

ABNORMAL COSTS						
1.1	Offsite highway works		1	No	30,946.34	30,946.34
1.2	Foul pump station		1	No	75,000.00	75,000.00
1.3	HV Cable Diversion - Western Power		1	No	32,634.52	32,634.52
1.4	HV Cable Diversion - Civils		1	No	39,600.00	39,600.00
1.5	ASHP		123	No	5,500.00	676,500.00
1.6	Vehicle Charging		123	No	689.75	84,839.25
1.7	Site Clearance, including intial demolition works		1	Item	87,005.00	87,005.00
1.8	Piling - due to soil heave - 27 affordable plots and 8 market plots		1	Item	565,000.00	565,000.00
1.9	Raising of dwellings - 500mm for houses		113	No	3,000.00	339,000.00
1.1	Raising of dwellings - 1m for bungalows		10	No	5,500.00	55,000.00
1.11	Raising of external areas 49,564m ² x 0.6 = 29,738.4m ³ (part use existing materials)	29,738	m ³		15.00	446,076.00
1.12	Bat boxes		1	Est	5,000.00	5,000.00
1.13	Infiltration drain for SuDS	882	m		80.00	70,560.00
1.14	Badgers plant exclusion zone, hand digging, protection		1	No	15,000.00	15,000.00
1.15	Orchard - works in accordance with tree schedule, plus trim trail works		1	No	20,000.00	20,000.00
1.16	Orchard - additional boundary fencing		41	m	120.00	4,920.00
1.17	Orchard - maintenance up to passing over to management company		4	years	2,500.00	10,000.00
1.18	Orchard - Tree protection works	235	m		45.00	10,575.00
1.19	IDB - Fencing to IDB access area (91m), gate and pedestrian pathway (156m ²)		1	No	29,800.00	29,800.00
1.20	2 Nr Attenuation basins		1	No	45,809.10	45,809.10
						2,643,265.21
	PRELIMINARIES			0%		0.00
	OVERHEADS & PROFIT			0%		0.00
	TOTAL COSTS OF ABNORMALS				£	2,643,265.21