

**Capital and Centric / Huntingdonshire District Council
Regeneration Partnership – overview of expenditure to date**

1. Overview

- 1.1 The expenditure incurred to date (August 2026) by the Council with Capital and Centric relates to **pre-development, feasibility, design, planning and due diligence work** associated with the regeneration partnership, as set out in the July 2025 report to Cabinet, between Huntingdonshire District Council and Capital & Centric for the development of regeneration proposals for sites in Huntingdon, St Neots and St Ives. No specific schemes or sites were approved for initial review or development. The initial instruction was expansive and included land not in the ownership of the Council.
- 1.2 The July 2025 Cabinet decision, authorised officers to work with Capital & Centric to identify, develop and evaluate regeneration opportunities before any final development decisions were taken. The Cabinet approved progressing business cases, stakeholder engagement, surveys, development work and partnership arrangements through the Bloom framework.

2. Expenditure summary

- 2.1 The total expenditure claimed across Drawdowns 1 to 6, incurred between January and July 2026, amounts to £1,058,720 and is split against the following categories of spend:

Service / cost description	Amount
Architectural Fees	£323,751.42
Development Management Fees	£206,700.50
Project Management	£106,254.62
Structural Engineering	£92,003.34
Survey Costs	£82,283.84
Cost Management / QS	£67,240.00
Planning Consultancy & Related	£56,304.81
M&E Consultancy	£49,926.40
Landscape Architecture	£40,470.15
Adjustments / Credits / Bloom	£21,479.59
Fire Consultancy	£4,902.00
Insurance	£4,589.64
Marketing / Venue Hire	£1,650.00
Legal Fees	£1,034.79
Accounting / Subscriptions	£128.91
Total	£1,058,720

3. Architectural fees and development management:

3.1 This is the largest area of expenditure and covers two closely related workstreams:

- **Architectural design:** RIBA Stage 1 Brief and Stage 2 Concept Design for the three sites in Huntingdon, St Neots and St Ives, including the preparation of regeneration proposals. For a description of RIBA stages see [here](#):
- **Development management:** Overall leadership, direction and coordination of the project, provided via Capital and Centric.

3.2 **Purpose of expenditure:** At this early stage the developer needed to:

- Establish development capacity and test housing numbers across the three towns
- Assess site constraints and opportunities
- Prepare concept layouts and designs suitable for public engagement and future planning applications if progression approved
- Provide clear project leadership and coordination of the wider consultant team

4. Project Management:

4.1 This covers external project management provide day to day coordination and control of the project across the three towns, overseen by external (to the developer) project management. **Purpose of expenditure:** At this stage the developer needed independent professional support to:

- Coordinate the multi-disciplinary consultant team
- Manage programme, information flow and decision-making
- Maintain oversight of cost, risk and progress
- Ensure consistent delivery across the three sites in Huntingdon, St Neots and St Ives
- Provide a clear point of contact and reporting structure as the project moved through the early design and survey stages

5. Structural engineering:

5.1 This covers the structural engineering input required to support the early design stages across the three sites. **Purpose of expenditure:** At this stage the developer needed professional structural advice to:

- Assess the structural feasibility of the emerging concept designs
- Identify key constraints and opportunities relating to existing structures, ground conditions and buildability

- Support the development of layouts that are realistic and deliverable
- Inform the design work and prepare the schemes for progression towards planning
- Coordinate with other technical disciplines (architecture, M&E and cost) to ensure an integrated design approach

6. Cost Management / QS

6.1 This covers quantity surveying and cost management services to support the early design stages across the three sites. **Purpose of expenditure:** At this stage the developer needed independent cost advice to:

- Establish realistic cost benchmarks for the emerging concept designs
- Test the financial viability of different layout and density options
- Provide early cost input to inform design decisions
- Support budget control and risk management as the schemes developed
- Ensure cost consistency across the three towns

7. Planning Consultancy

7.1 This covers planning, heritage, transport, ecology and related specialist advice required to prepare the schemes for public engagement. **Purpose of expenditure:** At this stage the developer needed specialist input to:

- Understand planning policy requirements and constraints across the three sites
- Assess heritage, townscape and design-related issues
- Undertake preliminary ecological appraisals and biodiversity net gain work
- Carry out transport and traffic assessments
- Prepare the technical evidence base needed to support future planning submissions

8. Mechanical & Electrical Consultancy

8.1 This covers mechanical and electrical engineering advice to support the early design stages. **Purpose of expenditure:** At this stage the developer needed M&E input to:

- Assess servicing strategies and infrastructure requirements for each site
- Identify constraints relating to utilities and building services
- Inform the emerging concept designs with practical engineering solutions
- Support coordination with structural, architectural and cost disciplines
- Reduce the risk of later redesign by addressing key servicing issues early

9. Landscape Architecture

9.1 This covers landscape design input to support the emerging regeneration proposals. **Purpose of expenditure:** At this stage the developer needed landscape expertise to:

- Develop a coherent landscape and public realm approach across the three towns
- Integrate outdoor space, greening and amenity into the concept designs
- Support placemaking and the quality of the proposed regeneration schemes
- Prepare landscape information suitable for public engagement
- Ensure the designs respond appropriately to the character of each site

10. Fire Consultancy

10.1 This covers fire engineering advice to support the concept designs. **Purpose of expenditure:** At this stage the developer needed early fire safety input to:

- Assess the fire strategy implications of the emerging layouts
- Identify key constraints and design requirements relating to fire safety
- Inform the concept designs so that they are capable of meeting regulatory requirements
- Reduce the risk of later redesign by addressing fire-related issues early in the process

11. Other Project Costs

11.1 This covers several smaller but necessary supporting costs:

- Bloom - contract management
- Insurance - renewal of project-related insurance cover
- Marketing / Venue Hire - costs associated with engagement events and related logistics
- Legal Fees - land registry and related legal documentation
- Accounting / Subscriptions - basic accounting software costs to support project financial administration

11.2 **Purpose of expenditure:** These costs were required to:

- Maintain appropriate insurance cover for the project
- Support public engagement activity
- Obtain necessary legal and title information
- Maintain basic financial administration systems for the project