



Analysis based on

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Schemes (from 2020-2025)

Cost Analysis	Average £/m2	Average % of total cost*
Preliminaries	£ 273.21	11.64%
Substructure	£ 200.18	8.56%
Superstructure	£ 1,054.59	44.91%
Plot External Works	£ 194.38	7.94%
Site External Works	£ 224.33	9.67%
Drainage	£ 166.70	7.25%
Provisional Sums	£ 48.04	1.98%
S/O & Outright Sale spec	£ 60.94	2.73%
Design Fees	£ 90.96	3.91%
Others	£ 73.07	2.89%
Abnormals Inc. site clearance	£ 129.08	5.34%
Overheads & Profit	£ 148.98	6.04%
Average £/sqm inc abnormals	£ 2,354.90	
Average £/sqm exc abnormals	£ 2,262.68	

112.88%

Average Prelims £/week	£ 9,997.06
Ave £/unit inc abnormals	£ 177,811.09
Ave £/unit Exc abnormals	£ 170,893.04

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