

**COMMENTARY
ABNORMALS & INFRASTRUCTURE**

MEADOW WAY, 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 and infrastructure costs presented in connection with a residential development scheme on land off Meadow Way, Spalding, Lincolnshire.
- 1.02 The scheme is a residential development comprising construction of 23 Nr dwellings and associated infrastructure.

2.00 BASIS OF INFORMATION

- 2.01 Alongside the Financial Viability Appraisal produced by Devvia Property Consultancy (July 2026) and the Order of Cost Estimate produced by Gleeds (dated July 2026), we have reviewed planning drawings available through the Lancashire City Council planning portal relating to planning application reference: 25/00930/FUL.
- 2.02 For the avoidance of doubt, we have adopted the definition of 'abnormal' – otherwise referred to as 'site abnormalities' in the Homes for England Development Appraisal Tool User Guide – as being ONLY items not normally expected for sites of its kind. We consider abnormalities 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 Gleeds 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 ABNORMALS

- 4.01 Building Demolition
- We have measured the plan area of the existing warehouse building as 3,780 m² and query the 33,633 m² quantity used by Gleeds. For reference we used 24 Three Site Location Plan drawing 25029-243-XX-XX-DR-A-1000 Rev C02, and we would consider the basis of the £1,177,155 cost to demolish the building to be questionable.
- In our experience, we would consider the demolition of a farm-produce packing facility, including taking up a ground slab, and leaving a level site would be £300,000-£350,000.

Whilst we would assume that there may be some credit received from the steel portal frames, we query the £760,000 claimed. In our experience, the portal frame could not be re-used as is, since the design would preclude it's use elsewhere. We suggest the scrap value of the steel would be unlikely to exceed £50,000.

We consider the 12,167 m² for the breakout of the concrete apron to be accurate, and the £40/m² rate to be reasonable.

Factoring in the potential saving of £292,008 by re-using site-won concrete from the ground slab, we estimate the net cost of demolishing the packing facility would be £494,672.

4.02 Oversight Earthworks

- Excavate topsoil – We consider that excavation of topsoil is typical for construction sites and would expect to see this included within the infrastructure works and not as an abnormal. The Ground Investigation Assessment Report (Humberside Materials Laboratory, Jan 2026) does not identify an abnormal site strip requirement, and we are unable to verify that this should be considered an abnormal cost.
- Earthwork movement volumetric regrade (excavate & fill) – We would consider the detailed information shown on Woods Hardwick drawing 19690-MEAD-5-105 to be accurate, and the rates used in the cost calculations to be reasonable. We did however spot some rounding errors, and we have used correct figures in our estimate.
- Allowance to raise FFL of plots – we would accept the need to raise the FFL of plots and assume this applies to the dwellings and garages only. We measure this as 12,915 m², and assuming a raising of existing levels by 1.00 m, and applying a typical rate of £71.00/m³, we estimate the cost of laying imported topsoil to be £916,965.
- Removal of contaminated material – the Ground Investigation Assessment Report confirms that there is no contamination, and we therefore do not consider the inclusion of £75,000 to be necessary.
- Removal of bund – we note this is included in the above calculations for Earthwork movement volumetric, and we have taken this into account within the comments above.
- We therefore calculate the Oversight Earthworks to cost £1,662,382.

4.03 Substructure to Plots

- Piled foundations to plots within railway embankment area – We note the inclusion of piled foundations to the plots adjacent the former railway embankment and would be prepared to accept that such piling could be considered an abnormal. We have checked the quantities used and confirm that these are accurate, and we consider the rates to be reasonable.
- Piled foundations to 50% of remaining plots – With the exception of apartment blocks of 3-storeys or over, we are not convinced there is evidence to indicate that

piling is a necessary solution to any of the other plots. In this instance, we consider that piled foundations are a developer choice and not an abnormal cost.

- Widened reinforced foundations to 50% of the remaining plots – we note the recommendation for wider foundations in the Ground Investigation Assessment Report. We consider the calculated cost to be reasonable.
- We therefore estimate the total cost of abnormal substructure to cost £791,624.

5.00 SITE INFRASTRUCTURE

5.01 We have taken the opportunity to carry out our own cost calculation based upon our own measures determined primarily from 24 Three Proposed Masterplan drawing 25029-243-XX-XX-DR-A-1201 rev C01.

5.02 Site Clearance; £116,427

We generally agree that Gleeds pricing covers the essential items, however we estimate this element to cost £113,753.

5.03 Roads, Paths, Pavings; £3,293,685

We have measured some slightly different quantities, which difference we attribute to the scales involved. However, whilst not critical, we have used our own determined quantities.

5.04 Soft Landscaping; £415,964

We originally estimated this element to be £438,880, covering a general allowance for public open spaces & private gardens alongside trees.

However, considering that we do not consider SUDS ponds to be abnormal, we have integrated the cost of the two ponds here.

We have measured the ponds and estimate these to cost a combined total of £714,080.

5.05 Fencing, Railings and Walls

In estimating the boundary fencing, we took into account, open spaces and boundary lengths where fencing was assumed not required. We note there appears no equivalent within Gleeds' costings.

We made assumptions for fencing to SUDS, railings to LEAP area, and included for 1.8m high fencing to private gardens, as well as to the aforementioned boundary fencing.

For this we estimate a total of £464,110 against £644,395.

The main differences is in the calculation of the brick garden walls, in both total length and rate, which gives us a £200,000 differential.

5.06 External Fixtures

We note that Gleeds have allowed a significant quantity of services trenches for the street lighting. Whilst we would accept that 39 Nr street lamps appears reasonable, we do not have an external services layout to verify the quantities used as the basis for their Costs.

We have had to assume the presence of various landscaping furniture and features (such as benches, street signage, LEAP equipment, bat & bird boxes, litter bins and cycle racks) and consider the amounts included in our estimate to be provisional.

5.07 Drainage

We consider the drainage cost produced by Gleeds to be accurate. We costed the drainage based on plan areas and estimate the underground foul & surface water drainage (excluding SUDS etc) to be £1,758,595. This compares with Gleeds' £1,799,095 based upon a detailed measure. We consider their rates reasonable, and the quantities appear straight.

5.08 External Services

At this stage of cost planning, we typically approach the estimate based on plot numbers, with some general lump sum allowances based on recent experience. We found that our estimate exceeded that of Gleeds by some margin, however we did include the streetlamps themselves within this section, which contributed to the cost difference.

5.09 Minor Building Works & Ancillary buildings

As concerns garages, which we included in this section, we note Gleeds have included for these within the plot build rate within the main Financial Viability Assessment. Gleeds recognise that this skews the plot build rate, however, we consider it better practice to cost these independently, and within the External Works, hence their inclusion here.

6.00 SUMMARY CONCLUSION

6.01 Within the abnormals, we have noted a significant discrepancy in the area recorded. We would suggest Gleeds check their figures and resubmit, so that we can review if necessary.

6.02 We have considered the abnormals and estimate the total to be £2,948,678 against Gleeds' figure of £5,018,204.

6.03 In reviewing the External Works & Infrastructure, we have taken into account certain transfers from Abnormals, as well as carrying out our own estimate of the works. We estimate the total cost of Externals & infrastructure to be £7,802,238 against Gleeds' £7,842,868.

6.04 We have append our Summary Comparison for reference.

COST SUMMARY

gleeds



4.00 ABNORMALS	£	£
4.01 Building Demolition	611,827	494,672
4.02 Oversite Earthworks	2,105,765	1,662,382
4.03 Substructure to Plots	2,300,612	791,624
TOTAL - ABNORMALS	£ 5,018,204	£ 2,948,678
5.00 SITEWIDE INFRASTRUCTURE	£	£
5.01 Site Preparation Works	116,427	113,753
5.02 Roads, Paths, Pavings and Surfacing Works	3,293,704	2,758,070
5.03 Soft Landscaping, Planting and Irrigation Systems Works	415,964	1,152,960
5.04 Fencing, Railings and Walls Works	644,395	464,110
5.05 External Fixtures Works	456,670	125,000
5.06 External Drainage Works	1,799,095	1,758,595
5.07 External Services Works	1,116,613	1,067,750
5.08 Minor Building and Ancillary Buildings Works	-	362,000
TOTAL - SITEWIDE INFRASTRUCTURE	£ 7,842,868	£ 7,802,238
GRAND TOTAL	£ 12,861,072	£ 10,750,916