



Analysis based on 9 Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£ 226.08	11.89%
Substructure	£ 165.93	8.94%
Superstructure	£ 897.55	46.95%
Plot External Works	£ 120.73	6.81%
Site External Works	£ 169.22	8.85%
Drainage	£ 108.07	5.91%
Provisional Sums	£ 59.63	3.27%
S/O & Outright Sale spec	£ 73.50	3.50%
Design Fees	£ 72.40	4.09%
Others	£ 55.64	2.80%
Abnormals Inc. site clearance	£ 60.25	3.29%
Overheads & Profit	£ 100.55	5.38%
Average £/sqm inc abnormals	£ 1,891.32	
Average £/sqm exc abnormals	£ 1,851.16	

111.68%

Average Prelims £/week	£ 13,827.66
Ave £/unit inc abnormals	£ 158,917.44
Ave £/unit Exc abnormals	£ 155,530.13

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