

ABNORMAL COSTS						
1.1	Additional items to achieve new building regs, client specification	57.00	No	5,500.00	313,500.00	
1.2	Vehicle charging include stand if required	57.00	No	700.00	39,900.00	
1.3	Additional PV to meet EPC A	57.00	No	1,900.00	108,300.00	
1.4	De-watering for initial infrastructure	1.00	Item	40,000.00	40,000.00	
1.5	Surface water pump station including civils and concrete capping	1.00	Item	135,000.00	135,000.00	
1.6	Site clearance to remove farmers crop	3,295.84	m3	29.46	97,095.45	
1.7	Raising of dwellings	57.00	No	1,201.58	68,490.06	
1.8	Raising of shared external areas	4,371.34	m2	15.00	65,570.10	
1.9	Attenuation system to suit drainage strategy	1.00	Item	143,435.54	143,435.54	
2.0	BNG off-site credits	1.00	Item	42,000.00	42,000.00	
2.1	Enhanced landscaping for BNG - Mature trees	51.00	No	225.00	11,475.00	
	Enhanced landscaping for BNG - Seeding	4,371.00	m2	1.75	7,649.25	
	Enhanced Landscaping for BNG - Hedging	971.00	m2	7.99	7,758.29	
2.2	Enhanced Ecology - Hedgehog highways	57.00	m2	6.35	361.95	
	Enhanced ecology - Water Vole Surveys	1.00	Item	2,500.00	2,500.00	
	Enhanced Ecology - Bird and bat boxes	57.00	No	44.00	2,508.00	
	Enhanced Ecology - Soil remediation/removal of harmful vegetation species	1.00	No	24,900.00	24,900.00	
2.3	Sub-station & improvement works	1.00	No	97,074.00	97,074.00	
2.4	French drain to perimeter of existing dwellings	1.00	No	4,639.45	4,639.45	
2.5	Archaeology dig to site	1.00	No	16,750.00	16,750.00	
3.1	LAP/LEAP Area	1.00	No	33,000.00	33,000.00	
3.2	Multi Surface Adopted Road	763.00	m2	105.00	80,115.00	
3.3	Highway swales	75.00	m	120.00	9,000.00	
3.4	Highways upgrade, diversion of BT pole, Off Site Connections	1.00	No	55,771.03	55,771.03	
3.5	Piling	57	No	£ 1,933.95	110,235.15	
						1,517,028.27
	PRELIMINARIES	0%				0.00
	OVERHEADS & PROFIT	0%				0.00
	TOTAL COSTS OF ABNORMALS				£	1,517,028.27