



thornton-firkin

Project Managers - Cost Consultants

ABNORMALS COMMENTARY

for

**PROPOSED RESIDENTIAL DEVELOPMENT
KERESFORTH ROAD, DODWORTH,
BARNSELY**

for

CP VIABILITY

THORNTON-FIRKIN LLP

Project Managers/Cost Consultants
137 Newhall Street,
BIRMINGHAM
B3 1SF

T: 0121 236 0505

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| DOCUMENT CONTROL | | | | |
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1.0 INTRODUCTION

Thornton Firkin LLP have been instructed by CP Viability to undertake a review of the Abnormal Costs incorporated into the Financial Viability Assessment (FVA) produced by heb Chartered Surveyors.

The scheme comprises the development of 126 Nr new dwellings on an undeveloped greenfield site off Keresforth Road, Dodworth, Barnsley.

2.0 BASIS OF INFORMATION

We have referenced the Planning Drawings, available through the Barnsley Metropolitan Borough Council planning portal, relating to Planning Application reference: 2022/0016 lodged on 6 January 2022.

We note that the Planning Application document does not include details of house types. These are described in the FVA as various house types bespoke to Keepmoat Homes.

3.0 COST INFORMATION

The abnormal costs provided in the Viability Assessment are wholly lump sum items.

In reviewing the costs provided in the Viability Assessment 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 31 projects within South Yorkshire and surrounding areas.
- Spon's Price Books
- BCIS cost databases

4.0 COMMENTARY ON ABNORMAL COSTS

4.1 Substructure – E/O Trench

Based upon the information available, it is unclear where extra over trench works might be considered necessary. We are unable to verify this as an abnormal without further detailed build-up and provision of supporting reports.

4.2 Substructure – Driven Piles

As per our comment for Item 4.1, it is unclear where driven piles might be required. We note that there is considerable cut & fill, and we could speculate that piling might be required in areas of fill, we are unable to verify this as an abnormal without further detailed build-up and provision of supporting reports.

4.3 Substructure – Reinforcement

As per our comments for Items 4.1 & 4.2, we are unable to verify this as an abnormal.

4.4 Superstructure – Future Homes Standard

Compliance with the Future Homes Standard is mandatory beyond December 2026 with a 12-month transition period until December 2027. It is unclear whether any of the plots will have substantially commenced after December 2027 to validate this as an abnormal cost item.

4.5 Superstructure – Car Chargers

EV chargers are a Building Regulations requirement, and we do not consider this to be an abnormal cost.

4.6 Superstructure – Bike Shed & Hoop

We note from the FVA that these would apply to 112Nr plots. The £78,400 sum allows for a rate of £700 per plot. In our experience, supply and install of cycle stores and hoops (excluding base) typically cost £500 combined. We therefore calculate this abnormal as £56,000. Upon further consideration, with a concrete base we would accept £700 per plot and an overall cost of £78,400.

However, the provision of bike storage is a planning obligation and as such is not an abnormal cost.

4.7 Externals – Retaining Wall

Based upon the information available, we calculate the length of retaining walls protecting the east-west culvert in the centre of the site as 68m, and the retaining walls either side of the site access off Keresforth Road a total of 31m. We note that each of the retaining walls include extensive earthworks, foundations, and pedestrian barriers/handrails.

However, the superseded drawings also show a proposed retaining wall to the rear of the north-south row of houses near the centre of the site, and we measure this as 160m but with the caveat that the design may have altered since we do not have sight of updated drawings.

We consider this to be a not unreasonable cost when all the civil engineering risks are factored in.

4.8 Externals – Screen Walls

Based upon the information available, we are unable to determine the extent or specification of screen walls. Further details to substantiate this work are required.

4.9 Externals – Acoustic Fence

We assume the acoustic fence runs the length of the boundary with the M1 Motorway to the east of the site. We measure this fencing as 810m long, and we are comfortable that a rate of £185 per m is reasonable to achieve an overall cost included of £149,850.

4.10 Externals – Public Open Space

There are several areas extending and merging across the site shown on the Masterplan for public open spaces. We note the inclusion of proposed new pedestrian & cycle paths, a potential children’s play area, and other green spaces, and we consider that the £107,059 cost included appears reasonable.

4.11 Externals – Elevational Treatments

Based upon the lack of standard house type details, we are unable to verify this element as an abnormal cost.

4.12 Externals – Works to Rights of Way

These Rights of Way appear in the southern end of the site, and we measure a total of 480m including road crossings etc. We assume the £40,000 lump sum allowance would cover for repairs and making good to footpaths, new signage and gates/styles as appropriate, and in the absence of detailed information we are happy to adopt this figure.

4.13 Drainage – Carlow Tank

Whilst we note insufficient information to verify the quantities provided in the FVA, we do not agree that drainage attenuation is an abnormal as SUDs are a planning requirement for all sites.

4.14 Drainage – Pumping Station

The limited information does not provide the opportunity to verify this as an abnormal cost.

4.15 Drainage – Extra Over Depth/Diameter

The limited information does not provide the opportunity to verify this as an abnormal cost.

4.16 Site Preparation – Cut & Fill

We note significant areas scheduled for cut & fill, and we are happy to adopt the figure of £529,485.09 included in the FVA.

4.17 Site Preparation – Vegetation Removal

The limited information does not provide the opportunity to verify this as an abnormal cost.

4.18 Site Preparation – Removing Rock

We do not consider the removal of site rock on greenfield sites to be an abnormal cost.

4.19 Site Preparation – Stat Diversions

The site is a greenfield site without any known statutory services. We are unable to verify this element as an abnormal cost.

4.20 Site Preparation – Substation

We are unable to determine a substation on the Masterplan. Assuming the local provision necessitates an electricity substation, we consider the £81,500 a reasonable allowance. However, in our experience, a substation should not be seen as an abnormal cost for a development of 126 Nr dwellings due to Building regulation requirements for EV chargers.

4.21 Highways – Importing Stone for Extra Depth

We are unable to verify the scope of imported stone, and unable to verify the costs included in the FVA. We are therefore unable to verify this as an abnormal cost.

4.22 Highways – Access Works

We assume this cost includes s.278 works and other works outside the site boundary. The figure of £1,201,821.10 indicates an extension scope and would require further information to assess this element as an abnormal cost.

4.23 Legal Issues – Mines & Minerals

The Planning documentation provides insufficient information to determine or verify whether this is or should be an abnormal cost.

5.0 SUMMARY

In compiling our assessments and comments above we consider the total abnormal cost to be £2,007,805.80 against the £6,777,070.90 included in the Financial Viability Assessment. A full split of our assumptions is set out in the following table.

However, given the level of information provided, several of the submitted abnormal cost items may be substantiated should additional information and cost details were forthcoming.

SUMMARY COMPARISON

| | HEB CHARTERED SURVEYORS | THORNTON FIRKIN |
|---------------------------------|------------------------------------|------------------------|
| SUBSTRUCTURE | | |
| E/O trench | 158,496.00 | - |
| Driven piles | 484,911.00 | - |
| Reinforcement | 67,200.00 | - |
| | | |
| SUPERSTRUCTURE | | |
| Future Homes Standard | 762,300.00 | - |
| Car Chargers | 100,800.00 | - |
| Bike Shed & hoops | 78,400.00 | - |
| | | |
| EXTERNALS | | |
| Retaining wall | 1,181,411.71 | 1,181,411.71 |
| Screen walls | 90,649.00 | - |
| Acoustic Fence | 149,850.00 | 149,850.00 |
| Public Open Space | 107,059.00 | 107,059.00 |
| Elevational treatments | 63,000.00 | - |
| Works to Rights of Way | 40,000.00 | 40,000.00 |
| | | |
| DRAINAGE | | |
| Carlow tank [attenuation] | 719,610.00 | - |
| Pumping station | 178,024.00 | - |
| Extra over depth/diameter | 358,080.00 | - |
| | | |
| SITE PREPARATION | | |
| Cut & fill | 529,485.09 | 529,485.09 |
| Vegetation removal | 50,000.00 | - |
| Removing rock | 24,750.00 | - |
| Stat diversions | 77,320.00 | - |
| Substation | 81,500.00 | - |
| | | |
| HIGHWAYS | | |
| Importing stone for extra depth | 83,404.00 | - |
| Access works | 1,201,821.10 | - |
| | | |
| LEGAL ISSUES | | |
| Mines & minerals | 189,000.00 | - |
| | | |
| TOTALS | £6,777,070.90 | £2,007,805.80 |