

ABNORMAL COSTS						
1.1	Offsite highway works	1	No	53,630.12	53,630.12	
1.2	Foul pump station	1	No	129,271.16	129,271.16	
1.3	Electric substation	1	No	30,000.00	30,000.00	
1.4	Site clearance including removal of roadway	1	No	21,668.40	21,668.40	
1.5	ASHP	76	No	5,600.00	425,600.00	
1.6	Vehicle Charging	76	No	735.99	55,935.24	
1.7	S278 works	1	Item	50,799.63	50,799.63	
1.8	Piling - due to poor ground as stated in GI Report - 76 plots	76	Item	7,000.00	532,000.00	
1.9	Piling - due to poor ground as stated in GI Report - 21 garages	21	No	5,000.00	105,000.00	
1.10	Raising of dwellings due to flood zone 3 - 700mm for 32 No plots	32	No	2,850.00	91,200.00	
1.1	Raising of dwellings due to flood zone - 400mm average for 36 plots	36	No	1,800.00	64,800.00	
1.12	Raising of external areas 22840 x 0.3 = 6,852m3 (part use existing materials)	6,852	m3	15.00	102,780.00	
1.13	Bird and Bat boxes	1	item	2,000.00	2,000.00	
1.14	LAP	1	item	28,367.30	28,367.30	
1.15	Metal fence to LAP	1	item	9,495.00	9,495.00	
1.16	SUDS below ground tanks	1	item	66,474.48	66,474.48	
1.17	SUDS basin	1	item	9,521.25	9,521.25	
1.18	Filter strips	1	item	21,735.75	21,735.75	
1.19	Foul rising main off site	1	item	80,334.90	80,334.90	
1.20	Electric point of connection off site	1	No	20,000.00	20,000.00	
1.21	Culverting works at site entrance off Horseshoe Road (8 No)	1	item	55,775.70	55,775.70	
1.22	Foul treatment units to front plots	12	No	4,000.00	48,000.00	
1.23	Attenuation tanks to front units	12	No	2,000.00	24,000.00	
1.24	Cycle way to front of site - inc elsewhere	0	m	250.00	0.00	
1.25	Cycle way through the site (111m)	1	item	27,750.00	27,750.00	
1.26	Archaeological exploratory trenching (further works currently not accounted)	1	item	30,000.00	30,000.00	
1.27	Enhanced entrance road width to cater for future development	130	m	400.00	52,000.00	
1.28	Additional sewer lengths to site boundary for future phases	1	item	10,000.00	10,000.00	
1.29	BNG additional requirements to achieve 10%	1	item	25,000.00	25,000.00	
1.30	Clearing out watercourse	1	item	17,539.20	17,539.20	
						2,190,678.13
	PRELIMINARIES	0%				0.00
	OVERHEADS & PROFIT	0%				0.00
	TOTAL COSTS OF ABNORMALS				£	2,190,678.13