
Cost Plan
28-Jan-26

Horizon Construction : Leonora

Duncan Hay

Director

Cubix Construction Consultants

St Brandon's House
29 Great George Street
Bristol BS1 5QT

Telephone: 01179 200 0080

E-Mail: dhay@cubix-cc.com

Website: www.cubix-cc.com



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1 EXECUTIVE SUMMARY

Nr of Buildings / Blocks Nr of Units	Block					Woodlane			
	A	B	C	D	E	Nr 88	Nr 90/90A	Nr 92	Nr 94
	1 6	1 9	1 9	1 3	1 4	2 5	1 2	1 1	1 3
Strip out / Alterations	0	0	0	0	0	0	13,200	12,400	0
Substructure	53,300	72,800	72,800	32,000	47,000	94,000	24,800	0	47,900
Superstructure	303,400	379,700	368,400	167,100	176,300	495,500	116,600	38,400	250,400
Internal Finishes	70,600	106,400	106,400	41,100	44,400	85,000	34,400	17,000	59,900
Fixture and Furnishings	49,800	74,400	73,800	27,000	32,800	50,000	14,000	12,600	26,400
Services	153,465	232,216	232,216	83,842	102,718	168,543	64,779	33,402	93,737
	630,565	865,516	853,616	351,042	403,218	893,043	267,779	113,802	478,337
Preliminaries	100,890	138,482	136,578	56,167	64,515	142,887	42,845	18,208	76,534
	731,455	1,003,998	990,194	407,208	467,733	1,035,930	310,624	132,010	554,870
									5,634,022

External Works

Blocks A - D	536,308	
Block E	83,000	
Nr 88	52,500	
Nr 90/90A	40,960	
Nr 92	33,262	
Nr 94	55,780	
Site Wide Works	237,900	1,039,710
Sub-Total	6,673,732	
Risk & OH&P	753,221	
		7,426,953

Provisional Allowances

Statutory Authority Charges (Water, Power, Telecoms etc)	120,000
Renewables	91,200
Site Clearance / Demolition	150,000

Forecast Net Construction Cost / Unit **7,788,153**

Project Contingency @ 7.5%	584,111
Inflation	Excluded
Project Financing	Excluded

Forecast Net Construction Cost (Say) **8,372,264**

S106 Works / CIL contribution	Excluded
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Forecast Net Construction Cost (Say) **8,372,264**

Professional Fees / On costs @ 10%	Excluded
Zurich/NHBC Fee	Excluded
Surveys / Site Investigations	25,000

Total Net Project Cost excl VAT **8,397,264**

Important Note

This Executive Summary has been extracted from a larger, more detailed document and it is important that reference is made thereto so that a full understanding of the basis, content and limitation of the figures is achieved.



2.0 Schedule of Residential Accommodation

Property Types

	Block A Area		Block B Area		Block C Area		Block D Area		Block E Area		88 Woodland Area		90/90A Woodland		92 Woodland Area		94 Woodland Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground Floor	135	1,452	200	2,153	200	2,153	80	862	130	1,399	44	470	119	1,277	58	624	122	1,308
First Floor	135	1,452	200	2,153	200	2,153	80	862	130	1,399	44	470	120	1,287	58	624	122	1,308
Second Floor	118	1,272	200	2,153	200	2,153	59	639	-	-	39	419	16	170			122	1,308
Sub-Total	388	4,177	600	6,458	600	6,458	220	2,363	260	2,799	126	1,359	254	2,734	116	1,249	365	3,923
Nr of units	6	Nr	9	Nr	9	Nr	3	Nr	4	Nr	5	Nr	2	Nr	1	Nr	3	Nr



3.0 Basis

The purpose of this document is to provide an indication of cost for the residential project located at Woodwell Road, Chippenham on the former site of the Leonora Nursing Home. The works comprise of the construction of:

- four apartment buildings containing one and two units
- a stand alone apartment building containing 4 units
- a row of five, three storey terraced properties
- refurbishment of Nr 92 Wood Lane
- refurbishment and extension of Nr 90 Wood Lane to form two properties
- a terrace of three storey, three bed properties

This is subject to a number of exclusions and assumptions which are listed in Section 4.0.

The costs reflect a base date of 1Qtr26; no allowance for inflation has been included beyond this date.

The Cost Plan Also Includes:

Contingency - An allowance of 7.5% for contingency has been included to reflect the current position with regard to the design information.



4.0 Exclusions / Assumptions

The estimate does not currently allow for the following:

- Exclusions noted within the detailed cost plan.
- Fees:
 - Land Acquisition
 - Land remediation
 - Condition Reports
 - Archaeological Brief
 - Rights of Light Surveys
 - Party wall agreements
 - Section 106 conditions and CIL contributions
 - Fire insurance valuation
 - Legal Fees
 - Landlord approvals
- The upgrade of any Services Infrastructure including electrical, gas, drainage, water and communication installations, etc to the perimeter of the site.
- Methane / gas suppression measures
- Out of hours working / accelerated programmes

It should be noted that at the time that these costs were generated the design information was limited as such the following assumptions have been made:

- Assumptions noted within the detailed cost plan.
- No allowance has been included for piling or enhanced foundations rising from abnormal ground conditions
- That the Contractor will be appointed on a Design and Build basis



5.0 COST ESTIMATE BUILD-UP

Horizon Construction : Leonora																			PROJECT ANALYSIS	
Cost Plan		Block A		Block B		Block C		Block D		Block E		88 Woodlane		90 Woodlane		92 Woodlane		94 Woodlane		
Ref	Breakdown of Elemental Costs	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Notes
0	0 Demolition / Alterations													13,200	52	12,400	107			
1	1 Substructure	53,300	137	72,800	121	72,800	121	32,000	146	47,000	181	18,800	149	24,800	98			47,900	131	
2	2A Frame / Upper floors	37,000	95	58,400	97	58,400	97	20,400	93	19,000	73	7,100	56	5,800	23			20,900	57	
3	2C Roof	72,700	187	88,200	147	101,500	169	47,200	215	36,500	140	17,000	135	25,400	100			62,700	172	
4	2D Stairs	9,600	25	9,600	16	9,600	16	9,600	44	3,600	14	3,600	29	3,600	14			10,800	30	
5	2E External Walls	100,700	260	99,400	166	72,900	122	43,500	198	57,000	219	52,100	413	32,600	128	3,600	31	66,700	183	
6	2F Windows & External Door	20,700	53	24,100	40	25,900	43	12,500	57	20,900	80	8,200	65	21,500	85	22,600	195	32,800	90	
7	2G Internal Walls/Partitions	42,100	108	62,700	105	62,800	105	23,400	107	31,600	122	7,700	61	21,000	83	7,400	64	42,100	116	
8	2H Internal Doors	20,600	53	37,300	62	37,300	62	10,500	48	7,700	30	3,400	27	6,700	26	4,800	41	14,400	40	
9	3A Wall Finishes	30,200	78	44,000	73	44,000	73	18,000	82	21,700	83	5,900	47	13,700	54	6,700	58	28,900	79	
10	3B Floor Finishes	22,400	58	34,500	58	34,500	58	12,900	59	10,600	41	5,200	41	8,900	35	4,900	42	14,100	39	
11	3C Ceiling Finishes	18,000	46	27,900	47	27,900	47	10,200	46	12,100	47	5,900	47	11,800	46	5,400	47	16,900	46	
12	4 Fittings & Furnishings	49,800	128	74,400	124	73,800	123	27,000	123	32,800	126	10,000	79	14,000	55	12,600	109	26,400	72	
13	5 Services	153,465	395	232,216	387	232,216	387	83,842	382	102,718	395	33,709	267	64,779	255	33,402	288	93,737	257	
	Sub Total	630,565	1,625	865,516	1,443	853,616	1,423	351,042	1,599	403,218	1,551	178,609	1,415	267,779	1,054	113,802	981	478,337	1,312	
14	6 External works	Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		
	Sub Total	630,565	1,625	865,516	1,443	853,616	1,423	351,042	1,599	403,218	1,551	178,609	1,415	267,779	1,054	113,802	981	478,337	1,312	
15	7 Main Contractor Preliminaries	100,890	260	138,482	231	136,578	228	56,167	256	64,515	248	28,577	226	42,845	169	18,208	157	76,534	210	
16	8 Main Contractor Risk (2.5%)	18,286	47	25,100	42	24,755	41	10,180	46	11,693	45	5,180	41	7,766	31	3,300	28	13,872	38	
17	9 Main Contractors OH&P (7%)	52,482	135	72,037	120	71,046	118	29,217	133	33,560	129	14,866	118	22,287	88	9,472	82	39,812	109	
	Total	802,223	2,067	1,101,135	1,835	1,085,995	1,810	446,606	2,034	512,986	1,973	227,231	1,800	340,676	1,341	144,782	1,248	608,554	1,670	
29/01/2026																				

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Cost Plan**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 1	Site preparation / Sub-structure	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
	Strip out; remove from site and dispose of:																					
1	Floor finishes	m ²	5		N/A		N/A		N/A		N/A		N/A		N/A	127	635	116	580		N/A	
2	Ceiling finishes	m ²	6		N/A		N/A		N/A		N/A		N/A		N/A	127	762	116	696		N/A	
3	Existing M&E services	m ²	22		N/A		N/A		N/A		N/A		N/A		N/A	127	2,794	116	2,552		N/A	
4	Partitions	lm	48		N/A		N/A		N/A		N/A		N/A		N/A	127	6,096	116	5,568		N/A	
5	Doors/frames	Nr	40		N/A		N/A		N/A		N/A		N/A		N/A	7	280	8	320		N/A	
6	Strip out existing kitchen	lm	1,200		N/A		N/A		N/A		N/A		N/A		N/A	1	1,200	1	1,200		N/A	
7	Ditto to bathroom	Nr	800		N/A		N/A		N/A		N/A		N/A		N/A	1	800	1	800		N/A	
8	Remove existing windows / doors	Nr	40		N/A		N/A		N/A		N/A		N/A		N/A	17	680	16	640		N/A	
Package Total					0		0		0		0		0		0		13,247		12,356		0	
To Summary					0		0		0		0		0		0		13,200		12,400		0	

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Cost Plan**

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 1	Demolition / Alterations	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Excavation to reduce levels; disposal off site	m ²	20	135	2,699	200	4,000	200	4,000	80	1,602	130	2,600	44	874	59	1,187		N/A	122	2,430	
2	Piling	Nr	480		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
3	Pile caps	Nr	950		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
4	Trench footings	m	375	76	28,500	96	36,000	96	36,000	46	17,250	62	23,063	29	10,800	37	13,875		N/A	68	25,500	
5	Beam / block flooring	m ²	130	135	17,541	200	26,000	200	26,000	80	10,410	130	16,900	44	5,678	59	7,712		N/A	122	15,795	
6	Screed / topping	m ²	34	135	4,588	200	6,800	200	6,800	80	2,723	130	4,420	44	1,485	59	2,017		N/A	122	4,131	
Package Total					53,327		72,800		72,800		31,985		46,983		18,837		24,791		0		47,856	
To Summary					53,300		72,800		72,800		32,000		47,000		18,800		24,800		0		47,900	

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Cost Plan

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 2A	Super-structure	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Upper floors to apartment	m²	146	253	36,954	400	58,400	400	58,400	139	20,364	130	18,980									
2	Ditto to houses	m²	86											83	7,100	68	5,820		N/A	243	20,898	
Package Total					36,954		58,400		58,400		20,364		18,980		7,100		5,820		0		20,898	
Summary					37,000		58,400		58,400		20,400		19,000		7,100		5,800		0		20,900	

Horizon Construction : Leonora
Cost Plan

COST PLAN
Superstructure / Upper floors

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2C	Roof	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Pitched roof covering incl structure	m²	190	258	49,020	371	70,490	407	77,330	149	28,348	176	33,345	41	7,695	73	13,870		N/A	238	45,144		
2	Ditto flat roof	m²	200											20	4,050	21	4,200						
3	Rainwater downpipes, gutters and the like	m	42	76	3,192	74	3,108	74	3,108	67	2,814	76	3,192	21	882	36	1,512		N/A	55	2,318		
4	Velux roof lights	Nr	850	2	1,700		N/A	5	4,250		N/A		N/A										
5	Allowance to form dormer windows	Nr	2,200	4	8,800	5	11,000	6	13,200	4	8,800		N/A	2	4,400	1	2,200			2	4,400		
6	Porch roof	It	3,600	1	3,600	1	3,600	1	3,600	2	7,200					1	3,600		N/A	3	10,800		
7	Finish to bay window	It	2,600	1	2,600																		
8	Allowance for dummy chimney	It	3,800	1	3,800																		
		Package Total			72,712		88,198		101,488		47,162		36,537		17,027		25,382		0		62,662		
		To Summary			72,700		88,200		101,500		47,200		36,500		17,000		25,400		0		62,700		

Horizon Construction : Leonora
Cost Plan

COST PLAN
Stairs

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2D	Stairs	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Communal stairs incl balustrade	Flts	4800	2	9,600	2	9,600	2	9,600	2	9,600											Rate inclusive of balustrade/handrail ect	
2	Internal stairs	Flts	1800									2	3,600	2	3,600	2	3,600		N/A	6	10,800		
Package Total					9,600		9,600		9,600		9,600		3,600		3,600		3,600		0		10,800		
To Summary					9,600		9,600		9,600		9,600		3,600		3,600		3,600		0		10,800		

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Cost Plan**

**COST PLAN
External Walls**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2E	External Walls	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Block/feature stone cavity wall	m²	220	236	51,998							132	28,987	145	31,944								
	Party wall between units	m²	160											91	14,592								
2	Cavity block/render wall	m²	160	167	26,775	428	68,544	422	67,451			154	24,678			179	28,666			334	53,440		
3	EO feature bath stone banding	m	180	122	21,960	172	30,888	30	5,454	17	3,024	19	3,330	31	5,580	22	3,960			74	13,230		
4	Cavity brick/block wall	m²	160							253	40,464												
5	Make good external walls and apply masonry grade paint	m²	18													119		201	3,618				
				Package Total		100,733		99,432		72,905		43,488		56,996		52,116		32,626		3,618		66,670	
				To Summary		100,700		99,400		72,900		43,500		57,000		52,100		32,600		3,600		66,700	

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COST PLAN
Windows / External Doors

		Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane				
Ref 2F	Windows / External Doors	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments
1	Window units (slim profile uPVC)	Nr	276	4	1,104	3	828	3	828	4	1,104			1	276	3	828	8	2,208			
	600 x 1000	Nr	386	4	1,546											10	3,864					
	600 x 1400	Nr	442									2	883									
	600 x 1600	Nr	552											2	1,104							
	600 x 2000	Nr	368							7	2,576	1	368			3	2,070					
	1000 x 800	Nr	690																			
	1000 x 1500	Nr	552																			
	2000 x 600	Nr	552											2	1,104			6	3,312			
	1000 x 1200	Nr	662	17	11,261	18	11,923	18	11,923	13	8,611	10	5,520	2	1,104	6	3,312			10	5,520	
	1200 x 1200	Nr	690																			
	1000 x 1500	Nr	994																			
	1200 x 1800	Nr	994																			
	1400 x 1800	Nr	994	4	3,974	3	2,981	4	3,974			6	5,962							3	2,981	
	1000 x 2600	Nr	1,196																			
2	Patio / French doors (2 x 2.2)	No	1,800		N/A	1	1,800				N/A	1	N/A	1	1,800	2	3,600	1	1,800	3	5,400	
	Double	No	2,600		N/A	2	5,200	3	7,800		N/A	1	2,600	1	2,600	2	5,200	1	2,600	3	7,800	
3	Secure entrance door	No	1,400	2	2,800	1	1,400	1	1,400	2	2,800	3	4,200	1	1,400	2	2,800	1	1,400	3	4,200	
4	Railings / balustrade	m	425		N/A		N/A		N/A		N/A		N/A									
5	Ditto glass balustrade	No	550						N/A		N/A		N/A									
6	Allowance for lean-to conservatory	It																It	10,000			
	Package Total				20,685		24,132		25,926		12,515		20,858		8,155		21,536		22,562		32,801	
	To Summary				20,700		24,100		25,900		12,500		20,900		8,200		21,500		22,600		32,800	

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Cost Plan

COST PLAN
Internal Partitions

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2G	Internal Partitions	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Internal Party Walls	lm	230	42	9,660	84	19,320	84	19,320	17	3,910	26	5,980			24	5,520			54	12,420	Refer to Section 2E	
2	Internal plasterboard partitions; 2400 high	lm	190	120	22,705	174	33,060	176	33,345	71	13,395	99	18,715	29	5,510	59	11,210	39	7,410	114	21,660	Rate inclusive of plaster skim finish	
3	Dry lining to external walls	m ²	24	404	9,689	428	10,282	422	10,118	253	6,070	286	6,864	91	2,189	179	4,300			334	8,016		
Package Total				42,054		62,662		62,783		23,375		31,559		7,699		21,030		7,410		42,096			
To Summary				42,100		62,700		62,800		23,400		31,600		7,700		21,000		7,400		42,100			

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COST PLAN
Internal Doors

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		Comments
Ref 2H	Internal Doors	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Apartment entrance doors	Nr	950	6	5,700	9	8,550	9	8,550	2	1,900	2	1,900									Rate inclusive of labour, ironmongery, frame, architrave etc
2	Internal single doors Ditto double doors	Nr Nr	480 605	31	14,880	48	23,040	48	23,040	18	8,640	12 1	5,760	7	3,360	14	6,720	10	4,800	30	14,400	Rate inclusive of labour, ironmongery, frame, architrave etc
3	Communal Doors	Nr	950		N/A	6	5,700	6	5,700		N/A		N/A									Rate inclusive of labour, ironmongery, frame, architrave etc
Package Total					20,580		37,290		37,290		10,540		7,660		3,360		6,720		4,800		14,400	
To Summary					20,600		37,300		37,300		10,500		7,700		3,400		6,700		4,800		14,400	

**Horizon Construction : Leonora
Cost Plan**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 3A	Wall Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Emulsion paint finish to internal walls	m²	9.00	1,308	11,773	1,873	16,859	1,875	16,873	743	6,686	983	8,849	254	2,282	644	5,796	218	1,966	1,275	11,473	Res
2	Full height tiling to bathrooms/ensuites	m²	80.00	121	9,677	181	14,515	181	14,515	81	6,518	81	6,451	24	1,920	48	3,840	41	3,264	122	9,792	Res
3	Tiling to splashbacks	m²	75.00	29	2,160	43	3,240	43	3,240	14	1,080	19	1,440	5	405	11	810	5	405	16	1,215	Res
4	Gloss painted mdf skirtings	lm	12.00	545	6,541	781	9,366	781	9,374	310	3,715	410	4,916	106	1,268	268	3,220	91	1,092	531	6,374	Res
Package Total				30,150		43,980		44,002		17,999		21,656		5,875		13,665		6,727		28,854		
To Summary				30,200		44,000		44,000		18,000		21,700		5,900		13,700		6,700		28,900		

**Horizon Construction : Leonora
Cost Plan**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 3B	Floor Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Carpet flooring inc underlay	m²	30.00	249	7,483	404	12,132	404	12,132	134	4,007	198	5,952	101	3,034	230	6,912	91	2,727	300	9,012	
2	Non slip ceramic tile flooring	m²	80.00	26	2,112	40	3,168	40	3,168	23	1,824	18	1,408	7	568	6	448	7	568	10	808	
3	Entrance matting incl framing etc	nr	250.00	1	250	1	250	1	250	1	250		Excl	1	250	1	250	1	250	1	250	
4	Engineered timber flooring to kitchen/dining area	m²	74.00	66	4,884	99	7,326	99	7,326	33	2,442	44	3,256	18	1,332	18	1,332	18	1,332	54	3,996	
5	Provision of hard wearing finishes to communal areas	m²	35.00	46	1,617	57	1,995	57	1,995	30	1,057		N/A		N/A		N/A		N/A		N/A	
6	Acoustic protection to floors	m²	24.00	253	6,075	400	9,600	400	9,600	139	3,348		N/A		N/A		N/A		N/A		N/A	
		Package Total			22,421		34,471		34,471		12,927		10,616		5,184		8,942		4,877		14,066	
		To Summary			22,400		34,500		34,500		12,900		10,600		5,200		8,900		4,900		14,100	

**Horizon Construction : Leonora
Cost Plan**

Ref 3C	Ceiling Finishes	Unit	Rate	Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
				Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Plasterboard ceilings	m²	38.00	388	14,746	600	22,800	600	22,800	220	8,343	260	9,880	126	4,797	254	9,652	116	4,408	365	13,851	Res
2	Emulsion paint finish to ceilings	m²	8.50	388	3,298	600	5,100	600	5,100	220	1,866	260	2,210	126	1,073	254	2,159	116	986	365	3,098	Res
3	Covings to ceilings				Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded	
Package Total					18,044		27,900		27,900		10,210		12,090		5,870		11,811		5,394		16,949	
To Summary					18,000		27,900		27,900		10,200		12,100		5,900		11,800		5,400		16,900	

**Horizon Construction : Leonora
Cost Plan**

**COST PLAN
Fixtures and fittings**

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref #	Fixtures and Fittings	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Kitchen fit out excl. white goods etc Apartments	Nr	4,800	6	28,800	9	43,200	9	43,200	3	14,400	4	19,200	1	6,000	2	6,000	1	4,800	3	14,400	Bath, shower/screen, WC, vanity unit, taps etc WC, WHB, shower/screen, vanity unit, tap WC, WHB, vanity unit mirror etc Units / Sink etc	
2	Bathroom fit out (Sanitaryware ect)	Nr	1,900	6	11,400	9	17,100	9	17,100	3	5,700	4	7,600	1	1,900	2	3,800	1	1,900	3	5,700		
3	En-suite fit out	Nr	1,200		N/A		N/A		N/A	2	2,400		N/A		N/A		N/A	1	1,200		N/A		
4	WC fit out	Nr	600	1	600	1	600		N/A		N/A		N/A	1	600	2	1,200	1	600	3	1,800		
5	Utility room fit out	Nr	2,600		N/A		N/A		N/A		N/A		N/A		N/A		N/A	1	2,600		N/A		
6	Built in wardrobes	Nr	1,500		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		
7	Allowance for forming cupboards / stores etc	Nr	800	6	4,800	9	7,200	9	7,200	3	2,400	4	3,200	1	800	2	1,600	1	800	3	2,400		
8	Sundry timber (Window boards / pattresses / noggins etc)	Nr	700	6	4,200	9	6,300	9	6,300	3	2,100	4	2,800	1	700	2	1,400	1	700	3	2,100		
Package Total					49,800		74,400		73,800		27,000		32,800		10,000		14,000		12,600		26,400		
o Summary					49,800		74,400		73,800		27,000		32,800		10,000		14,000		12,600		26,400		

Horizon Construction : Leonora
Cost Plan

#REF!
Services Installation

		Block A				Block B				Block C				Block D				Block E				88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 5	Services Installation	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Sanitary fittings	m2																												Included elsewhere	
2	Soil waste stacks / Foul water disposal	Nr	620	12	7,440	18	11,160	18	11,160	9	5,580	8	4,960	3	1,860	6	3,720	3	1,860	9	5,580									Allowance for bathroom/kitchen/en-suite	
3	Hot/cold water installation excl heat source	Pts	3,240	6	19,440	9	29,160	9	29,160	3	9,720	4	12,960	1	3,240	2	7,560	1	3,780	3	11,340										
	Apartments	Pts	3,780																												
4	Toilet, Kitchen & Bathroom extract / MVHR	Nr	720	12	8,640	18	12,960	18	12,960	9	6,480	8	5,760	1	720	2	1,440	1	720	3	2,160									Kitchen, WC's and en-suites	
5	Heating / hot water system boiler	Nr	3,000	6	18,000	9	27,000	9	27,000	3	9,000	4	12,000																		
	Houses	Nr	3,600											1	3,600	2	3,600	1	3,600	3	3,600										
6	Radiators incl installation, valves and pipework	Nr	1,625	6	9,750	9	14,625	9	14,625	3	4,875	4	6,500																		
	Apartments	Nr	2,925											1	2,925	2	5,850	1	2,925	3	8,775										
7	Small Power / Lighting installation	m2	80	388	31,043	600	48,000	600	48,000	220	17,565	260	20,800	126	10,099	254	20,320	116	9,280	365	29,160										
8	Security / fire alarm / door entry / TV	Nr	2,600	6	15,600	9	23,400	9	23,400	3	7,800	4	10,400	1	2,600	2	5,200	1	2,600	3	7,800										
9	Incoming service supplies to each unit	Nr	2,400	6	14,400	9	21,600	9	21,600	3	7,200	4	9,600	1	2,400	2	4,800	1	2,400	3	7,200									BT, Gas, Electrics, Water etc	
10	Lightning protection	It			Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded										
11	Cold water booster set	It			Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded										
12	PV installation	Nr	2,400	6	14,400	9	21,600	9	21,600	3	7,200	4	9,600	1	2,400	2	4,800	1	2,400	3	7,200										
13	External lighting to entrances	It	400	2	800	4	1,600	4	1,600	2	800	2	800	2	800	4	1,600	2	800	6	2,400										
				Sub-Total		139,513		211,105		211,105		76,220		93,380		30,644		58,890		30,365		85,215									
				M&E BWIC @ 5%		6,976		10,555		10,555		3,811		4,669		1,532		2,945		1,518		4,261									
				Trade Contract Preliminaries @ 5%		6,976		10,555		10,555		3,811		4,669		1,532		2,945		1,518		4,261									
				Total to Summary		153,465		232,216		232,216		83,842		102,718		33,709		64,779		33,402		93,737									

**Horizon Construction : Leonora
Cost Plan**

		Blocks A - D				Blocks E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 3B	Floor Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Soft Landscaping/Planting	It			25,000		3,600		1,800		1,800		1,800		1,800	
2	Areas laid to grass incl imported top soil	m ²	18	973	17,514	90	1,620	165	2,970	210	3,780	84	1,512	240	4,320	
3	Permeable block paving to parking bays	m ²	120	385	46,200	50	6,000	63	7,500	50	6,000	38	4,500	75	9,000	
4	Formation of hammerheads	It			40,000		N/A		N/A		N/A		N/A		N/A	
5	Street furniture (signage, benches ect)	It			5,000		N/A		N/A		N/A		N/A		N/A	
6	Combined trench for service connections	m	160	82	13,120	18	2,880	35	5,600	25	4,000	28	4,480	26	4,160	
7	Storm / Foul water drainage															
	Site wide storm / foul drains	m	210	124	26,040	12	2,520	18	3,780	14	2,940	16	3,360	36	7,560	
	Manholes / inspection chambers	Nr	1400	16	22,400	4	5,600	4	5,600	4	5,600	4	5,600	4	5,600	
	Connection to main drainage system	Nr	3000	4	12,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	
8	Sud Drainage	m ²	170	105	17,850											
9	Communal footpaths	m ²	90	82	7,344											
10	1200mm high wall	m	600	16	9,600	21	12,600									
11	Boundary railings	m	360	22	7,920	10	3,600									
12	Fencing to rear of residential units	m	110	108	11,880	28	3,080	40	4,400	34	3,740	36	3,960	64	7,040	
13	EO gate	Nr	140			2	280	1	140	2	280	1	140	2	280	
14	Paving slabs	m ²	95			36	3,420	18	1,710	36	3,420	18	1,710	36	3,420	
15	Communal bin / Bike Store	It	9000	2	18,000											
16	Individual bike / bin stores	Nr	400			4	1,600	5	2,000	2	800	1	400	3	1,200	
17	EV charging points incl BWIC / electric cables etc	Nr	2800	27	75,600	4	11,200	5	14,000	2	5,600	1	2,800	3	8,400	
18	Formation of new road surface incl sub-base	m ²	140	506	70,840											
19	Bio revention pond	it	11000	10	110,000	2	22,000									
		Package Total			536,308		83,000		52,500		40,960		33,262		55,780	
		Preliminaries			75,083		11,620		7,350		5,734		4,657		7,809	
		OH&P			36,683		5,677		3,591		2,802		2,275		3,815	
		To Summary			648,100		100,300		63,400		49,500		40,200		67,400	

Horizon Construction : Leonora
Cost Plan

COST PLAN
Site Wide Works

Ref 6	Site Wide Works	Rate	Unit	Qty	TOTAL £		Comments
1	Divert existing drainage including reinstating carriageway		It		20,000		Provisional Allowance
	Traffic management						Provisional Allowance
	Storm	74	m	450	33,300		
	Foul	74	m	450	33,300		
2	New access road to rear of Block E	390	m ²	140	54,600		
3	Post and rail fence	80	m	68	5,440		Provisional allowance
4	1.8m high boundary wall	739	m	68	50,252		
		Package Total			196,892		
		Preliminaries			27,565		
		OH&P			13,467		
		To Summary			237,900		

6.0 APPENDICES

6.1 - Schedule of information

6.1 - DESIGN DRAWINGS & INFORMATION

Horizon Construction : Leonora Cost Plan

6.1 DESIGN DRAWINGS & INFORMATION

The following drawings & information were used as the basis for this cost plan.

Drwg Nr	Avec Design	
	Rev	Title
2316 - 010	A	Block A Floor Plans
2316 - 011	A	Block A Elevations
2316 - 012	A	Block B Floor Plans
2316 - 013	A	Block B Floor Plans
2316 - 014	A	Block B Elevations
2316 - 015	B	Block C Ground Floor Plans
2316 - 016	B	Block C First and Second Floor Plans
2316 - 017	A	Block C Elevations
2316 - 018	B	Block D Floor Plans
2316 - 019	B	Block D Elevations
2316 - 020	B	Block D Elevations
2316 - 21	B	Block E Floor Plans
2316 - 23	A	Block E Elevations