

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 initial 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 <sup>2</sup> x 0.6 = 29,738.4m <sup>3</sup> (part use existing materials)	29,738	m <sup>3</sup>	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 <sup>2</sup> )	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
	<b>PRELIMINARIES</b>	<b>0%</b>				<b>0.00</b>
	<b>OVERHEADS &amp; PROFIT</b>	<b>0%</b>				<b>0.00</b>
	<b>TOTAL COSTS OF ABNORMALS</b>				<b>£</b>	<b>2,643,265.21</b>