



Appendix N – DHSC SOC forms for options appraisal capital costs

STRATEGIC OUTLINE CASE		COST FORM SO1		
TRUST/ORGANISATION:	UNIVERSITY HOSPITALS OF LEICESTER NHS TRUST	ORGANISATIONAL CODE:		
SCHEME:	UHL DCP OPTION 1 - 2.5 Sites			
STRATEGIC HA:				
PHASE:				
PROJECT DIRECTOR:				
Our Ref:				
CAPITAL COSTS SUMMARY				
		Cost Excl. VAT £	VAT (at 20%) £	Cost Incl. VAT £
1	Departmental Costs (from Form SO2)	169,478,202	33,895,640	203,373,843
2	On Costs			
	(9.58% of Departmental Cost)	16,233,638	3,246,728	19,480,366
3	Works Cost Total (1+2) O/A GIFA (Excl Aux Bldgs & VE Measures) =	185,711,840	37,142,368	222,854,208
4	Provisional location adjustment (if applicable) Pubsec Location Factor: Midlands 0.96 (4.00 % of Works Cost) (b)	-7,428,474	-1,485,695	-8,914,168
5	Sub Total (3+4)	178,283,367	35,656,673	213,940,040
6	Fees PSCP / Design (12% of Works Costs) £21,394,004 Trust Own Fees incl Planning & Bldg Control Fees Allowance (7% of Works Costs): £12,353,374 Project Development Costs £2,750,000 (20.47% of sub-total 5)	36,497,378	7,299,476	43,796,854
7	Non-Works Costs: LAND OTHER	Excluded Excluded	Excluded Excluded	Excluded Excluded
8	Equipment Costs (from Form SO2) AT: EPI xxx (10.27% of sub-total 5)	18,309,586	3,661,917	21,971,504
9	Planning Contingency (Trust)	10,697,002	2,139,400	12,836,402
10	SUB TOTAL (5+6+7+8+9)	243,787,334	48,757,467	292,544,800
11	Optimism Bias (Trust)	14,462,240	2,892,448	17,354,688
12	TOTAL (for approval purposes) (10+11)	258,249,574	51,649,915	309,899,488
13	Inflation adjustments	39,783,415	7,956,683	47,740,099
14	FORECAST STRATEGIC OUTLINE CASE TOTAL (12+13)	298,032,989	59,606,598	357,639,587
15	Non Works - Decant Cost Allowance: See backup spreadsheet Trust Decant Allowance Business Removals Allowance Combined Total Allowance			
16	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE) TOTAL (14+15)			
17	Potential VAT Reclamation Provisional Allowance (based on notional % of VAT inclusion) - VAT advisor validation required.		-12,995,625	-12,995,625
18	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE & POTENTIAL VAT RECLAIM TOTAL) (16+17)	298,032,989	46,610,973	344,643,962
Proposed start on site (g)		01 Jan 2020	Proposed completion date (g) 01 Aug 2026	
Cash Flow- Year w/wy	SOURCE			£
	EFL	OTHER GOVERNMENT	PRIVATE	TOTAL
				High Level Exercise
Financial Year:-	(Figures Incl VAT from above)			
2019 / 2020				2,322,233
2020 / 2021				22,073,409
2021 / 2022				30,792,638
2022 / 2023				58,310,328
2023 / 2024				121,641,986
2024 / 2025				88,973,983
2025 / 2026				17,325,337
2026 / 2027				3,204,048
				344,643,962
Total (for approval purposes) match against Cashflow				344,643,962
Notes:				
* Delete as appropriate				
(a) On-Costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate).				
(b) Adjustment of national average D.C.A price levels and on-costs for local market conditions.				
(c) Fees include all resource costs associated with the scheme e.g. project sponsorship, clerk of works, building regulation & planning fees etc.				
(d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.				
(e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; land costs and associated legal fees.				
(f) Estimate of tender price inflation up to proposed tender date (plus construction cost for VOP contracts only).				
(g) Overall timescale including any preliminary works.				
Name (capital)	ADAM HURST	Authorised for issue		
Position	PARTNER			Project Director
Address	6th FLOOR, ORCHARD LANE WING, FOUNTAIN PRECINCT, BALM GREEN SHEFFIELD S1 2JA			Date
Telephone	07825 177168			21 Oct 2019



STRATEGIC OUTLINE CASE				COST FORM SO1	
TRUST/ORGANISATION:		UNIVERSITY HOSPITALS OF LEICESTER NHS TRUST		ORGANISATIONAL CODE:	
SCHEME:		UHLDCP OPTION 2 - 2.25 Option			
STRATEGIC HA:					
PHASE:					
PROJECT DIRECTOR:		Our Ref:			
CAPITAL COSTS SUMMARY					
		Cost Excl.	VAT (at 20%)	Cost Incl.	
		VAT £	£	VAT £	£
1	Departmental Costs (from Form SO2)	212,695,307	42,539,061	255,234,369	
2	On Costs				
	(9.66% of Departmental Cost)	20,555,349	4,111,070	24,666,419	
3	Works Cost Total (1+2)				
	O/A GIFA (Excl Aux Bldgs & VE Measures) =	233,250,656	46,650,131	279,900,787	
4	Provisional location adjustment (if applicable)				
	Pubsec Location Factor: Midlands 0.96				
	(4.00 % of Works Cost) (b)	-9,330,026	-1,866,005	-11,196,031	
5	Sub Total (3+4)	223,920,630	44,784,126	268,704,756	
6	Fees				
	PSCP / Design (12% of Works Costs)	£26,870,476			
	Trust Own Fees incl Planning & Bldg Control	£15,547,983			
	Fees Allowance (7% of Works Costs)				
	Project Development Costs	£2,750,000			
	(20.17% of sub-total 5)	45,168,458	9,033,692	54,202,150	
7	Non-Works Costs				
	LAND	Excluded	Excluded	Excluded	
	OTHER	Excluded	Excluded	Excluded	
8	Equipment Costs (from Form SO2)				
	AT EPI xxx				
	(10.59% of sub-total 5)	23,708,256	4,741,651	28,449,907	
9	Planning Contingency (Trust)	13,435,238	2,687,048	16,122,285	
10	SUB TOTAL (5+6+7+8+9)	306,232,582	61,246,516	367,479,098	
11	Optimism Bias (Trust)	18,208,955	3,641,791	21,850,746	
12	TOTAL (for approval purposes) (10+11)	324,441,537	64,888,307	389,329,844	
13	Inflation adjustments	50,502,100	10,100,420	60,602,520	
14	FORECAST STRATEGIC OUTLINE CASE				
	TOTAL (12+13)	374,943,636	74,988,727	449,932,364	
15	Non Works - Decant Cost Allowance: See backup spreadsheet				
	Trust Decant Allowance				
	Business Removals Allowance				
	Combined Total Allowance				
16	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE)				
	TOTAL (14+15)				
17	Potential VAT Reclamation <u>Provisional Allowance</u> (based on notional % of VAT inclusion) - <u>VAT advisor validation required.</u>		-13,907,620	-13,907,620	
18	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE & POTENTIAL VAT RECLAIM TOTAL) (16+17)	374,943,636	61,081,108	436,024,744	
Proposed start on site (g)		01 Jan 2020	Proposed completion date (g)		31 Aug 2026
Cash Flow:- Year yy/yy	SOURCE				£
	EFL	OTHER GOVERNMENT	PRIVATE	TOTAL	High Level Exercise
Financial Year:-	(Figures Incl VAT from above)				
2019 / 2020				2,322,233	
2020 / 2021				27,926,074	
2021 / 2022				38,957,166	
2022 / 2023				73,771,047	
2023 / 2024				153,894,807	
2024 / 2025				112,565,030	
2025 / 2026				21,919,072	
2026 / 2027				4,669,316	
				436,024,744	
Total (for approval purposes) match against Cashflow					436,024,744
Notes:					
* Delete as appropriate					
(a) On-Costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate).					
(b) Adjustment of national average D.C.A price levels and on-costs for local market conditions.					
(c) Fees include all resource costs associated with the scheme e.g. project sponsorship, clerk of works, building regulation & planning fees etc.					
(d) Not applicable to professional fees - VAT reclaimable EL(90) P64 refers.					
(e) Non-works costs should be supported by a breakdown and include such items as contributions to statutory and local authorities; land costs and associated legal fees.					
(f) Estimate of tender price inflation up to proposed tender date (plus construction cost for VOP contracts only).					
(g) Overall timescale including any preliminary works.					
Name (capital)	ADAM HURST	Authorised for issue			
Position	PARTNER	Project Director			
Address	6th FLOOR, ORCHARD LANE WING, FOUNTAIN PRECINCT, BALM GREEN SHEFFIELD S1 2JA	Date		21 Oct 2019	
Telephone	07825 177168				



STRATEGIC OUTLINE CASE		COST FORM SO1		
TRUST/ORGANISATION:	UNIVERSITY HOSPITALS OF LEICESTER NHS TRUST	ORGANISATIONAL CODE:		
SCHEME:	UHL DCP OPTION 3 - 2 Sites			
STRATEGIC HA:				
PHASE:				
PROJECT DIRECTOR:	Our Ref: _____			
CAPITAL COSTS SUMMARY				
		Cost Excl. VAT	VAT (at 20%) E	Cost Incl. VAT
1	Departmental Costs (from Form SO2)	£	£	£
2	On Costs (9.53% of Departmental Cost)	£	£	£
3	Works Cost Total (1+2) O/A GIFA (Excl Aux Bldgs & VE Measures) =	£	£	£
4	Provisional location adjustment (if applicable) (4.00 % of Works Cost)	Pubsec Location Factor: Midlands 0.96 (b)		
5	Sub Total (3+4)	£	£	£
6	Fees PSCP / Design (12% of Works Costs) £27,520,478 Trust Own Fees incl Planning & Bldg Control Fees Allowance (7% of Works Costs): £15,927,151 Project Development Costs £2,750,000 (20.14% of sub-total 5)	£	£	£
7	Non-Works Costs LAND OTHER	Excluded Excluded	Excluded Excluded	Excluded Excluded
8	Equipment Costs (from Form SO2) (10.45% of sub-total 5) AT EPI xxx	£	£	£
9	Planning Contingency (Trust)	£	£	£
10	SUB TOTAL (5+6+7+8+9)	£	£	£
11	Optimism Bias (Trust)	£	£	£
12	TOTAL (for approval purposes) (10+11)	£	£	£
13	Inflation adjustments	£	£	£
14	FORECAST STRATEGIC OUTLINE CASE TOTAL (12+13)	£	£	£
15	Non Works - Decant Cost Allowance: See backup spreadsheet Trust Decant Allowance Business Removals Allowance Combined Total Allowance			
16	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE) TOTAL (14+15)			
17	Potential VAT Reclamation Provisional Allowance (based on notional % of VAT inclusion) - VAT advisor validation required.		£	£
18	FORECAST STRATEGIC OUTLINE CASE (INCLUDING TRUST DECANT ALLOWANCE & POTENTIAL VAT RECLAIM TOTAL) (16+17)	£	£	£
Proposed start on site (g)		Proposed completion date (g)		
01 Jan 2020		31 Aug 2026		
Cash Flow:- Year yy/yy	SOURCE			£
	EFL	OTHER GOVERNMENT	PRIVATE	TOTAL
				High Level Exercise
Financial Year:-	(Figures Incl VAT from above)			
2019 / 2020				2,322,233
2020 / 2021				29,013,288
2021 / 2022				40,473,841
2022 / 2023				76,643,091
2023 / 2024				159,886,218
2024 / 2025				116,947,397
2025 / 2026				22,772,422
2026 / 2027				4,941,510
				453,000,000
Total (for approval purposes) match against Cashflow				453,000,000
Notes:				
* Delete as appropriate				
(a) On-Costs should be supported by a breakdown of the percentage or a brief description of their scope (form OB3 may be used if appropriate).				
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Name (capital)	ADAM HURST	Authorised for issue		
Position	PARTNER	Project Director		
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