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**Cost Plan**  
**11-Mar-26**

**Horizon Construction : Leonora (Blocks A - E)**

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## Horizon Construction : Leonora (Blocks A - E) Cost Plan



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## Horizon Construction : Leonora (Blocks A - E) Cost Plan



### 1 EXECUTIVE SUMMARY

|                                                          | Block           |                  |                |                |                  |                  |
|----------------------------------------------------------|-----------------|------------------|----------------|----------------|------------------|------------------|
|                                                          | A               | B                | C              | D              | E                |                  |
| Nr of Units                                              | 6               | 9                | 9              | 3              | 4                |                  |
| Substructure                                             | 53,300          | 72,800           | 72,800         | 32,000         | 47,000           |                  |
| Superstructure                                           | 297,000         | 379,700          | 368,400        | 167,100        | 176,900          |                  |
| Internal Finishes                                        | 70,600          | 106,400          | 106,400        | 41,100         | 44,400           |                  |
| Fixture and Furnishings                                  | 49,800          | 74,400           | 73,800         | 27,000         | 32,800           |                  |
| Services                                                 | 153,465         | 232,216          | 232,216        | 83,842         | 102,718          |                  |
|                                                          | <b>624,165</b>  | <b>865,516</b>   | <b>853,616</b> | <b>351,042</b> | <b>403,818</b>   |                  |
| Preliminaries                                            | 99,866          | 138,482          | 136,578        | 56,167         | 64,611           |                  |
|                                                          | <b>724,031</b>  | <b>1,003,998</b> | <b>990,194</b> | <b>407,208</b> | <b>468,429</b>   | <b>3,593,860</b> |
| External Works                                           |                 |                  |                |                |                  |                  |
|                                                          | Blocks A - E    |                  |                |                | 619,308          |                  |
|                                                          | Site Wide Works |                  |                |                | 237,900          | <b>857,208</b>   |
|                                                          |                 |                  |                |                | <b>Sub-Total</b> | <b>4,451,068</b> |
|                                                          |                 |                  |                |                | Risk & OH&P      | 517,802          |
|                                                          |                 |                  |                |                |                  | <b>4,968,870</b> |
| Provisional Allowances                                   |                 |                  |                |                |                  |                  |
| Statutory Authority Charges (Water, Power, Telecoms etc) |                 |                  |                |                |                  | 100,000          |
| Renewables                                               |                 |                  |                |                |                  | 64,800           |
| Site Clearance / Demolition                              |                 |                  |                |                |                  | 125,000          |
| Forecast Net Construction Cost / Unit                    |                 |                  |                |                |                  | <b>5,258,670</b> |
| Project Contingency @ 7.5%                               |                 |                  |                |                |                  | 394,400          |
| Inflation                                                |                 |                  |                |                |                  | Excluded         |
| Project Financing                                        |                 |                  |                |                |                  | Excluded         |
| Forecast Net Construction Cost (Say)                     |                 |                  |                |                |                  | <b>5,653,070</b> |
| S106 Works / CIL contribution                            |                 |                  |                |                |                  | Excluded         |
| Forecast Net Construction Cost (Say)                     |                 |                  |                |                |                  | <b>5,653,070</b> |
| Professional Fees / On costs @ 10%                       |                 |                  |                |                |                  | Excluded         |
| Zurich/NHBC Fee                                          |                 |                  |                |                |                  | Excluded         |
| Surveys / Site Investigations                            |                 |                  |                |                |                  | 25,000           |
| Total Net Project Cost excl VAT                          |                 |                  |                |                |                  | <b>5,678,070</b> |

#### 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.

## Horizon Construction : Leonora (Blocks A - E) Cost Plan



### 2.0 Schedule of Residential Accommodation

#### Property Types

|                     | Block A<br>Area |                 | Block B<br>Area |                 | Block C<br>Area |                 | Block D<br>Area |                 | Block E<br>Area |                 |
|---------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                     | m <sup>2</sup>  | ft <sup>2</sup> | m <sup>2</sup>  | ft <sup>2</sup> | m <sup>2</sup>  | ft <sup>2</sup> | m <sup>2</sup>  | ft <sup>2</sup> | m <sup>2</sup>  | ft <sup>2</sup> |
| <b>Ground Floor</b> | 135             | 1,452           | 200             | 2,153           | 200             | 2,153           | 80              | 862             | 130             | 1,399           |
| <b>First Floor</b>  | 135             | 1,452           | 200             | 2,153           | 200             | 2,153           | 80              | 862             | 130             | 1,399           |
| <b>Second Floor</b> | 118             | 1,272           | 200             | 2,153           | 200             | 2,153           | 59              | 639             | -               | -               |
| <b>Sub-Total</b>    | <b>388</b>      | <b>4,177</b>    | <b>600</b>      | <b>6,458</b>    | <b>600</b>      | <b>6,458</b>    | <b>220</b>      | <b>2,363</b>    | <b>260</b>      | <b>2,799</b>    |
| <b>Nr of units</b>  | <b>6</b>        | <b>Nr</b>       | <b>9</b>        | <b>Nr</b>       | <b>9</b>        | <b>Nr</b>       | <b>3</b>        | <b>Nr</b>       | <b>4</b>        | <b>Nr</b>       |

## Horizon Construction : Leonora (Blocks A - E) Cost Plan



### 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:

- five apartment buildings containing one and two units
- external works including hard/soft landscaping, bin/bike stores and new access provision

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 (Blocks A - E) |                                 |                   |       |                   |       |                   |       |                   |       |                   | PROJECT ANALYSIS |       |
|-----------------------------------------------|---------------------------------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|-------|-------------------|------------------|-------|
| Cost Plan                                     |                                 | Block A           |       | Block B           |       | Block C           |       | Block D           |       | Block E           |                  |       |
| Ref                                           | Breakdown of Elemental Costs    | Cost (£)          | £/m²  | Cost (£)          | £/m²  | Cost (£)          | £/m²  | Cost (£)          | £/m²  | Cost (£)          | £/m²             | Notes |
| 1                                             | 1 Substructure                  | 53,300            | 137   | 72,800            | 121   | 72,800            | 121   | 32,000            | 146   | 47,000            | 181              |       |
| 2                                             | 2A Frame / Upper floors         | 37,000            | 95    | 58,400            | 97    | 58,400            | 97    | 20,400            | 93    | 19,000            | 73               |       |
| 3                                             | 2C Roof                         | 66,300            | 171   | 88,200            | 147   | 101,500           | 169   | 47,200            | 215   | 36,500            | 140              |       |
| 4                                             | 2D Stairs                       | 9,600             | 25    | 9,600             | 16    | 9,600             | 16    | 9,600             | 44    | 3,600             | 14               |       |
| 5                                             | 2E External Walls               | 100,700           | 260   | 99,400            | 166   | 72,900            | 122   | 43,500            | 198   | 57,000            | 219              |       |
| 6                                             | 2F Windows & External Door      | 20,700            | 53    | 24,100            | 40    | 25,900            | 43    | 12,500            | 57    | 20,900            | 80               |       |
| 7                                             | 2G Internal Walls/Partitions    | 42,100            | 108   | 62,700            | 105   | 62,800            | 105   | 23,400            | 107   | 31,600            | 122              |       |
| 8                                             | 2H Internal Doors               | 20,600            | 53    | 37,300            | 62    | 37,300            | 62    | 10,500            | 48    | 8,300             | 32               |       |
| 9                                             | 3A Wall Finishes                | 30,200            | 78    | 44,000            | 73    | 44,000            | 73    | 18,000            | 82    | 21,700            | 83               |       |
| 10                                            | 3B Floor Finishes               | 22,400            | 58    | 34,500            | 58    | 34,500            | 58    | 12,900            | 59    | 10,600            | 41               |       |
| 11                                            | 3C Ceiling Finishes             | 18,000            | 46    | 27,900            | 47    | 27,900            | 47    | 10,200            | 46    | 12,100            | 47               |       |
| 12                                            | 4 Fittings & Furnishings        | 49,800            | 128   | 74,400            | 124   | 73,800            | 123   | 27,000            | 123   | 32,800            | 126              |       |
| 13                                            | 5 Services                      | 153,465           | 395   | 232,216           | 387   | 232,216           | 387   | 83,842            | 382   | 102,718           | 395              |       |
| 14                                            | Sub Total                       | 624,165           | 1,609 | 865,516           | 1,443 | 853,616           | 1,423 | 351,042           | 1,599 | 403,818           | 1,553            |       |
|                                               | 6 External works                | Refer to Exec Sum |       | Refer to Exec Sum |       | Refer to Exec Sum |       | Refer to Exec Sum |       | Refer to Exec Sum |                  |       |
|                                               | Sub Total                       | 624,165           | 1,609 | 865,516           | 1,443 | 853,616           | 1,423 | 351,042           | 1,599 | 403,818           | 1,553            |       |
| 15                                            | 7 Main Contractor Preliminaries | 99,866            | 257   | 138,482           | 231   | 136,578           | 228   | 56,167            | 256   | 64,611            | 249              |       |
| 16                                            | 8 Main Contractor Risk (2.5%)   | 18,101            | 47    | 25,100            | 42    | 24,755            | 41    | 10,180            | 46    | 11,711            | 45               |       |
| 17                                            | 9 Main Contractors OH&P (7%)    | 51,949            | 134   | 72,037            | 120   | 71,046            | 118   | 29,217            | 133   | 33,610            | 129              |       |
|                                               | Total                           | 794,081           | 2,046 | 1,101,135         | 1,835 | 1,085,995         | 1,810 | 446,606           | 2,034 | 513,749           | 1,976            |       |
| 11/03/2026                                    |                                 |                   |       |                   |       |                   |       |                   |       |                   |                  |       |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

|                      |                                                | Block A        |      |     |            | Block B |            | Block C |            | Block D |            | Block E |            |  |
|----------------------|------------------------------------------------|----------------|------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|--|
| Ref<br>1             | Demolition / Alterations                       | Unit           | Rate | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |  |
| 1                    | Excavation to reduce levels; disposal off site | m <sup>2</sup> | 20   | 135 | 2,699      | 200     | 4,000      | 200     | 4,000      | 80      | 1,602      | 130     | 2,600      |  |
| 2                    | Piling                                         | Nr             | 480  |     | 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        |  |
| 4                    | Trench footings                                | m              | 375  | 76  | 28,500     | 96      | 36,000     | 96      | 36,000     | 46      | 17,250     | 62      | 23,063     |  |
| 5                    | Beam / block flooring                          | m <sup>2</sup> | 130  | 135 | 17,541     | 200     | 26,000     | 200     | 26,000     | 80      | 10,410     | 130     | 16,900     |  |
| 6                    | Screed / topping                               | m <sup>2</sup> | 34   | 135 | 4,588      | 200     | 6,800      | 200     | 6,800      | 80      | 2,723      | 130     | 4,420      |  |
| <b>Package Total</b> |                                                |                |      |     | 53,327     |         | 72,800     |         | 72,800     |         | 31,985     |         | 46,983     |  |
| <b>To Summary</b>    |                                                |                |      |     | 53,300     |         | 72,800     |         | 72,800     |         | 32,000     |         | 47,000     |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

|                      |                           | Block A        |      |     |            | Block B |            | Block C |            | Block D |            | Block E |            |  |
|----------------------|---------------------------|----------------|------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|--|
| Ref<br>2A            | Super-structure           | Unit           | Rate | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |  |
| 1                    | Upper floors to apartment | m <sup>2</sup> | 146  | 253 | 36,954     | 400     | 58,400     | 400     | 58,400     | 139     | 20,364     | 130     | 18,980     |  |
| 2                    | Ditto to houses           | m <sup>2</sup> | 86   |     |            |         |            |         |            |         |            |         |            |  |
| <b>Package Total</b> |                           |                |      |     | 36,954     |         | 58,400     |         | 58,400     |         | 20,364     |         | 18,980     |  |
| <b>Summary</b>       |                           |                |      |     | 37,000     |         | 58,400     |         | 58,400     |         | 20,400     |         | 19,000     |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Superstructure / Upper floors**

|                      |                                           | Block A        |       |     |            | Block B |            | Block C |            | Block D |            | Block E |            | Comments |
|----------------------|-------------------------------------------|----------------|-------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|----------|
| Ref<br>2C            | Roof                                      | Unit           | Rate  | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |          |
| 1                    | Pitched roof covering incl structure      | m <sup>2</sup> | 190   | 258 | 49,020     | 371     | 70,490     | 407     | 77,330     | 149     | 28,348     | 176     | 33,345     |          |
| 2                    | Rainwater downpipes, gutters and the like | m              | 42    | 76  | 3,192      | 74      | 3,108      | 74      | 3,108      | 67      | 2,814      | 76      | 3,192      |          |
| 3                    | Velux roof lights                         | Nr             | 850   | 2   | 1,700      |         | N/A        | 5       | 4,250      |         | N/A        |         | N/A        |          |
| 4                    | Allowance to form dormer windows          | Nr             | 2,200 | 4   | 8,800      | 5       | 11,000     | 6       | 13,200     | 4       | 8,800      |         | N/A        |          |
| 5                    | Porch roof                                | It             | 3,600 | 1   | 3,600      | 1       | 3,600      | 1       | 3,600      | 2       | 7,200      |         |            |          |
| <b>Package Total</b> |                                           |                |       |     | 66,312     |         | 88,198     |         | 101,488    |         | 47,162     |         | 36,537     |          |
| <b>To Summary</b>    |                                           |                |       |     | 66,300     |         | 88,200     |         | 101,500    |         | 47,200     |         | 36,500     |          |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Stairs**

|                      |                                 | Block A |      |     |            | Block B |            | Block C |            | Block D |            | Block E |            | Comments                                  |
|----------------------|---------------------------------|---------|------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|-------------------------------------------|
| Ref<br>2D            | Stairs                          | Unit    | Rate | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |                                           |
| 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      |                                           |
| <b>Package Total</b> |                                 |         |      |     | 9,600      |         | 9,600      |         | 9,600      |         | 9,600      |         | 3,600      |                                           |
| <b>To Summary</b>    |                                 |         |      |     | 9,600      |         | 9,600      |         | 9,600      |         | 9,600      |         | 3,600      |                                           |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**External Walls**

|                      |                                 | Block A |      |     |            | Block B |            | Block C |            | Block D |            | Block E |            | Comments |
|----------------------|---------------------------------|---------|------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|----------|
| Ref<br>2E            | External Walls                  | Unit    | Rate | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |          |
| 1                    | Block/feature stone cavity wall | m²      | 220  | 236 | 51,998     |         |            |         |            |         |            | 132     | 28,987     |          |
| 2                    | Cavity block/render wall        | m²      | 160  | 167 | 26,775     | 428     | 68,544     | 422     | 67,451     |         |            | 154     | 24,678     |          |
| 3                    | EO feature bath stone banding   | m       | 180  | 122 | 21,960     | 172     | 30,888     | 30      | 5,454      | 17      | 3,024      | 19      | 3,330      |          |
| 4                    | Cavity brick/block wall         | m²      | 160  |     |            |         |            |         |            | 253     | 40,464     |         |            |          |
| <b>Package Total</b> |                                 |         |      |     | 100,733    |         | 99,432     |         | 72,905     |         | 43,488     |         | 56,996     |          |
| <b>To Summary</b>    |                                 |         |      |     | 100,700    |         | 99,400     |         | 72,900     |         | 43,500     |         | 57,000     |          |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Windows / External Doors**

|                      |                                  | Block A |       | Block B |            | Block C |            | Block D |            | Block E |            |     |            | Comments |
|----------------------|----------------------------------|---------|-------|---------|------------|---------|------------|---------|------------|---------|------------|-----|------------|----------|
| Ref<br>2F            | Windows / External Doors         | Unit    | Rate  | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty | TOTAL<br>£ |          |
| 1                    | Window units (slim profile uPVC) |         |       |         |            |         |            |         |            |         |            |     |            |          |
|                      | 600 x 1000                       | Nr      | 276   | 4       | 1,104      | 3       | 828        | 3       | 828        | 4       | 1,104      |     |            |          |
|                      | 600 x 1400                       | Nr      | 386   | 4       | 1,546      |         |            |         |            |         |            |     |            |          |
|                      | 1000 x 800                       | Nr      | 368   |         |            |         |            |         |            |         |            | 7   | 2,576      |          |
|                      | 1000 x 1200                      | Nr      | 552   |         |            |         |            |         |            |         |            | 10  | 5,520      |          |
|                      | 1200 x 1200                      | Nr      | 662   | 17      | 11,261     | 18      | 11,923     | 18      | 11,923     | 13      | 8,611      |     |            |          |
|                      | 1000 x 1500                      | Nr      | 690   |         |            |         |            |         |            |         |            |     |            |          |
|                      | 1200 x 1800                      | Nr      | 994   |         |            |         |            |         |            |         |            | 6   | 5,962      |          |
|                      | 1400 x 1800                      | Nr      | 994   | 4       | 3,974      | 3       | 2,981      | 4       | 3,974      |         |            |     |            |          |
| 2                    | Patio / French doors (2 x 2.2)   |         |       |         |            |         |            |         |            |         |            |     |            |          |
|                      | Single                           | No      | 1,800 |         | N/A        | 1       | 1,800      |         |            |         | N/A        |     | N/A        |          |
|                      | Double                           | No      | 2,600 |         | N/A        | 2       | 5,200      | 3       | 7,800      |         | N/A        | 1   | 2,600      |          |
| 3                    | Secure entrance door             | No      | 1,400 | 2       | 2,800      | 1       | 1,400      | 1       | 1,400      | 2       | 2,800      | 3   | 4,200      |          |
| <b>Package Total</b> |                                  |         |       |         | 20,685     |         | 24,132     |         | 25,926     |         | 12,515     |     | 20,858     |          |
| <b>To Summary</b>    |                                  |         |       |         | 20,700     |         | 24,100     |         | 25,900     |         | 12,500     |     | 20,900     |          |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Internal Partitions**

|                      |                                                | Block A        |      |        |            | Block B |            | Block C |            | Block D |            | Block E |            | Comments                              |
|----------------------|------------------------------------------------|----------------|------|--------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------------------------------------|
| Ref<br>2G            | Internal Partitions                            | Unit           | Rate | Qty    | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |                                       |
| 1                    | Internal Party Walls                           | lm             | 230  | 42     | 9,660      | 84      | 19,320     | 84      | 19,320     | 17      | 3,910      | 26      | 5,980      | Refer to Section 2E                   |
| 2                    | Internal plasterboard partitions;<br>2400 high | lm             | 190  | 120    | 22,705     | 174     | 33,060     | 176     | 33,345     | 71      | 13,395     | 99      | 18,715     | Rate inclusive of plaster skim finish |
| 3                    | Dry lining to external walls                   | m <sup>2</sup> | 24   | 404    | 9,689      | 428     | 10,282     | 422     | 10,118     | 253     | 6,070      | 286     | 6,864      |                                       |
| <b>Package Total</b> |                                                |                |      | 42,054 |            | 62,662  |            | 62,783  |            | 23,375  |            | 31,559  |            |                                       |
| <b>To Summary</b>    |                                                |                |      | 42,100 |            | 62,700  |            | 62,800  |            | 23,400  |            | 31,600  |            |                                       |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Internal Doors**

|                      |                          | Block A |      |     |            | Block B |            | Block C |            | Block D |            | Block E |            | Comments                                                     |
|----------------------|--------------------------|---------|------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|--------------------------------------------------------------|
| Ref<br>2H            | Internal Doors           | Unit    | Rate | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |                                                              |
| 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    | Nr      | 480  | 31  | 14,880     | 48      | 23,040     | 48      | 23,040     | 18      | 8,640      | 12      | 5,760      | Rate inclusive of labour, ironmongery, frame, architrave etc |
|                      | Ditto double doors       | Nr      | 605  |     |            |         |            |         |            |         |            | 1       | 605        |                                                              |
| 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 |
| <b>Package Total</b> |                          |         |      |     | 20,580     |         | 37,290     |         | 37,290     |         | 10,540     |         | 8,265      |                                                              |
| <b>To Summary</b>    |                          |         |      |     | 20,600     |         | 37,300     |         | 37,300     |         | 10,500     |         | 8,300      |                                                              |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

|           |                                          | Block A |       |                      |            | Block B |            | Block C |            | Block D |            | Block E |            |        |  |
|-----------|------------------------------------------|---------|-------|----------------------|------------|---------|------------|---------|------------|---------|------------|---------|------------|--------|--|
| Ref<br>3A | Wall Finishes                            | Unit    | Rate  | Qty                  | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |        |  |
| 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      | 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      | Res    |  |
| 3         | Tiling to splashbacks                    | m²      | 75.00 | 29                   | 2,160      | 43      | 3,240      | 43      | 3,240      | 14      | 1,080      | 19      | 1,440      | Res    |  |
| 4         | Gloss painted mdf skirtings              | lm      | 12.00 | 545                  | 6,541      | 781     | 9,366      | 781     | 9,374      | 310     | 3,715      | 410     | 4,916      | Res    |  |
|           |                                          |         |       | <b>Package Total</b> |            | 30,150  |            | 43,980  |            | 44,002  |            | 17,999  |            | 21,656 |  |
|           |                                          |         |       | <b>To Summary</b>    |            | 30,200  |            | 44,000  |            | 44,000  |            | 18,000  |            | 21,700 |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

|                      |                                                      | Block A |        |     |            | Block B |            | Block C |            | Block D |            | Block E |            |  |
|----------------------|------------------------------------------------------|---------|--------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|--|
| Ref<br>3B            | Floor Finishes                                       | Unit    | Rate   | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |  |
| 1                    | Carpet flooring inc underlay                         | m²      | 30.00  | 249 | 7,483      | 404     | 12,132     | 404     | 12,132     | 134     | 4,007      | 198     | 5,952      |  |
| 2                    | Non slip ceramic tile flooring                       | m²      | 80.00  | 26  | 2,112      | 40      | 3,168      | 40      | 3,168      | 23      | 1,824      | 18      | 1,408      |  |
| 3                    | Entrance matting incl framing etc                    | nr      | 250.00 | 1   | 250        | 1       | 250        | 1       | 250        | 1       | 250        |         | Excl       |  |
| 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      |  |
| 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        |  |
| 6                    | Acoustic protection to floors                        | m²      | 24.00  | 253 | 6,075      | 400     | 9,600      | 400     | 9,600      | 139     | 3,348      |         | N/A        |  |
| <b>Package Total</b> |                                                      |         |        |     | 22,421     |         | 34,471     |         | 34,471     |         | 12,927     |         | 10,616     |  |
| <b>To Summary</b>    |                                                      |         |        |     | 22,400     |         | 34,500     |         | 34,500     |         | 12,900     |         | 10,600     |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

|                      |                                   | Block A |       |     |            | Block B |            | Block C |            | Block D |            | Block E |            |     |
|----------------------|-----------------------------------|---------|-------|-----|------------|---------|------------|---------|------------|---------|------------|---------|------------|-----|
| Ref<br>3C            | Ceiling Finishes                  | Unit    | Rate  | Qty | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ | Qty     | TOTAL<br>£ |     |
| 1                    | Plasterboard ceilings             | m²      | 38.00 | 388 | 14,746     | 600     | 22,800     | 600     | 22,800     | 220     | 8,343      | 260     | 9,880      | 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      | Res |
| 3                    | Covings to ceilings               |         |       |     | Excluded   |         | Excluded   |         | Excluded   |         | Excluded   |         | Excluded   |     |
| <b>Package Total</b> |                                   |         |       |     | 18,044     |         | 27,900     |         | 27,900     |         | 10,210     |         | 12,090     |     |
| <b>To Summary</b>    |                                   |         |       |     | 18,000     |         | 27,900     |         | 27,900     |         | 10,200     |         | 12,100     |     |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Fixtures and fittings**

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

### Horizon Construction : Leonora (Blocks A - E) Cost Plan

## Services Installation

|       |                                                  | Block A |       |                                   |            | Block B        |            | Block C        |            | Block D        |            | Block E       |            |                                         |  |
|-------|--------------------------------------------------|---------|-------|-----------------------------------|------------|----------------|------------|----------------|------------|----------------|------------|---------------|------------|-----------------------------------------|--|
| Ref 5 | Services Installation                            | Unit    | Rate  | Qty                               | TOTAL<br>£ | Qty            | TOTAL<br>£ | Qty            | TOTAL<br>£ | Qty            | TOTAL<br>£ | Qty           | TOTAL<br>£ | 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      | Allowance for bathroom/kitchen/en-suite |  |
| 3     | Hot/cold water installation excl heat source     |         |       |                                   |            |                |            |                |            |                |            |               |            |                                         |  |
|       | Apartments                                       | Pts     | 3,240 | 6                                 | 19,440     | 9              | 29,160     | 9              | 29,160     | 3              | 9,720      | 4             | 12,960     |                                         |  |
|       | Houses                                           | 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      | Kitchen, WC's and en-suites             |  |
| 5     | Heating / hot water system boiler                |         |       |                                   |            |                |            |                |            |                |            |               |            |                                         |  |
|       | Apartments                                       | Nr      | 3,000 | 6                                 | 18,000     | 9              | 27,000     | 9              | 27,000     | 3              | 9,000      | 4             | 12,000     |                                         |  |
|       | Houses                                           | Nr      | 3,600 |                                   |            |                |            |                |            |                |            |               |            |                                         |  |
| 6     | Radiators incl installation, valves and pipework |         |       |                                   |            |                |            |                |            |                |            |               |            |                                         |  |
|       | Apartments                                       | Nr      | 1,625 | 6                                 | 9,750      | 9              | 14,625     | 9              | 14,625     | 3              | 4,875      | 4             | 6,500      |                                         |  |
|       | Houses                                           | Nr      | 2,925 |                                   |            |                |            |                |            |                |            |               |            |                                         |  |
| 7     | Small Power / Lighting installation              | m2      | 80    | 388                               | 31,043     | 600            | 48,000     | 600            | 48,000     | 220            | 17,565     | 260           | 20,800     |                                         |  |
| 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     |                                         |  |
| 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      | BT, Gas, Electrics, Water etc           |  |
| 10    | Lightning protection                             | It      |       |                                   | Excluded   |                | Excluded   |                | Excluded   |                | Excluded   |               | Excluded   |                                         |  |
| 11    | Cold water booster set                           | It      |       |                                   | 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      |                                         |  |
| 13    | External lighting to entrances                   | It      | 400   | 2                                 | 800        | 4              | 1,600      | 4              | 1,600      | 2              | 800        | 2             | 800        |                                         |  |
|       |                                                  |         |       | <b>Sub-Total</b>                  |            | <b>139,513</b> |            | <b>211,105</b> |            | <b>211,105</b> |            | <b>76,220</b> |            | <b>93,380</b>                           |  |
|       |                                                  |         |       | M&E BWIC @ 5%                     |            | 6,976          |            | 10,555         |            | 10,555         |            | 3,811         |            | 4,669                                   |  |
|       |                                                  |         |       | Trade Contract Preliminaries @ 5% |            | 6,976          |            | 10,555         |            | 10,555         |            | 3,811         |            | 4,669                                   |  |
|       |                                                  |         |       | <b>Total to Summary</b>           |            | <b>153,465</b> |            | <b>232,216</b> |            | <b>232,216</b> |            | <b>83,842</b> |            | <b>102,718</b>                          |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**Blocks A - E**

| Ref<br>6             | External Works                                     | Unit           | Rate  | Qty   | TOTAL<br>£     |  |
|----------------------|----------------------------------------------------|----------------|-------|-------|----------------|--|
| 1                    | Soft Landscaping/Planting                          | It             |       |       | 28,600         |  |
| 2                    | Areas laid to grass incl imported top soil         | m <sup>2</sup> | 18    | 1,063 | 19,134         |  |
| 3                    | Permeable block paving to parking bays             | m <sup>2</sup> | 120   | 435   | 52,200         |  |
| 4                    | Formation of hammerheads                           | It             |       |       | 40,000         |  |
| 5                    | Street furniture (signage, benches ect)            | It             |       |       | 5,000          |  |
| 6                    | Combined trench for service connections            | m              | 160   | 100   | 16,000         |  |
| 7                    | Storm / Foul water drainage                        |                |       |       |                |  |
|                      | Site wide storm / foul drains                      | m              | 210   | 136   | 28,560         |  |
|                      | Manholes / inspection chambers                     | Nr             | 1400  | 20    | 28,000         |  |
|                      | Connection to main drainage system                 | Nr             | 3000  | 5     | 15,000         |  |
| 8                    | Sud Drainage                                       | m <sup>2</sup> | 170   | 105   | 17,850         |  |
| 9                    | Communal footpaths                                 | m <sup>2</sup> | 90    | 82    | 7,344          |  |
| 10                   | 1200mm high wall                                   | m              | 600   | 37    | 22,200         |  |
| 11                   | Boundary railings                                  | m              | 360   | 32    | 11,520         |  |
| 12                   | Fencing to rear of residential units               | m              | 110   | 136   | 14,960         |  |
| 13                   | EO gate                                            | Nr             | 140   | 2     | 280            |  |
| 14                   | Paving slabs                                       | m <sup>2</sup> | 95    | 36    | 3,420          |  |
| 15                   | Communal bin / Bike Store                          | It             | 9000  | 2     | 18,000         |  |
| 16                   | Individual bike / bin stores                       | Nr             | 400   | 4     | 1,600          |  |
| 17                   | EV charging points incl BWIC / electric cables etc | Nr             | 2800  | 31    | 86,800         |  |
| 18                   | Formation of new road surface incl sub-base        | m <sup>2</sup> | 140   | 506   | 70,840         |  |
| 19                   | Bio revention pond                                 | it             | 11000 | 12    | 132,000        |  |
| <b>Package Total</b> |                                                    |                |       |       | <b>619,308</b> |  |
| <b>Preliminaries</b> |                                                    |                |       |       | 86,703         |  |
| <b>OH&amp;P</b>      |                                                    |                |       |       | 42,361         |  |
| <b>To Summary</b>    |                                                    |                |       |       | <b>748,400</b> |  |

**Horizon Construction : Leonora (Blocks A - E)**  
**Cost Plan**

**COST PLAN**  
**Site Wide Works**

| Ref<br>6 | Site Wide Works                                            | Rate                 | Unit           | Qty | TOTAL<br>£     |  | 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 <sup>2</sup> | 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         |  |                       |
|          |                                                            | <b>Package Total</b> |                |     | <b>196,892</b> |  |                       |
|          |                                                            | <b>Preliminaries</b> |                |     | 27,565         |  |                       |
|          |                                                            | <b>OH&amp;P</b>      |                |     | 13,467         |  |                       |
|          |                                                            | <b>To Summary</b>    |                |     | <b>237,900</b> |  |                       |

## **6.0 APPENDICES**

### **6.1 - Schedule of information**

**6.1 - DESIGN DRAWINGS & INFORMATION**

## Horizon Construction : Leonora (Blocks A - E) 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                   |