



thornton-firkin

Project Managers - Cost Consultants

ABNORMALS COMMENTARY

for

**DEVELOPMENT OF LAND OFF HORSESHOE
ROAD, SPALDING, LINCOLNSHIRE**

for

CP VIABILITY

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1.0 INTRODUCTION

Thornton Firkin LLP have been instructed by CP Viability to undertake a review of the Abnormal Costs supplied to RG+P Living and incorporated into RG+P Living Financial Viability Appraisal Report that was prepared for Seagate Homes in relation to a private development of 76 Nr homes in a mixed occupancy scheme on land off Horseshoe Road, Spalding.

2.0 BASIS OF INFORMATION

We have referenced the Planning Drawings, available through the planning portal:

<https://planning.sholland.gov.uk/OcellaWeb/planningSearch>

relating to Planning Application reference: H16-0515-25.

3.0 COST INFORMATION

The abnormal costs provided by RG+P are a mix of lump sum items and measured/rates.

In reviewing the costs provided by RG+P 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 and 45 projects within the Peterborough and surrounding areas.
- Spon's Price Book
- BCIS cost databases

4.0 COMMENTARY ON ABNORMAL COSTS

4.01 Off site highway works; £53,630.12

This comprises planing of existing road surface, reinstating tarmac surfacing and some white lining.

The area of 1,236 m² is not supported, and we have no drawings showing the proposed highways works. The rates for planing, disposal and reinstating tarmac surfacing are all reasonable.

4.02 Foul Pump station; £129,271.16

This comprises groundworks/foundation, pump equipment, mains services connections, fencing and gates.

The lump sum of £64,023.40 for pumping station groundworks is not supported and we have not seen any site-specific details, however, assuming an average size and capacity, we consider this allowance is acceptable.

The lump sum of £54,538.76 for pumping equipment is stated as based on another project, and whilst there is no supporting calculation we accept this as a reasonable allowance.

We agree with the length allowed for 2.1 m high palisade fencing to the pump station perimeter, and the allowance of a 4.00 m wide gate.

The remainder of the costs are lump sums, and we are happy to adopt these.

4.03 Electricity Substation; £30,000

The allowance of £30,000 isn't supported by a quotation but we are happy to acceptable the allowance.

However, in our experience an electricity sub-station is a standard requirement rather than an abnormal for a residential development of 76 Nr dwellings due to the increased loadings required by Building regulations to provide EV chargers.

4.04 Site clearance including removal of roadway; £21,668.40

This is stated to comprise site clearance including removal of roadway.

We assume this refers to some made ground in the southern and southeastern areas of the site, as well as made ground relating to a track that passed north-south through the site as noted in the Ground Investigation Report.

The rate of £46.30 is reasonable and can agree to the overall allowance.

4.05 ASHP; £425,600.00

This item comprises the replacement of standard boiler installation with an air source heat pump.

The average net additional cost per plot is £5,600, of which £2,500 is for the AHSP, £1,750 for the underfloor heating and £1,850 for the hot water cylinder. These costs all appear reasonable.

However, it is unclear why this heating and hot water solution is being proposed as alternative cheaper M&E solution can be used to comply with Building Regulation requirements. If this is a developer choice, we do not necessarily agree that this is an abnormal cost.

4.06 Vehicle Charging; £55,935.24

This item comprises an allowance of 49 Nr chargers mounted to individual properties, and 27 Nr post-mounted chargers for flats.

These quantities relate to the apportionment of flats and houses to comply with Building Regulation requirements.

The rates used are reasonable, where the post mounted also include for a suitable post and additional underground ducting.

However, as the provision of EV charging is a Building Regulation requirement we do not understand why this should be considered an abnormal cost.

4.07 S.278 Works; £50,799.63

This is stated as comprising footpath along the full length of the site frontage and which includes edgings.

We have checked the quantities and rates and are happy to agree these are reasonable.

4.08 Piling – due to poor ground as stated in GI Report – 76 Nr plots; £532,000

The allowance of £7,000 per dwelling is reasonable, however, this has been applied to all 76 Nr plots when this should only be applied to the houses and ground floor maisonettes.

4.09 Piling – due to poor ground as stated in GI Report – 21 Nr garages; £105,000

The allowance of £5,000 per garage seems higher than we would expect for a single storey garage and would expect a cost in the region of £3,500 per garage.

4.10 Raising of dwellings due to flood zone 3 – 700 mm for 32 Nr plots; £91,200

The FRA states that the site is located within Flood Zone 3, an area with a high probability of flooding. However, the FRA also states that the site is not located in an area of residual risk, and that during a breach of the defences the site is not at risk. Nonetheless, we are aware that the requirement to increase site levels within Spalding and surrounding areas is common practice due to the water table and low-lying site levels. We therefore query if this is a site abnormal in the locality.

The FRA goes on to recommend that the floor level of the dwellings is a minimum of 0.3 m above ground level with 0.3 m of flood resilient construction above finished floor level.

We are unclear why 700 mm is referenced but based upon an approximate volume of 500 m³ of clean imported material, we would expect a cost of circa £35,000.

4.11 Raising of dwellings due to flood zone 3 – 400 mm average for 36 Nr plots; £64,800

See comments under Item 4.10.

We are unclear why 400 mm is referenced but based upon an approximate volume of 500 m³ of clean imported material would expect a cost of circa £35,000.

4.12 Raising of external areas; £102,780

Similar to Items 4.10 & 4.11 above, this comprises the additional works in raising the levels of the whole site to avoid flooding issues identified in the FRA.

We do not disagree with the overall allowance for the works but our comment regarding this as an abnormal within the locality still stands.

4.13 Bird and Bat boxes; £2,000

Lump sum allowance of £2,000 for 38 Nr bat boxes (as shown on Landscape Masterplan).

A cost of £52.63 each allows for install of a basic bat box and are happy to agree this figure.

4.14 LAP (Local Area of Play); £28,367.30

This is stated as comprising play equipment and surfacing, with some ancillaries.

The equipment is costed as a series of lump sums.

The surfacing allowance is for wet pour and based on a quantity & rate, for which we scale-measure the area as 102 m². We are happy to adopt the rate of £136.00 used in the FVA.

Combining the equipment, surfacing and ancillary items, we calculate the estimated cost as £24,559.30.

4.15 Metal Fence to LAP; £9,495

Comprises bow top fencing with pedestrian access gate.

We assume the 50 m overall length allows for a square enclosure around the LAP and we have scale-measured this to be acceptable.

We consider a rate of £175/m to be high, and based on our experience, we consider a rate of £125/m would be more reasonable for supply & fix of bow top metal fencing. We would accept a cost of £745 for the gate.

We therefore calculate the cost to be £6,995.00.

4.16 SUDS below ground tanks; £66,474.48

This allowance appears reasonable for the works required but we would query why SUDS is an abnormal as this is a requirement on all new build green field sites.

4.17 SUDS Basin; £9,521.25

This allowance appears reasonable for the works required but we would query why SUDS is an abnormal as this is a requirement on all new build green field sites

4.18 Filter Strips; £21,735.75

We agree with the measurements for filter strips and consider the rates as reasonable.

4.19 Foul Rising Main Off Site; £80,334.90

We note that there are two potential routes for the pumping main from the pump station, the longest of which we measure as 170 m.

We therefore calculate the cost of this item as £50,647.00, which includes the air bleed valves at the costs given by Seagate Homes.

4.20 Electric point of connection off site; £20,000

A cost of £20,000 for an off-site electric point of connection seems reasonable.

We would, however, question is this is an abnormal for a development of 76 Nr units.

4.21 Culverting Works at the Site Entrance; £55,775.70

We have reviewed these works and accept the quantities and rates used by Seagate Homes.

4.22 Foul treatment units to front plots; £48,000

The allowance of £4,000 per plot for 12 Nr plots appears reasonable for the works that are required.

4.23 Attenuation tanks to front units; £24,000

The allowance of £2,000 appears reasonable for the works that are required.

4.24 Cycle way to front of side

No costs appear to have been allocated for these works.

4.25 Cycleway through Site

The Landscape Masterplan and proposed drawings do not show a cycleway. We have therefore reduced the costs to zero.

4.26 Archaeological Works; £30,000

An allowance of £30,000 seems reasonable the required works

4.27 Enhanced entrance road width to cater for future development; £52,000

The drawings show what appears to be a reasonable site access that accommodates the spacing of properties along Horseshoe Road, and which does not unduly impact upon the density of remaining housing plots. Whilst the premise of an enhanced entrance road width may be necessary, we do not understand that this should be an extra cost.

4.28 Additional sewer lengths to site boundary; £10,000

We assume this to relates to a short length of sewer drain (approx. 23 m) and manhole located at the central southern point of the site. Applying typical rates for sewer drainage and a manhole indicates that the lump sum of £10,000 included is reasonable allowance.

4.29 BNG to achieve 10%; £25,000

An allowance of £25,000 seems reasonable but again we would query if this should be considered an abnormal as compliance with BNG calculations is a requirement for all development sites.

4.30 Cleaning out Watercourse; 17,539.20

Assuming that this is the watercourse that runs the length of the east boundary, we agree with the measurement of 1512 m², and the rates used.

5.0 SUMMARY

In compiling our assessments and comments above we consider the total cost of abnormalities to be £1,116,121 against the £2,190,678 claimed.

Where we have queried the inclusion of an abnormal within the normal development cost, we have reduced the amount to zero.

HORSESHOE ROAD, SPALDING
ABNORMALS COMMENTARY AGAINST SEAGATE HOMES
ABNORMAL COSTS
SEPTEMBER 2025

1	Offsite highway works	53,629.54
2	Foul pump station	129,271.16
3	Electric substation	30,000.00
4	Site clearance including removal of roadway	21,668.40
5	ASHP	-
6	Vehicle Charging	-
7	S.278 works	50,799.63
8	Piling - due to poor ground as stated in GI Report - 76 Nr plots	532,000.00
9	Piling - due to poor ground as stated in GI Report - 21 Nr garages	73,500.00
10	Raising of dwellings due to flood zone 3; 32 Nr plots	-
11	Raising of dwellings due to flood zone; 36 Nr plots	-
12	Raising of external areas	-
13	Bird and Bat boxes	2,000.00
14	LAP	24,559.30
15	Metal fence to LAP	6,995.00
16	SUDS below ground tanks	-
17	SUDS basin	-
18	Filter strips	21,735.75
19	Foul rising main off site	50,647.00
20	Electric point of connection off site	-
21	Culverting works at site entrance off Horseshoe Road (8 No)	55,775.70
22	Foul treatment units to front plots	4,000.00
23	Attenuation tanks to front units	2,000.00
24	Cycle way to front of site - inc elsewhere	-
25	Cycle way through the site	-
26	Archaeological exploratory trenching	30,000.00
27	Enhanced entrance road width to cater for future development	-
28	Additional sewer lengths to site boundary for future phases	10,000.00
29	BNG additional requirements to achieve 10%	-
30	Clearing out watercourse	17,539.20
	TOTAL ESTIMATED ABNORMAL COSTS	£ 1,116,120.68