Bespoke Property Consultants
maximising development potential

Response to the CPV's Viability Review for the development at Barugh Green, Barnsley

On behalf of Avant Homes

June 2026

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1.0 Introduction

1.1 In November 2025, Bespoke Property Consultants (BPC) on behalf of Avant Homes provided a viability assessment to support the planning application for the proposed residential development at Barugh Green, Barnsley.

1.2 Following CP Viability Limited's (CPV) review (February 2026) and BPC's rebuttal (March 2026), CPV has now provided an additional (May 2026) response to the viability position.

1.3 CPV conclude that the proposed development can afford a provision of 16.1%, affordable homes in addition to the other S.106 obligations amounting to c. £1.8 million.

1.4 BPC's have reviewed CPV's response and provide responses below to the key differences with the objective to find an agreeable position with regard to the overall viability of the development.

1.5 This report should be read in conjunction with the original viability assessment (November 2025) which establishes BPC's RICS compliance, responsibilities and limitations. It should also be read in conjunction with CPV's viability review (February 2026) and the subsequent responses (March 2026 and May 2026) for context.

2.0 Summary of Key Differences

2.1 The table below provides a summary of the appraisal inputs, comparing the respective positions of BPC and CPV. The next section of the report will provide comment on the key differences. For the purposes of this assessment, BPC has focussed on the most significant differences within the financial appraisal.

Table 1

Item	BPC	CPV	Comments
Revenue			
Affordable Housing Adjustment (% of OMV)	45%	50%	See comments in section 3.
Costs			
Base build	£121.23	£107.40 + 15% for externals = £123.51	See comments in section 3.
Contingency	5%	3%	See comments in section 3.
Abnormal Costs	£5,050,355	£3,409,432	See comments in Section 3.
Professional Fees	8%	6.06%	See comments in Section 3.
Profit			
Profit on GDV	20%	18.03%	No movement

3.0 Commentary on Key Differences

Affordable Housing

3.1 CPV have sighted a recent viability scheme agreeing a 50% adjustment for the Affordable Rented units. CPV also references the Councils Affordable Housing SPD (July 2022) which refers to an indicative allowance of 50% market value.

3.2 To reach agreement BPC agrees to adjust the 45% rate for the affordable rented units to 50%.

3.3 BPC has considered the applied blended rate presented within CPV's financial appraisal. The existing proposal of 16.1% affordable housing amounts to a blended affordable housing price of £147.60 psf. BPC will adopt this sales value in any affordable housing scenario that is to be tested.

Contingency

3.4 CPV maintains their position of a 3% contingency rate.

3.5 BPC emphasises that contingency is reflective of the risk to construction pricing and the level design detail available which is adopted in a viability appraisal. There are many reasons to consider risk to construction cost pricing at present including labour shortages, wage inflation, rising material costs, energy prices, and supply chain disruptions.

3.6 The NPPG promotes the use of standardised inputs to an FVA. The industry standard approach is for a 5% allowance of base build costs which is the default allowance on a national level. Reducing the allowance to cite the fact that the developer risk should not prohibit the delivery of planning policy is not reason alone to reduce a significant development unknown.

3.7 BPC acts for 32 LPAs and accepts 5% as the norm on new build applications. We have also agreed this figure on all FVAs carried out in the last year, we therefore do not agree to reduce the contingency.

Abnormal Costs

3.8 Avant Homes has reviewed the updated comments from CPV and Hainstone with regard to the abnormal costs. Whilst there remain a number of differences to the respective schedules, we have addressed the most significant differences for the purposes of this response. By omitting the remaining elements, it is not to say that Hainstone's proposed changes are agreed, but that they will not change the overall position whether accepted or not. The key elements are summarised in the following table:

Table 2

Description	Avant Cost	Hainstone Cost	Difference	Comment
Earthworks; Turnover top 3m of made ground	£456,896	£304,597	£152,299	This work does not change the number of piled plots, but it is essential to reduce the potential for settlement under gardens, roads and sewers. This is a important point raised on a number of recent projects and picked up by the NHBC. BPC therefore maintains their allowance is correct.
Earthworks: Disposal Sub-soil: Inert Material	229,460.00	38,839.46	£190,621	Whilst there is no spoil off site this is normally included within plot foundation costs. BPC accept this adjustment.
Drainage; SUDS Basin, Swales etc	£346,500	£270,000	£76,500	Rate for the SUD's basin includes the following elements; • Excavation and cart to stockpile on site • Level and compact basin base with approved capping material • Trim / compact batters • Topsoil Reinstatement upon completion, retrieved

				from an onsite stockpile; thickness 150mm • Cart on site, load and Spoil removal off site • Footpath track around the perimeter, type 1 stone installation / Geotextile and 25mm surface finishing • Edging to perimeter track Knee rail fencing around the perimeter • Landscaping to the perimeter area and basin • Management fees / Commuted sum BPC therefore maintain the rate applied.
June 2025 – Building regulation change	£983,400	£372,500	£610,900	See comments below on the Future Homes Standard.

3.9 The Future Homes Standard (reflective of the June 2025 building regulations change), would come into effect 24th March 2028. Based on the development programme in the viability assessment, it is estimated that 80 properties would be subject to these revised regulations.

3.10 We have reviewed CPV and Hainstone's comments and sought evidence of the likely costs, firstly from an independent QS and secondly from the Government's own consultation documents. The latter was issued in 2023 (see Appendix A) and Table 4.2 shows an estimated average increase in costs of £6,200 per unit. We have recently debated this with other very experienced viability assessors and agreed that this value is now low following the build cost inflation that has ensued since mid-2023. The All-in TPI for this period has risen 7.8% (see Appendix B). That would make the average figure £6,686. However, this being an average figure it is only indicative, as the mix of units will influence the final rate.

3.11 To provide a more scheme specific assessment we have consulted Platinum Estimating and Surveying who have experience in working on the latest sustainability initiatives on residential schemes. Their advice is attached at Appendix C. This shows that the rate per unit should be £7,160 taking account of the unit mix are required initiatives to be applied.

3.12 Using Platinum's opinion of cost per plot amounts at £7,160 gives a total estimate for the 80 units affected as £572,800. This is below Avant Homes's position of £983,400 but above the Council's advisors' position of £372,500.

3.13 BPC have therefore adjusted the Future Home Standard allowance to £572,800.

3.14 We also asked Platinum to comment on the scheme's overall build costs and their response is included in their letter at Appendix C.

3.15 Platinum has considered the BCIS cost in accordance with the June 2025 building regulation change. Platinum notes that the most recent Building Regulations came into effect in Q2 2023 and that the default period BCIS samples do not fully account for the required specification changes.

3.16 Platinum has advised that the BCIS data used is rebased to 5 years to enable greater coverage of schemes allowing for the updated Building Regulations.

3.17 Rebasing the BCIS for a 5-year period would bring the build costs up to £1,556 psm (£145 psf) - compared to what is in the most recent rebuttal of £123.51. Allowing for external works at 15% increases the cost to £166.75 psf.

3.18 Avant Homes has also agreed to the removal of the wayleave allowance from the abnormal costs.

Professional Fees

3.19 CPV have adjusted their applied rate to 6.06% for the professional fees, compared to BPC's offer to settle for 6.71% based on CPV's last response.

3.20 To reach agreement BPC has adjusted the allowance to 6.06%.

Profit on GDV

3.21 CPV maintains a profit rate of 18.03% on GDV which matches the proposed adjoining Strata development. The Strata agreement is subject to a S106 review mechanism and is reflective of a multi-phased scheme, which has more opportunity to respond to market downturns.

3.22 BPC highlights the fact that the proposed Barugh Green development is a single-phase scheme and considers that a 20% on the GDV of open market sales is appropriate for this size of scheme in this location in the current market.

3.23 Again, as noted above we assess schemes for LPAs and in the current market where sales rates have fallen and mortgage rate rates may have to rise again in line with inflationary pressures, we have been accepting 20% as a reasonable target rate.

4.0 Revised Financial Appraisal

Summary of Appraisal Adjustments

4.1 The table below shows the adopted appraisal inputs having regard to the adjustments set out above. Other elements within the appraisal are consistent with BPC's Rebuttal in March 2026. The revised appraisal is attached at Appendix D.

Table 3

Item	BPC	CPV	BPC Revised Position
Revenue			
Affordable Housing pricing % of Open Market Sales	Affordable Rent: 45% Shared Ownership: 67.5%	Affordable Rent: 50% Shared Ownership: 67.5%	Affordable Rent: 50% Shared Ownership: 67.5%
Costs			
Base build	£121.23	£107.40 + 15% for externals = £123.51	£145 + 15% for external = £166.75
Contingency	5%	3%	5%
Abnormal Costs	£5,050,355	£3,409,432	£3,838,530
Professional Fees	6.71%	6.06%	6.06%
Profit			
Profit on GDV	20%	18.03% for Open Market Sales and 6% for affordable housing	20%

4.2 A summary of our appraisal is set out below:

Table 3 – Appraisal Summary

Item	BPC Appraisal (£) (100% Open Market Housing)
Gross Development Value	£36.89 million
Build Cost incl Abnormals & Contingency	£28.14 million
Professional fees	£1.58 million
Sales & Marketing costs	£1.20 million
Finance Cost (incl Fees)	£741,000 (due to negative residual land price)
Profit	£7.38 million
Residual Land Value	-£3,444,122
Benchmark Land Value	£1,434,267
Deficit	-£2,009,855

5.0 Conclusions

5.1 BPC has tried to reach a consensus with CPV's position where possible as guided by the RICS Practice Statement.

5.2 BPCs financial appraisal still maintains that the viability of the scheme is constrained such that it cannot provide any affordable housing.

5.3 The adjustments to the build costs to reflect building regulation requirements creates a greater viability gap than previously considered. The financial appraisal calculates a residual land value which is less than the benchmark land value and therefore demonstrates that the scheme is not viable (see Appendix D).

5.4 It should be noted that the appraisal assumes a start on site in July 2026, but if the scheme is delayed further then more units will be delivered beyond the trigger date for the Future Homes Standard, with a concomitant increase in build costs.

5.5 Without prejudice to the above, and with the aim of seeking a timely resolution, Avant Homes have advised us that they are willing to discuss the Affordable Housing provision with the case officer and CPV in order to come to an acceptable solution in addition to delivering the S.106 contributions as follows:

- Education £1,553,800,
- Recreation £134,249
- Travel £113,158

5.5 Clearly it is for the Council to decide the which S.106 obligations they wish to prioritise in circumstances where the scheme is not viable.

Appendix A

Table 4.2: Impact of options on carbon savings, energy bills, and build costs

	Capital Cost Uplift for Developers (£)	Annual Heating & Hot water Bill (inc. Standing charges)	Change from 'typical' existing annual heating & hot water bill	Annual Average Operational Emissions (tCO2e) [1]	Cost to Consumer to Retrofit to Net Zero (prior to any Gov subsidies)
Typical Existing Home	N/A – already built	£1,430-£2,640 [2]	Baseline	2.2-4.6tCo2e/yr	~£11,400-£12,650, higher if fabric retrofit needed
2021 Uplift	Baseline – current standard	£640	£790-£2,000 decrease	1.4tCo2e/yr	~£9,800 [3]
FHS Option 1	~£6,200 (4%)	£520	£910-£2,120 decrease	0.05tCO2e/yr	£0
FHS Option 2	~£1,000 (1%)	£1,220	£210-£1,420		
decrease	0.1CO2e/yr	£0			

Appendix B

BCIS®

BCIS All-in TPI #101
BCIS All-in TPI

Base date:	Updated:	Series no.
1985 mean = 100	13-Mar-2026	#101

			Percentage change		
Date	**Index**	**Equivalent sample**	**On year**	**On quarter**	**On month**
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	365	Provisional	10.3%	4.6%	
3Q 2022	371	Provisional	9.4%	1.6%	
4Q 2022	375	Provisional	9.0%	1.1%	
1Q 2023	379	Provisional	8.6%	1.1%	
2Q 2023	383	Provisional	4.9%	1.1%	
3Q 2023	386	Provisional	4.0%	0.8%	
4Q 2023	388	Provisional	3.5%	0.5%	
1Q 2024	390	Provisional	2.9%	0.5%	
2Q 2024	392	Provisional	2.3%	0.5%	
3Q 2024	394	Provisional	2.1%	0.5%	
4Q 2024	397	Provisional	2.3%	0.8%	
1Q 2025	399	Provisional	2.3%	0.5%	
2Q 2025	401	Provisional	2.3%	0.5%	
3Q 2025	404	Provisional	2.5%	0.7%	
4Q 2025	407	Provisional	2.5%	0.7%	
1Q 2026	410	Provisional	2.8%	0.7%	
2Q 2026	413	Forecast	3.0%	0.7%	

Appendix C

PLATINUM

Our ref: AW/TW/Rev 0/0167 9th June 2026

Bespoke Property Consultants,
Arundene Orchard,
Loxwood Road,
Rudgwick,
West Sussex,
RH12 3BT

Dear Sir,

LAND SOUTH OF BARUGH GREEN ROAD, BARUGH GREEN, BARNSLEY, S75 1JY

Bespoke Property Consultants (BPC) have asked Platinum to comment on the construction cost elements of the CP Viability Ltd letter dated 13th May 2026.

Building Regulations

To confirm the most recent changes to the Building Regulations which have occurred in the UK that have had an impact on house building (i.e not high-rise buildings) are:

- Approved Document L, Conservation of Fuel and Power – Came into force on 15th June 2022 – Didn't effect schemes that commenced on site prior to 15th June 2023 - This imposed the requirement for 31% reduction in carbon emissions for new dwellings, improved insulation and air tightness requirements, lower u-values, SAP 10 calculations, increased use of low carbon heating systems as heat pumps and photographic evidence.

- Approved Document 0, Overheating – Came into force on 15th June 2022 – Didn't effect schemes that commenced on site prior to 15th June 2023 – This imposed the requirement for overheating mitigation through the requirement of simplified or dynamic thermal modelling and relevant amendments to the building design.

- Approved Document S, Infrastructure for the Changing of Electric Vehicles – Came into force on 15th June 2022 – Didn't effect schemes that commenced on site prior to 15th June 2023 – This imposed the requirement for the installation of a minimum of 1no 7kw electric vehicle charging to each property whereby the parking falls within the curtilage of the property.

PLATINUM

Future Homes Standard

There is currently a new regulation referred to as "The Future Homes Standard" which is currently in consultation which will affect Approved Document L and F of the Building Regulations. It is widely anticipated that these regulations will:

- Phase out gas boilers
- Require much lower carbon emissions (i.e. improved u values). This will probably include reduced air permeability and possibly triple glazed windows.
- Rely on air source heat pumps for heating
- Require improved ventilation (i.e. either DMEV or MVHR systems)
- Mandatory solar PV equivalent to 40% of the ground floor area.

It has not been confirmed when "The Future Homes Standard" will come into effect. It is currently advised that it will come into force 24th March 2027 with a transition period until 24th March 2028.

To date no one is able to calculate the cost of the Future Homes Standard without knowing the full impact. At a minimum Platinum would expect:

- All properties will now relay on ASHP – For the purpose of this calculation assumed already accounted for.
- Improve thermal u values and air tightness – Possibly Triple Glazing - Extra over cost of £2k per plot
- Improved ventilation – Possibly MVHR's – Extra over cost of £2k per plot
- Mandatory solar PV – Typically we installed 1.5kw of PV to a plot which is 4no 1.70m x 1.1m panels. This equates to 7.48m2 of PV. If 40% of ground floor area is required on say an average 95m2 GIA plot. This would mean a ground floor area of 47.50m2 = 19m2 of PV = 10no panels. Additional 6no panels of PV = £3,160 per plot.

Based on the above Future Homes Standard will cost an average of £7,160 per plot.

Barugh Green, Barnsley has an anticipated on site construction date of June 2026 with a 55 month construction period taking it to December 2030. Based on an effective date of 24th March 2028 it is anticipated that approximately 80no plots will be affected by the Future Homes Standard.

We would therefore anticipate that the impact of Future Homes will be 80no plots x £7,160 per plot = £572,800.

Platinum Estimating and Surveying Ltd, 55 Wilton Park Road, Shanklin, Isle of Wight, PO37 7BY
e mail: andrew.welti@platinum-eands.com telephone 07980 741007

Construction Costs

We have included an extract from the BCIS website in Appendix A of this document. This document confirms that the samples included in the BCIS samples do not account for specification changes (i.e. Building Regulation Changes).

Therefore to account for the Building Regulations that have already taken effect it is not realistic to use the default period of the BCIS data which covers the last 15 years.

If you amended the default period to 5 years (i.e. 4Q 2020 to 4Q 2025) then a portion of the data would cover the Building Regulations which came into effect 2Q 2023.

We have included a copy of the BCIS average cost data for Barnsley in Appendix B of this document rebased to 4Q 2025 and restricted to 5 years. This provides a Median rate of £1,556 per m2 for Estate Housing Generally based on 199 samples.

We note that Future Homes Standard would not be included the BCIS m2 cost as no data would have been submitted to date. This would therefore form an abnormal cost to the project.

Platinum has therefore recalculated to the construction cost as £28,143,669 as detailed below.

Item	Description	£	Notes
1	Plot Construction	19,969,534	Allowed £1556/m2 = £144.56/ft2 x 138,144ft2. Based on BCIS Average Cost Data restricted to 5yrs to account for current building regulation changes. BCIS data rebased to 4Q 2025 and Barnsley. See Appendix B for copy of data.
2	External Works	2,995,430	Allowed 15% of BCIS figure.
3	BNG	104,000	Taken from Hainstone BNG figure - Page 4 of CPV Letter
4	Building Regulations	Included	Assumed included in BCIS data as per detail above.
5	Future Homes	572,800	Allowed 80no Plots x £7,160 per plot as per detail above.
6	Abnormals	3,053,930	
7	Garages	107,800	Taken from Hainstone garage figure - Page 4 of CPV Letter
	Sub Total	**26,803,494**	
8	Contingency	1,340,175	Allowed 5% on the above
	Totals	**28,143,669**	

Yours sincerely

Andrew Welti MRICS MCIOB
Director

Enc.

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APPENDIX A – EXTRACT FROM BCIS WEBSITE "WHEN ARE CHANGES IN BUILDING REGULATIONS REFLECTED IN AVERAGE PRICE STUDIES?"

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BCIS®

WHEN ARE CHANGES IN BUILDING REGULATIONS REFLECTED IN THE AVERAGE PRICES STUDIES?

13-Aug-2025

Are the average prices figures adjusted to make allowances for building regulation changes and, if not, how quickly are new regulations reflected in the published figures?

Projects included in the average prices studies are updated using the tender price index which adjusts for price levels (ie inflation in tender prices) but not for specification changes. Therefore there will be no adjustment to older schemes to allow for differences in construction due to regulation changes or specification development.

The sample of projects in any category is likely to include buildings constructed under different building regulations. By adjusting the 'Maximum age of results' setting on the Results page you can reduce the sample to more recent schemes - but beware that a smaller sample will mean more uncertainty.

Having selected more recent projects there are still challenges in interpreting the results in the context of a particular set of building regulations as there will be a lag between publication of new regulations and the final impact of those regulations being apparent in sampled schemes.

When a new set of regulations come into force they will typically not apply immediately to developments that have already received planning approval so there will be a period of a year or so when buildings could be constructed to either regulation.

Projects will have been procured some time before start on site but there is typically a delay between the tender being accepted and details being submitted to BCIS. There will then be a further period while BCIS validates and publishes the analysis. These factors combined mean that projects can typically take a year between tender and inclusion in the average prices study: often less but many take longer.

An additional consideration is that, depending on the nature of the regulation change, early adopters may pay a premium for products that were rarely in demand under the old regulations (eg thicker insulation) but as new regulations become the norm the price differential can be expected to fall, as will the cost of compliance.

Finally it must be remembered that BCIS collects projects from across the UK and different regulations apply in the different nations. The sample will be a mixture and for some categories in some periods there may be disproportionate representation, eg a preponderance of Scottish housing schemes during some periods. As with the TPI, location indices used to adjust prices for location adjust for price level but not specification differences.

These factors make it difficult to identify the impact of a regulation change on average building prices, but remember that there is significant variation within each category so the specifics of the scheme will usually be more significant than the regulatory regime. Therefore, in addition to using the average prices data it may be useful to review and benchmark a sample of individual project analyses which are similar in nature to any proposed scheme and consult impact statements produced prior to the new regulations coming into effect.

APPENDIX B – BCIS AVERAGE COST DATA – REBASED TO 4Q 2025 AND BARNSLEY – MAXIMUM AGE OF RESULTS: 5 YEARS

BCIS®

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 16-May-2026 08:24

Rebased to 4Q 2025 (407) and Barnsley (89; sample 34)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	**£/m² gross internal floor area**						**Sample**
	Mean	**Lowest**	**Lower quartiles**	**Median**	**Upper quartiles**	**Highest**	
New build							
810.1 Estate housing							
Generally (5)	1,597	833	1,373	1,556	1,750	3,129	199
Single storey (5)	1,843	1,206	1,547	1,720	1,975	3,129	29
2-storey (5)	1,557	833	1,320	1,551	1,734	2,402	167
3-storey (5)	1,432	1,147	-	-	-	1,717	2
810.12 Estate housing semi detached							
Generally (5)	1,672	994	1,511	1,617	1,792	3,129	57
Single storey (5)	1,785	1,206	1,547	1,720	1,773	3,129	17
2-storey (5)	1,622	994	1,357	1,554	1,828	2,402	39
3-storey (5)	1,717	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,457	833	1,248	1,417	1,738	1,922	11
2-storey (5)	1,457	833	1,248	1,417	1,738	1,922	11

Appendix D

Barugh Green, Barnsley
Financial Viability Appraisal - Rebuttal
Avant Homes

Development Pro Forma
ARGUS Software
June 9, 2026

Barugh Green, Barnsley
Financial Viability Appraisal - Rebuttal
Avant Homes

Project Pro Forma for Phase 6 June 2026 Response

Currency in £

REVENUE					
Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
Open Market Sales	149	138,123	267.10	247,602	36,892,653
TOTAL PROJECT REVENUE				**36,892,653**	
DEVELOPMENT COSTS					
ACQUISITION COSTS					
Residualized Price (Negative land)			(3,444,122)		
				(3,444,122)	
CONSTRUCTION COSTS					
Construction	**ft²**	**Build Rate ft²**	**Cost**		
Open Market Sales	138,123	166.24	22,961,568	**22,961,568**	
Contingency		5.00%	1,340,005		
Abnormal Costs			3,053,930		
BNG			104,000		
Garages			107,800		
Future Homes			572,800		
				5,178,535	
Section 106 Costs					
Section 106 Sustainable Travel			113,158		
Section 106 Sports Pitches			134,249		
Education			1,553,800		
				1,801,207	
PROFESSIONAL FEES					
Professional Fees		6.06%	1,576,539		
				1,576,539	
DISPOSAL FEES					
Sales Agent & Marketing		3.00%	1,106,780		
Sales Legal Fees	149 un	650.00 /un	96,850		
				1,203,630	
TOTAL COSTS BEFORE FINANCE				**29,277,356**	
FINANCE					
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)					
Land			(359,461)		
Construction			596,233		
Total Finance Cost				236,771	
TOTAL COSTS				**29,514,127**	
PROFIT					
				7,378,526	
Performance Measures					
Profit on Cost%		25.00%			
Profit on GDV%		20.00%			
Profit on NDV%		20.00%			
IRR% (without Interest)		N/A			
Profit Erosion (finance rate 7.000)		3 yrs 3 mths			

Barugh Green, Barnsley
Financial Viability Appraisal - Rebuttal
Avant Homes

Project Timescale	
Project Start Date	Nov 2025
Project End Date	Dec 2030
Project Duration (Inc Exit Period)	62 months

6. June 2026 Response

	Start Date	Duration	End Date
Project	Nov 2025	62 Month(s	Dec 2030
Purchase	Nov 2025	1 Month(s)	Nov 2025
Pre-Construction	Dec 2025	6 Month(s)	May 2026
Construction	Jun 2026	55 Month(s	Dec 2030
Post Development	Jan 2031	0 Month(s)	
Letting	Jan 2031	0 Month(s)	
Income Flow	Jan 2031	0 Month(s)	
Sale	Jun 2027	43 Month(s	Dec 2030
Cash Activity	Nov 2025	62 Month(s	Dec 2030