

Business Justification Case

Trust/Health Board: Swansea Bay UHB

Hospital/Site: Neath Port Talbot Hospital

Project Title: Ward F, Anti-Ligature Refurbishment Works

Option Preferred Option

Prepared by: SBUHB

Date: 08/06/2026

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)	£ 530,156	£ 106,031	£ 636,187
6	Fees (BJC3) 35.00%	£ 185,555	£ 37,111	£ 222,666
7	Non-works Costs (BJC3)	£ 40,000	£ 8,000	£ 48,000
8	Equipment Costs (BJC2)	£ -	£ -	£ -
9	Contingency (15% of (5+6+7))	£ 113,357	£ 22,671	£ 136,028
10	Forecast Project Out-turn Cost (Pre VAT Recovery)	£ 869,067	£ 173,813	£ 1,042,881
11	LESS RECOVERABLE VAT (BJC5)		£ 143,142	£ 143,142
12	FORECAST PROJECT OUT-TURN COST	£ 869,067	£ 30,671	£ 899,739
	Optimism Bias 21.33%	185,372	6,542	191,914
		1,054,439	37,214	1,091,653

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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 } £678.82 /m2 C £ 530,156

Equipment Costs

Equipment Included £ -

Total (gross) floor area; internal 781m2

Less: Abatement for transferred equipment 0 %

Works Cost - to BJC1 Summary

£	-
£	-
£	-
£	530,156
£	-

Schedule of Rates

1	2	3	4	5	6
			Costs		Total
	Anti-Ligature Refurbishment Works Ward F, Neath Port Talbot Hospital				
	Main Contractor's Preliminaries Prelims		1,000	£	1,000
	General Builders Work General Builders Work		1,225	£	1,225
	Superstructure Doors & Associated Works		300	£	300
	Fixtures & Fittings Curtain Tracks and Rails Mirrors and Wall Fixtures Furniture Fixings FFE Replacements		1,561 387 538 9,364	£ £ £ £	1,561 387 538 9,364
	Mechanical & Electrical Sanitary Appliances IPS Panels Electrical Controls Ventilation Services		1,184 550 1,301 262	£ £ £ £	1,184 550 1,301 262
	Cost per room		Sub-total	£	17,672
	30 Number Rooms		Total	£	530,156
	Build Cost at 2Q2026 (commencement)		Total	£	530,156
	Schedule of Rates				£ 530,156

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CAPITAL COSTS: FEES AND NON-WORKS COSTS

1	Fees	£	% of Works Cost
	a. PFI - Baglan Moors Healthcare Project Manager	£ 106,031	20.00%
	b. Cost Advisor	£ -	0.00%
	c. PFI - Contract Management	£ 79,523	15.00%
	d. Architect	£ -	0.00%
	e. Civil and Structural Engineer	£ -	0.00%
	f. Building Services Engineer	£ -	0.00%
	g. Principal Designer	£ -	0.00%
	h. Supervisor NEC	£ -	0.00%
	i. FM Advisor	£ -	0.00%
	j. Other (list and describe)		
	j.1 Health Board - Internal Costs	£ -	0.00%
	j.2 Audit Fees	£ -	0.00%
	j.3 Pre-Construction Fee - Contractor	£ -	0.00%
	j.4 Feasibility - Consultants	£ -	0.00%
	j.5 Commissioning	£ -	0.00%
	j.6 Ops Recharge	£ -	0.00%
	j.7 VAT Advisor	£ -	0.00%
	j.8 Business Case Support (QS)	£ -	0.00%
	j.9 General Business Case Support	£ -	0.00%
	j.10 Technical Advisors; Accoustics, Fire etc	£ -	0.00%
	Total Fees to BJC1 Summary	£ 185,555	35.00%

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	£ -	0.00%
	d. Other (list and describe)		
	d.1 Health Board Other Costs - See list	£ -	0.00%
	d.2 Survey Cost & the like	£ -	0.00%
	d.3 Anti-ligature works	£ 40,000	
	Total Non-Works Costs to BJC1 Summary	£ 40,000	0.00%

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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
		Prior Years	2026/27	2027/28	2028/29	
Works Cost	Financial year	£ -	£ 530,156	£ -		£ 530,156
Fees			£ 185,555	£ -		£ 185,555
Non-works Costs		£ -	£ -	£ -		£ -
Equipment Costs		£ -	£ -	£ -		£ -
Contingencies		£ -	£ 35,714	£ -		£ 35,714
VAT		£ -	£ 150,285	£ -	£ -	£ 150,285
Sub-total		£ -	£ 901,710	£ -	£ -	£ 901,710
Recoverable VAT			£ 143,142	£ -		-£ 143,142
Total		£ -	£ 1,044,852	£ -	£ -	£ 758,568

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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	£ 530,156	£106,031	100.00%	£ 106,031
Fees	£ 185,555	£37,111	100.00%	£ 37,111
Non-works Costs	£ 40,000	£8,000	0.00%	£ -
Equipment Costs	£ -	£0	0.00%	£ -
Contingencies	£ 113,357	£22,671	0.00%	£ -
Total				£ 143,142

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