



thornton-firkin
Project Managers - Cost Consultants

ABNORMALS COMMENTARY

for

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

for

CP VIABILITY

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**REV A
JANUARY 2026**

991-08

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DOCUMENT CONTROL				
Revision	Comment	Prepared	Reviewed/Approved	Date
Orig	First Issue	RAC	AJ	16-10-2025
A	Refreshed	RAC	AJ	15-01-2026

1.0 INTRODUCTION

- 1.01 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.
- 1.02 The scheme comprises the development of 126 Nr new dwellings on an undeveloped greenfield site off Keresforth Road, Dodworth, Barnsley.
- 1.03 This reviewed and refreshed Commentary, now Revision A, has been prepared subsequent to receipt of new and/or additional information submitted by the Applicant, and should be read in conjunction with the original Commentary.
- 1.04 The headings reflect the new Appraisal Summary.

2.0 BASIS OF INFORMATION

- 2.01 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.
- 2.02 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

- 3.01 The abnormal costs provided in the original Viability Assessment are generally lump sum items.
- 3.02 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
 - Spon's Price Books
 - BCIS cost databases

4.0 COMMENTARY ON ABNORMAL COSTS

- 4.01 Substructure – E/O Trench; £158,496
We have reviewed new information supporting the need for deeper foundations and note conflicting drawn information that we are unable to reconcile. We would require correct drawings from the Applicant for us to review this as an abnormal.

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- 4.02 Substructure – Driven Piles; £592,669
As per our comment for Item 4.1, we have reviewed new information supporting the need for deeper foundations and note conflicting site layout plans and we are unable to reconcile the full cost data. We would require correct drawings for us to review this as an additional cost.
- 4.03 Substructure – Reinforcement; £67,200
As per our comments for Items 4.1 & 4.2.
- 4.04 Superstructure – Future Homes Standard; £762,300
Compliance with the Future Homes Standard will be 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.
- 4.05 Superstructure – Car Chargers; £100,800
EV chargers are a Building Regulations requirement and would be considered a typical cost for new build developments, and is not therefore, an abnormal cost.
- 4.06 Superstructure – Bike Shed & Hoop; £78,400
We note from the FVA that these would apply to 112 Nr plots. Whilst not typically considered an abnormal, we assume that a bike shed & hoop would replace the more common garden shed and provide better security for bicycles. 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. Using this rate would yield a total of £56,000. With a concrete base we consider £700 per plot to be reasonable.
- 4.07 Externals – Retaining Walls; £886,059
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.
- 4.08 Externals – Screen Walls; £90,649
We note the inclusion of screen to gardens at £367 per m, however we would normally expect the rate to be £350 per m and calculate this to be £86,450.

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- 4.09 Externals – Acoustic Fence; £149,850
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; 107,059
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; £63,000
Whilst we have not received standard house type details, we would not typically expect GRP canopies and stone heads & cills to be an additional cost. However, we note the allowance of £500 per plot is not unreasonable to cover the cost of a canopy and extra over for stone cills. However, we would not consider these to be abnormal costs if so presented.
- 4.12 Externals – Works to Rights of Way; £40,000
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; £719,610
We have reviewed Keepmoat comments and are consider it appropriate to revise our original comment. We note that the topographical nature of the site, and the boundary constraints contribute to an abnormal situation. We assume the Carlow tank solution to be necessary requirement to overcome the site restrictions. We consider the composite construction cost of £498 per m³ to be reasonable for the combined 1,445 m³ of attenuation.
- 4.14 Drainage – Pumping Station; £178,024
Whilst we note that the site topography would necessitate a pumping station, we are missing the cost substantiation to fully assess. However, we would not consider the £178,024 cost as excessive, and as such we would accept this.
- 4.15 Drainage – Extra Over Depth/Diameter; £358,080
We have reviewed additional comments and accept that the site topography requires an abnormal drainage design. We note in the Keepmoat comments three items totalling £381,413, however we are unable to reconcile this with the £358,080 on the Viability Appraisal Summary. Nevertheless, in reviewing the quantities and the lumps sums

attributable to foul drainage, surface water drainage and additional backfill, we would be satisfied with an abnormal cost of £358,080.

- 4.16 Site Preparation – Cut & Fill; £529,485
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; £50,000
We consider site clearance of vegetation a typical cost on greenfield development sites, and therefore not an abnormal cost. Whilst not included in BCIS rates, this would form part of the normal construction costs.
- 4.18 Site Preparation – Removing Rock; £24,750
In reviewing the site topography, and taking into account Keepmoat comments, we are prepared to reconsider this as an abnormal cost. We consider the cost of £24,750 to be acceptable lump sum.
- 4.19 Site Preparation – Stat Diversions; £77,320
Whilst we note the site is a greenfield site without any known statutory services, we have been provided with evidence to show utility services across the proposed southern entrance. And which would need to be diverted to accommodate the construction of a new site entrance. The lump sum costs for Openreach, NPG, Gas and street lighting appear reasonable.
- 4.20 Site Preparation – Substation; £81,500
We note that new information confirms an electricity substation. Whilst we have already considered that the £81,500 is a reasonable allowance, in our experience however, 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. The cost should therefore be considered a normal construction cost.
- 4.21 Highways – Importing Stone for Extra Depth; £83,404
We have reviewed the drawings and topography in the light of new Keepmoat comments and are willing to consider these costs as abnormal costs. We are satisfied with the quantity stated and would be happy to accept the £83,404 as an abnormal cost.
- 4.22 Highways – Access Works; £1,201,821
We have reviewed new information outlining the extra requirements on this site over and above what would be considered typical. We note the composition of lump sums, and in our experience, these appear to be costed within reasonable limits. We are prepared to accept the £1,201,821 as a reasonable abnormal cost.

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- 4.23 Legal Issues – Mines & Minerals; £189,000
The Planning documentation provides insufficient information to determine or verify whether this is or should be an abnormal cost. Keepmoat have not provided any further justification, and our position remains as previously advised.
- 4.24 Garages; £224,000
These are a developer design choice, typical on new development sites, and therefore considered part of the normal construction and are not an abnormal cost.
- 4.25 Building Safety Levy; £70,206
We note the Building Safety Levy is to come into force on 1st October 2026 and is mandated by UK legislation. As this will be typical for all residential schemes, this would not be considered an abnormal cost.
- 4.26 Externals – private housing
External works are typical of all development schemes and would not be considered in whole as an abnormal cost. There is a lack of supporting information to verify specific items as abnormals, and we would require justification and associated cost calculations to assess further.
- 4.27 Externals – affordable housing
As for externals to private housing, external works to affordable homes are typical of all development schemes and would not be considered in whole as an abnormal cost. There is a lack of supporting information to verify specific items as abnormals, and we would require justification and associated cost calculations to assess further.
- 4.28 s.106; £1,398,866
Listed as an abnormal, there is a lack of information and cost substantiation for us to assess or verify this as an abnormal, in whole or in part.

5.0 SUMMARY

- 5.01 We note a revised schedule of abnormals in the two Viability Appraisal Summaries submitted.
- 5.021 In compiling our assessments and comments above we consider the total abnormal cost to be £4,815,664.90 against £10,579,645.90 included in the revised Financial Viability Assessment. A full split of our assumptions is set out in the following table.
- 5.02 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
<u>SUBSTRUCTURE</u>		
E/O trench	158,496.00	-
Driven piles	592,669.00	-
Reinforcement	67,200.00	-
<u>SUPERSTRUCTURE</u>		
Future Homes Standard	762,300.00	-
Car Chargers	100,800.00	-
Bike Shed & hoops	78,400.00	78,400.00
<u>EXTERNALS</u>		
Retaining wall	1,181,411.71	1,181,411.71
Screen walls	90,649.00	86,450.00
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
<u>DRAINAGE</u>		
Carlow tank [attenuation]	719,610.00	719,610.00
Pumping station	178,024.00	178,024.00
Extra over depth/diameter	358,080.00	358,080.00
<u>SITE PREPARATION</u>		
Cut & fill	529,485.09	529,485.09
Vegetation removal	50,000.00	-
Removing rock	24,750.00	24,750.00
Stat diversions	77,320.00	77,320.00
Substation	81,500.00	-
<u>HIGHWAYS</u>		
Importing stone for extra depth	83,404.00	83,404.00
Access works	1,201,821.10	1,201,821.10
<u>LEGAL ISSUES</u>		
Mines & minerals	189,000.00	-
SUB TOTALS	£ 6,884,828.90	£ 4,815,664.90
Garages	224,000.00	-
Building Safety Levy	70,206.00	-
Externals - private housing	1,490,878.00	-
Externals - affordable housing	510,867.00	-
s.106	1,398,866.00	-
TOTALS	£ 10,579,645.90	£ 4,815,664.90