



Analysis based on 7 Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£ 237.64	12.34%
Substructure	£ 163.62	8.87%
Superstructure	£ 957.17	52.77%
Plot External Works	£ 145.18	7.62%
Site External Works	£ 106.78	5.92%
Drainage	£ 75.76	4.07%
Provisional Sums	£ 26.35	1.50%
S/O & Outright Sale spec	£ 18.86	0.94%
Design Fees	£ 55.01	2.96%
Others	£ 31.18	1.62%
Abnormals Inc. site clearance	£ 99.36	5.39%
Overheads & Profit	£ 86.25	4.64%
Average £/sqm inc abnormals	£ 1,826.74	
Average £/sqm exc abnormals	£ 1,755.77	

107.72%

Average Prelims £/week	£ 16,566.77
Ave £/unit inc abnormals	£ 167,321.31
Ave £/unit Exc abnormals	£ 161,211.14

\*Total doesn't add up to 100% as not all schemes have costs in all categories