



Analysis based on **22** Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£232.23	11.45%
Substructure	£181.63	9.19%
Superstructure	£992.52	45.58%
Plot External Works	£156.53	7.52%
Site External Works	£172.30	8.37%
Drainage	£115.46	5.62%
Provisional Sums	£33.68	1.42%
S/O & Outright Sale spec	£70.51	2.73%
Design Fees	£77.41	3.88%
Others	£55.65	2.51%
Abnormals Inc. site clearance	£104.34	4.82%
Overheads & Profit	£119.37	5.82%
Average £/sqm inc abnormals	£2,083.29	
Average £/sqm exc abnormals	£2,059.76	

108.89%

Average Prelims £/week	£11,599.43
Ave £/unit inc abnormals	£174,101.84
Ave £/unit Exc abnormals	£163,613.53

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