



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