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COMMENTARY
ABNORMALS

FARNBOROUGH CLOSE
PINCHBECK, SPALDING

CP VIABILITY

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1.00 INTRODUCTION

1.01 Thornton Firkin LLP have been instructed by CP Viability to undertake a review of abnormal costs presented in connection with a residential development scheme on land off Farnborough Close, Pinchbeck, Spalding.

1.02 The scheme is a residential development comprising erection of 40 Nr dwellings, garages and associated infrastructure.

2.00 BASIS OF INFORMATION

2.01 Alongside the Financial Viability Appraisal produced by Aspinall Verdi, we have reviewed planning drawings available through the South Holland District Council planning portal relating to planning application reference: H14-0065-26.

2.02 For the avoidance of doubt, we have adopted the definition of 'abnormal' – otherwise referred to as 'site abnormals' in the Homes for England Development Appraisal Tool User Guide – as being ONLY items not normally expected for sites of its kind. We consider abnormals to exclude items typically specified, encountered or considered normal on other development sites. For clarity, we consider abnormal costs to be by their very nature limited in scope and definition.

3.00 COST INFORMATION

3.01 In reviewing the costs provided by Maxey Grounds we have utilised a combination of the following cost information in compiling our commentary on the abnormal costs:

- T-F cost database for residential projects – Based upon over 350 projects completed within the last 3 years.
- Spon's Price Book/s
- BCIS cost databases

4.00 COMMENTS

4.01 Bio Net Gain / Enhanced Ecology – Purchase of land off site; £51,500

We do not consider this to be an abnormal. Compliance with BNG requirements are mandatory rather than a site abnormal.

4.02 Bat boxes; £1,000

We do not consider this to be an abnormal. In our experience, we note these are common on residential developments by default as part of the solution to support the ecology of the site. Otherwise, we consider the lump sum cost to be reasonable.

4.03 Anglian - Attenuation Tank; £70,800

Whilst we note that the Proposed Drainage Strategy includes attenuation tanks (alongside an attenuation basin), we consider these to be typical for developments of this nature, and as such we would not consider these to be abnormal features.

4.04 Anglian Water - Hydro brake for tank release control; £8,000

In our experience, the claimed cost for the hydrobrake falls within the typical range and we consider this to be reasonable.

4.05 Piling – Extra over cost of piling due to ground conditions – Bungalows; £205,502

We have checked the quantities and are satisfied that these are accurate and that they represent the ground floor area only. We consider the rate of £100 per m2 to be reasonable allowance at this stage of the project.

4.06 Piling – Extra over cost of piling due to ground conditions – Houses; £132,121

As for the piling to the Bungalows, we have checked the quantities and are satisfied that these are accurate and that they represent the ground floor area only. We consider the rate of £100 per m2 to be reasonable allowance at this stage of the project.

4.07 Piling – Extra over cost of piling due to ground conditions – Garages; £81,600

As for the piling to the bungalows and houses, we have checked the quantities and are satisfied that these are accurate and that they represent the ground floor area only. We consider the rate of £100 per m2 to be reasonable allowance at this stage of the project.

4.08 Part L Compliance – Change heating to Air Source – Bungalows; £70,000

Whilst we would expect the Developer to comply with Part L, we note that the change to air source heat pumps to be a developer choice. We note that gas is available in the Pinchbeck area, meaning that the decision to specify air source is a developer choice rather than a site abnormal.

We do not therefore agree that this is an abnormal cost.

4.09 Part L Compliance – Change heating to Air Source – Houses; £104,000

Whilst we would expect the Developer to comply with Part L, we note that the change to air source heat pumps to be a developer choice. We note that gas is available in the Pinchbeck area, meaning that the decision to specify air source is a developer choice rather than a site abnormal.

We do not therefore agree that this is an abnormal cost.

4.10 Part L Compliance – Extra over for PV solar panels and Battery to Bungalow; £126,000

Most new building houses have Providing photovoltaic panels installed to achieve compliance with Part L of the Building Regulations. Therefore, we would consider this a normal rather than an abnormal cost. However, where we note the inclusion of batteries, we would consider these to be a developer choice, especially as battery installations are not required to achieve Part L compliance.

As for the costs themselves, in our experience, we consider a typical 4.4kW PV install to be £3,000 per plot, and we estimate a battery install to suit this generating capacity to be £5,000. Therefore, we estimate the total cost for 14 Nr plots to be £112,000.

4.11 Part L Compliance – Extra over for PV solar panels and Battery to House; £175,500

Most new building houses have Providing photovoltaic panels installed to achieve compliance with Part L of the Building Regulations. Therefore, we would consider this a normal rather than an abnormal cost. However, where we note the inclusion of batteries, we would consider these to be a developer choice, especially as battery installations are not required to achieve Part L compliance.

As for the costs themselves, in our experience, we consider a typical 2kW PV install to be £2,500 per plot, and we estimate a battery install to suit this generating capacity to be £3,000. Therefore, we estimate the total cost for 26 Nr plots to be £143,000.

4.12 Part L Compliance – Car Chargers; £30,000

We do not consider the provision of a car charger to be an abnormal. This is a mandatory provision for new homes to comply with Building Regulations.

Otherwise, we consider the £750 cost per unit to be reasonable and would need to be included in normal construction costs.

5.00 SUMMARY CONCLUSION/S

5.01 As indicated in the basis of information, we have removed items that are typical for developments of this type. As a consequence, we have greatly reduced the total amount of abnormal costs. We appreciate these do not disappear but should be integrated into the normal construction costs.

5.02 We therefore estimate the total cost of abnormals to be £427,223 against the Applicant's £1,056,023.

COST SUMMARY

			Aspinall Verdi £	tf £
4.01	Bio Net Gain / Enhanced Ecology	Purchase of land off site	51,500	-
4.02	Bio Net Gain / Enhanced Ecology	Bat Boxes (if required)	1,000	-
4.03	Anglian Water	Attenuation Tank	70,800	-
4.04	Anglian Water	Hydro brake for tank release control	8,000	8,000
4.05	Piling	E/over cost of piling - Bungalows	205,502	205,502
4.06	Piling	E/over cost of piling - Houses	132,121	132,121
4.07	Piling	E/over cost of piling - Garages	81,600	81,600
4.08	Part L Compliance	Change heating to Air Source - Bungalows	70,000	-
4.09	Part L Compliance	Change heating to Air Source - Houses	104,000	-
4.10	Part L Compliance	E/over for PV solar panels & battery - Bungalow	126,000	-
4.11	Part L Compliance	E/over for PV solar panels & battery - House	175,500	-
4.13	Part L Compliance	Car Charger	30,000	-
		TOTALS	**£ 1,056,023**	**£ 427,223**