

Barugh Green Road, Barnsley
Summary Position Abnormal Costs

Heading	Applicant	RCS	Difference	RCS notes	Applicant Response	Revised figures	RCS May 2022
Site clearance (fly tipping / sundry items)	£ 7,000.00	£ 7,000.00	£ -		Agreed	£ 7,000.00	£ 7,000.00
Plot / Site retaining walls	£ 110,250.00	£ 30,000.00	£ 80,250.00	Nominal retaining walls, extensive cut and fill required	Please see attached final plan and take off	£ 142,000.00	£ 142,000.00
Site retaining walls	£ 30,156.00		£ 30,156.00	No detail of proposed retaining walls	Included in above	£ -	£ -
Sod strip to tip, 150mm	£ 97,378.00	£ 97,378.00	£ -	47712 sq x 0.15 7156mcu. 5512 mcu claimed, rate accepted	Agreed	£ 97,378.00	£ 97,378.00
Strip and stock topsoil for re-use	£ 26,012.00	£ 26,012.00	£ -	Same quantities, claim and rate acceptable	Agreed	£ 26,016.00	£ 26,016.00
Bulk excavation, cut and fill	£ 111,810.00	£ 111,810.00	£ -	No info provided, but, works will be required, rate acceptable	Quote now received from contractor. See attached	£ 720,000.00	£ 111,810.00
Haul road	£ 26,669.00	£ 11,002.00	£ 15,667.00	163m x 3m wide x 0.56 x £45 mcu = £11,002	Included in above	£ -	£ -
Piling matt	£ 70,985.00	£ 70,985.00	£ -	Piling required to 80 units, so, £887 per unit, rate ok	Agreed	£ 70,985.00	£ 70,985.00
SW attenuation tank	£ 720,000.00	£ 314,010.00	£ 405,990.00	No indication of 1800mcu required, rate excessive	See attached drainage drawings. Rate in line with recent quotes	£ 720,000.00	£ 314,010.00
300mm Capping layer	£ 60,868.00	£ 60,868.00	£ -	Unsure on quant, but, rate low. If imported cost in excessive	Agreed	£ 60,868.00	£ 60,868.00
Underbuild	£ 33,109.00		£ 33,109.00	Levels of site taken with cut and fill, plus piling allowance	Underbuild still required. See attached external drawing	£ 33,109.00	£ 33,109.00
Trench fill foundations	£ 106,609.00		£ 106,609.00	Indication that traditional foundations are acceptable	Trench fill required. See attached foundation zoning plan	£ 106,609.00	£ 106,609.00
Piled foundations	£ 300,466.00	£ 300,466.00	£ -	80 No units, £3755.83 per plot, acceptable rate	Agreed	£ 300,446.00	£ 300,446.00
Ring beams	£ 265,982.00	£ 145,982.00	£ 120,000.00	Cost acceptable, but not noted as extra over cost so traditional saving taken	Traditional saving already taken out of calcs at £56k	£ 265,982.00	£ 145,982.00
Heave protection	£ 15,638.00		£ 15,638.00	No indicated presence of trees and nothing noted	Required. See attached foundation zoning plan	£ 15,638.00	£ 15,638.00
Electric charge point	£ 98,000.00	£ 70,000.00	£ 28,000.00	140 No x £ 500.00 each	Agreed	£ 70,000.00	£ 70,000.00
Childrens play equipment	£ 40,000.00	£ 40,000.00	£ -		Agreed	£ 40,000.00	£ 40,000.00
POS landscaping	£ 80,000.00	£ 80,000.00	£ -	Quant check, 8433 42msq = £9.48/msq = ok	Agreed	£ 80,000.00	£ 80,000.00
Topsoil capping layer 150mm	£ 21,850.00		£ 21,850.00	No explanation to requirement, POS above, remainder is garden area	See attached Remediation Strategy	£ 21,850.00	£ 21,850.00
Subsoil capping layer 450mm	£ 60,088.00		£ 60,088.00	No explanation provided	See attached Remediation Strategy	£ 60,088.00	£ 60,088.00
Disposal of surplus topsoil	£ 176,244.00		£ 176,244.00	Why? no explanation as to where surplus has originated from	See attached Remediation Strategy	£ 176,244.00	£ 129,846.00
Electric substation	£ 90,000.00	£ 90,000.00	£ -	Not shown and noted, but, cost is reasonable for 140 no new props	Agreed	£ 90,000.00	£ 90,000.00
Flag on edge retaining wall	£ 13,800.00		£ 13,800.00	No indication of where required	Included above	£ -	£ -
Land drains	£ 12,858.00		£ 12,858.00	Element of land drains required as standard build, not abnormal	Only required on sloping sites so abnormal	£ 12,858.00	£ 12,858.00
Electric overhead diversion	£ 99,889.00	£ 99,889.00	£ -	No information provided, and no indication of diversion required	Agreed	£ 99,899.00	£ 99,899.00
Zeyo network diversions	£ 146,300.00	£ 124,175.39	£ 22,124.61	Fibre optic, quotation provided, amendment for VAT included.	Agreed	£ 124,175.39	£ 124,175.39
Openreach diversion	£ 180,400.00	£ 146,910.00	£ 33,490.00	Quote provided, amendment for VAT included	Agreed	£ 146,910.00	£ 146,910.00
Right hand turn on BG road	£ 80,000.00	£ 80,000.00	£ -	Drawing provided, cost reasonable	Agreed	£ 80,000.00	£ 80,000.00
Gas menbrane	£ 63,320.00	£ 63,320.00	£ -	80 No units, £791.50,reasonable	Agreed	£ 63,320.00	£ 63,320.00
Brick screen walls	£ 179,488.00	£ 126,096.00	£ 53,392.00	Difference in quantities to boundary drawing	Agreed	£ 126,096.00	£ 126,096.00
Indemnity insurance	£ 20,000.00	£ 20,000.00	£ -		Agreed	£ 20,000.00	£ 20,000.00
	£ 3,345,169.00	£ 2,115,903.39	£ 1,229,265.61			£ 3,770,471.39	£ 2,596,893.39