges:						
Gas Mains	Provisional Allowance -	0	lt	£20,000.00	£0	
Diversion of Water Main	Provisional Allowance -	0	lt	£12,000.00	£0	
Electrical Mains	Provisional Allowance -	0	lt	£25,000.00	£0	
Drainage	Provisional Allowance -	0	lt	£10,000.00	£0	
						£0.00
Planning and Building Control fees:						
Planning Approval	Provisional allowance	1	lt	£5,000.00	£5,000	
Building Control	Provisional Allowance -	1	lt	£5,000.00	£5,000	
						£10,000.00
Health Board Other Costs:						
Arts	Provisional Allowance	0	lt	£10,000.00	£0	
IT wiring, telephony & IT Support		1	lt	£25,000.00	£25,000	
Decant Accommodation / Costs; storage	Budget allowance	1	lt	£5,000.00	£5,000	
Removal of Existing	Budget allowance	1	lt	£5,000.00	£5,000	
Portering Cost during decant of existing accommodation		1	lt	£10,000.00	£10,000	
Portering Cost associated with bringing the New Facility into Use		1	lt	£5,000.00	£5,000	
Deep clean on completion of the works - Clinical Clean		1	lt	£2,000.00	£2,000	
Non Statutory Signage		1	lt	£8,000.00	£8,000	
Site Security & Temporary Secure Storage	Not Required	0	lt	£5,000.00	£0	
Legal Fees - Non Land Associated	Not Required	0	lt	£0.00	£0	
Waste Removal Costs to ISO14001		0	lt	£1,000.00	£0	
Mobile Gliders	Budget allowance	0	lt	£7,000.00	£0	
						£60,000.00
Other Costs:						
Acoustic Consultants Fee	Provisional allowance	0	lt	£3,500.00	£0	
Air Leakage Testing	Allowance	0	lt	£3,500.00	£0	
Archaeological Watching Brief	Not required	0	lt	£0.00	£0	
Asbestos survey & Removal	Type 3 Refurbishment & Demolition survey	0	lt	£15,000.00	£0	
BREEAM assessor	Not required	0	lt	£0.00	£0	
CCTV Drainage Survey	Provisional allowance	1	lt	£2,000.00	£2,000	
Climate Based Day Time Modelling	Not required	0	lt	£0.00	£0	
Condition Surveys Including Dimensional Survey	Included in Prof Fees	0	lt	£2,000.00	£0	
Contamination Soils Assessment	Allowance	0	lt	£4,000.00	£0	
DDA consultant	Not required - Included in Architect Fee	0	lt	£0.00	£0	
Environmental Consultant / Ecologist Report / Tree Survey etc.	Provisional allowance	0	lt	£5,500.00	£0	
Fire Engineering	Provisional allowance	1	lt	£8,000.00	£8,000	
Flood risk assessment	Not required	0	lt	£0.00	£0	
Ground Investigation	Not required	0	lt	£6,500.00	£0	
Historical records	Included in Prof Fees	0	lt	£0.00	£0	
Interior Design / Landscaping / Sundry Design	Not required	0	lt	£2,000.00	£0	
Section 278 Design	Not required	0	lt	£0.00	£0	
Site Investigation/Testing	Provisional allowance	1	lt	£10,000.00	£10,000	
Topographical Surveys	Not required	0	lt	£4,500.00	£0	
Traffic Survey - Highways	Provisional allowance	0	lt	£2,500.00	£0	
Utilities Survey	Not required	0	lt	£2,500.00	£0	
Virtual Model	Not required	0	lt	£5,000.00	£0	
Metering recharge	Budget	0	lt	£5,000.00	£0	
Chaparone costs associated with patient safety	Allowance	0	lt	£25,000.00	£0	
						£20,000.00
						£90,000