



Analysis based on 29 Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£232.23	11.43%
Substructure	£181.63	8.46%
Superstructure	£992.52	45.31%
Plot External Works	£156.53	8.05%
Site External Works	£172.30	7.68%
Drainage	£115.46	6.62%
Provisional Sums	£33.68	1.90%
S/O & Outright Sale spec	£70.51	2.73%
Design Fees	£77.41	3.94%
Others	£55.65	2.91%
Abnormals Inc. site clearance	£104.34	5.60%
Overheads & Profit	£119.37	5.90%
Average £/sqm inc abnormals	£2,369.07	
Average £/sqm exc abnormal	£2,249.09	

110.53%

Average Prelims £/week	£11,151.10
Ave £/unit inc abnormals	£184,468.50
Ave £/unit Exc abnormals	£172,696.33

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