



Analysis based on **32** Schemes

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£234.59	11.50%
Substructure	£176.00	8.30%
Superstructure	£985.81	44.75%
Plot External Works	£151.38	7.86%
Site External Works	£181.93	8.38%
Drainage	£117.11	7.10%
Provisional Sums	£36.98	1.98%
S/O & Outright Sale spec	£70.51	2.73%
Design Fees	£78.06	3.90%
Others	£55.65	2.89%
Abnormals Inc. site clearance	£99.82	5.43%
Overheads & Profit	£118.14	5.84%
Average £/sqm inc abnormals	£2,349.66	
Average £/sqm exc abnormals	£2,234.43	

110.67%

Average Prelims £/week	£11,312.49
Ave £/unit inc abnormals	£183,234.24
Ave £/unit Exc abnormals	£172,182.90

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