



Analysis based on

10

 Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£ 233.11	12.57%
Substructure	£ 164.41	8.92%
Superstructure	£ 938.66	50.16%
Plot External Works	£ 142.29	7.88%
Site External Works	£ 120.41	6.64%
Drainage	£ 92.91	5.19%
Provisional Sums	£ 40.99	2.39%
S/O & Outright Sale spec	£ 18.86	0.94%
Design Fees	£ 73.72	4.17%
Others	£ 44.39	2.27%
Abnormals Inc. site clearance	£ 85.44	4.72%
Overheads & Profit	£ 84.68	4.67%
Average £/sqm inc abnormals	£ 1,851.25	
Average £/sqm exc abnormals	£ 1,791.44	
		109.58%
Average Prelims £/week	£ 15,262.06	
Ave £/unit inc abnormals	£ 160,578.12	
Ave £/unit Exc abnormals	£ 155,525.51	

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