FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD M32 0YP

Rebuttal Proof of Evidence - Appendix

KEN LATHAM, MRICS

29th December 2021

On Behalf of:

Accrue (Forum) 1 LLP

 PINS Reference:
 APP/Q4245/W/20/3258552

 LPA Ref:
 100400/OUT/20



APPENDIX A – SUPPORTING DATA

1. Paragraph 6.4 Argus Developer Sensitivity Analysis - Construction cost per sq ft example

		Scenario Sensitivity	Scenario 1	- B B B B	<u>.</u>	
tup {	Analysis Results					
ole of	Profit Amount	- and IRR%	*	Show: Calculated Amoun	its +	
_			Construction	n: Rate pf²		
		-20.000% 76.00 pf*	-10.000% 85.50 pf²	0.000% 95.00 pf*	+10.000% 104.50 pf*	+20.000% 114.00 pf*
	-1.0000% 7.5000%	\$17,556,812 27.2937%	\$15,156,337 22.7156%	\$12,755,862 18.4502%	\$10,355,387 14,4693%	\$7,954,912 10.7480%
	-0.5000% 8.0000%	\$15,078,304 23.8063%	\$12,677,829 19.2897%	\$10,277,354 15.0855%	\$7,876,879 11.1653%	\$5,476,404 7.5036%
	0.0000% 8.5000%	\$12,882,572 20.6325%	\$10,482,097 16.1726%	\$8,081,622 12.0247%	\$5,681,147 8.1603%	\$3,280,672 4.5536%
	+0.5000% 9.0000%	\$10,923,801 17.7290%	\$8,523,326 13.3214%	\$6,122,851 9.2257%	\$3,722,376 5.4128%	\$1,321,901 1.8569%
	+1.0000% 9.5000%	\$9,165,572 15.0603%	\$6,765,097 10.7013%	\$4,364,622 6.6539%	\$1,964,147 2.8889%	(\$436,328) -0.6198%
			Grouped Field	s: 2 Field(s)		

2. Paragraph 6.4.5 BCIS Cost/m2 - 5 year to 50 year sample sizes, mean and median rates

BCIS Aver	age Prices: £/ı	m2 stud	у				
Downloaded:	17-Dec-2021 13:03	3					
Updated: 04	4-Dec-2021 00:40						
Rate per m2	gross internal floo	or area for	the build	ing Cost inc	luding pre	elims.	
Rebased to 4	Q 2021 (344) and	Trafford (99; sampl	e 44)			
Type of Work	Building function	Cut-off	Sample	Mean	Decile 5	Lower	Upper
New build	816. Flats	years			(median)	quartile	quartile
	(apartments)						
	6 storey or above	5	30	1,582	1,576	1,338	1,753
	6 storey or above	10	61	1,781	1,698	1,448	1,919
	6 storey or above	15	99	1,843	1,723	1,506	1,975
	6 storey or above	20	112	1,861	1,744	1,510	2,029
	6 storey or above	25	116	1,873	1,744	1,510	2,034
	6 storey or above	30	116	1,873	1,744	1,510	2,034
	6 storey or above	35	119	1,867	1,740	1,506	2,030
	6 storey or above	40	126	1,855	1,725	1,472	2,023
	6 storey or above	45	127	1,849	1,723	1,464	2,019
	6 storey or above	50	127	1,849	1,723	1,464	2,019
	= Default						



3. Paragraph 6.4.5 example of BCIS group element and elemental rates

BCIS[®]



element cost per m2

Description: Rate per m2 gross internal floor area for the element Cost excluding prelims. Last updated: 04-Dec-2021 04:30

> Rebased to 4Q 2021 (344) and Trafford (99; sample 44)

Maximum age of results: 15 years

Building function			£/m² gross in	nternal floo	er area		Sample	Unpriced exc
Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
lew build								
816. Flats (apartments)								
01 Substructure (15)	152	35	92	125	183	472	203	
02.01 Frame (15)	135	6	41	94	198	732	92	4
02.02 Upper Floors (15)	82	3	42	64	98	392	138	
02.03 Roof (15)	94	16	57	85	117	676	177	
02.04 Stairs (15)	30	3	15	23	35	221	167	
02.05 External Walls (15)	193	25	121	164	237	1,109	173	
02.06 External Windows and Doors (15)	91	2	57	85	108	276	178	
02.07 Internal Walls and Partitions (15)	70	4	40	70	97	301	165	
02.08 Internal Doors (15)	51	2	33	46	59	282	175	
02 Superstructure (15)	708	316	561	666	805	2,331	210	
03.01 Wall Finishes (15)	75	8	49	67	92	200	159	
03.02 Floor Finishes (15)	62	4	38	55	82	324	175	
03.03 Ceiling Finishes (15)	40	5	29	37	49	123	160	
03 Finishes (15)	179	42	132	175	209	936	210	
04 Fittings, Furnishings and Equipment (15)	63	2	30	47	78	378	185	
05.01 Sanitary Installations (15)	30	3	16	26	38	101	88	
05.02 Services Equipment (15)	27	1	6	21	27	157	16	13
05.03 Disposal Installations (15)	13	1	7	12	16	62	50	
05.04 Water Installations (15)	34	8	18	29	42	99	40	(
05.05 Heat Source (15)	50	9	20	25	44	293	13	9
05.06 Space Heating and Air Conditioning (15)	103	20	49	85	139	395	47	
05.07 Ventilating Systems (15)	18	2	7	13	24	70	51	6
05.08 Electrical Installations (15)	90	22	56	84	108	301	98	

edmondshipway

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Building function			£/m² gross ir	ternal floo	r area		Sample	Unpriced exc
Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
05.09 Fuel Installations (15)	7	1	3	6	9	19	28	13
05.10 Lift and Conveyor Installations (15)	38	10	21	36	48	93	77	9
05.11 Fire and Lightning Protection (15)	12	1	4	9	15	41	44	11
05.12 Communications and Security Installations (15)	23	2	9	14	25	229	53	6
05.13 Special Installations (15)	43	1	11	20	62	170	13	16
05.14 Builder's Work in Connection with Services (BWIC) (15)	16	1	7	12	19	74	272	11
05 Services (15)	316	67	213	283	377	1,232	210	
06 Prefabricated Buildings and Building Units (15)	0	-	-	-	-	-	0	3
07 Work to Existing Building (15)	9	-	-	-	-	-	1	3

Group Elements :

- 1.0 Substructure
- 2.0 Superstructure
- 3.0 Finishes
- 4.0 Fittings, Furnishings and Equipment
- 5.0 Services

Elements :

1.0 Substructure

- 2.1 Frame
- 2.2 Upper floors
- 2.3 Roof
- 2.4 Stairs
- 2.5 External walls
- 2.6 External windows & doors
- 2.7 Internal walls & partitions
- 2.8 Internal doors
- 3.1 Wall finishes
- 3.2 Floor finishes
- 3.3 Ceiling finishes
- 4.0 Fittings, Furnishings and Equipment
- 5.1 Sanitary installations
- 5.2 Service equipment installations
- 5.3 Disposal installations
- 5.4 Water installations
- 5.5 Heat source installations
- 5.6 Space heating & air conditioning installations
- 5.7 Ventilating systems installations
- 5.8 Electrical installations
- 5.9 Fuel installations
- 5.10 Lift & conveyor installations
- 5.11 Fire & lightning protection installations
- 5.12 Communication and security installations
- 5.13 Special installations
- 5.14 Builders Work in Connection (BWIC) with services



4. Paragraph 6.4.5 BCIS elemental Cost/m2 – differences between Group elemental totals and equivalent elemental totals

BCIS Average Prices: element cost per n	n2			
Downloaded: 17-Dec-2021 15:35				
Jpdated: 04-Dec-2021 04:30				
Rate per m2 gross internal floor area for the element C	ost excl	udina pr	elims.	
Rebased to 1Q 2020 (335) and Trafford (99; sample 44		aanig pi	onnor	
Type of Work : New build	· /			
Building function : 816 Flats (apartments)				
	Mean	Mean	Median	Median
	(Totals	(Totals	(Totals	(Totals
	01, 02,	01,	01, 02,	01,
	03, 04,	02.01 -	03, 04,	02.01 -
	05)	02.08,	05)	02.08,
		03.01 -		03.01 -
		03.03,		03.03,
		04,		04,
		05.01 -		05.01 -
		05.14)		05.14)
BCIS Average Prices 05 Yr	1,276	1,415	1,174	1,17
BCIS Average Prices 10 Yr		1,615	1,287	1,36
BCIS Average Prices 15 Yr	1,381	1,600	1,263	1,32
BCIS Average Prices 20 Yr		1,583	1,254	1,31
BCIS Average Prices 25 Yr	1,351	1,567	1,233	1,29
BCIS Average Prices 30 Yr	1,340	1,566	1,222	1,29
BCIS Average Prices 35 Yr	1,288	1,524	1,171	1,26
BCIS Average Prices 40 Yr	1,226	1,475	1,115	1,22
BCIS Average Prices 45 Yr	1,203	1,433	1,091	1,18
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n	1,180	1,433 1,402	1,091 1,074	1,18 1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30	1,180 n2	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C	1,180 n2 Cost inclu	1,402	1,074	
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44	1,180 n2 Cost inclu	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu	1,402 Iding pre	1,074	1,16 <mark>12.0%</mark>
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44	1,180 n2 Cost inclu 4) Mean	1,402 Iding pre	1,074 elims @ Median	1,16 12.0% Median
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals	1,402 Iding pre Mean (Totals	1,074 elims @ Median (Totals	1,16 12.0% Median (Totals
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02,	1,402 Iding pre Mean (Totals 01,	1,074 elims @ Median (Totals 01, 02,	1,16 12.0% Median (Totals 01,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Median (Totals 01, 02.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08,	1,074 elims @ Median (Totals 01, 02,	1,16 12.0% Median (Totals 01, 02.01 - 02.08,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Median (Totals 01, 02.01 - 02.08, 03.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03,	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Median (Totals 01, 02.01 - 02.08, 03.01 - 03.03,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04,	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments)	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05)	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04, 05)	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585 1,809	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53 1,47
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 10 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568 1,547	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585 1,809 1,792	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441 1,415	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53 1,47 1,47
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568 1,547 1,529	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585 1,809 1,792 1,773	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441 1,415 1,404	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53 1,47 1,47 1,45
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568 1,547 1,529 1,513	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,585 1,809 1,792 1,773 1,755	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441 1,415 1,404 1,381	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53 1,47 1,47 1,45 1,45 1,45
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568 1,547 1,529 1,513 1,501	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585 1,809 1,792 1,773 1,755 1,754	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441 1,415 1,404 1,381 1,369	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,429 1,568 1,547 1,529 1,513 1,501 1,443	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,585 1,809 1,792 1,773 1,755 1,754 1,707	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,315 1,441 1,415 1,404 1,381 1,369 1,312	1,16 12.0% Mediar (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,31 1,53 1,47 1,45 1,45 1,42 1,42 1,42 1,42

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BCIS Average Prices: element cost per n	n2			
Downloaded: 17-Dec-2021 15:35				
Updated: 04-Dec-2021 04:30				
Rate per m2 gross internal floor area for the element C	ost exclu	uding pro	elims.	
Rebased to 1Q 2020 (335) and Trafford (99; sample 44				
Type of Work : New build				
Building function : 816 Flats (apartments)				
	Mean	Mean	Median	Median
	(Totals	(Totals	(Totals	(Totals
	01, 02,	01,	01, 02,	01,
	03, 04,	02.01 -	03, 04,	02.01 -
	05)	02.08,	05)	02.08,
		03.01 -		03.01 -
		03.03,		03.03,
		04,		04,
		05.01 -		05.01 -
		05.14)		05.14)
BCIS Average Prices 05 Yr	1,276	1,415	1,174	1,17
BCIS Average Prices 10 Yr	1,400	1,615	1,287	1,36
BCIS Average Prices 15 Yr	1,381	1,600	1,263	1,32
BCIS Average Prices 20 Yr		1,583	1,254	1,31
BCIS Average Prices 25 Yr	1,351	1,567	1,233	1,29
BCIS Average Prices 30 Yr	1,340	1,566	1,222	1,29
BCIS Average Prices 35 Yr	1,288	1,524	1,171	1,26
BCIS Average Prices 40 Yr	1,226	1,475	1,115	1,22
DOIO Automa Dala da Ar Ma				
BCIS Average Prices 45 Yr	1,203	1,433	1,091	
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n	1,180	1,433 1,402	1,091 1,074	1,18 1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30	1,180 n2	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C	1,180 n2 Cost inclu	1,402	1,074	
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44	1,180 n2 Cost inclu	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu	1,402	1,074	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44	1,180 n2 Cost inclu	1,402	1,074 lims @	1,16
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean	1,402 Iding pre	1,074 Ilims @ Median	1,16 15.0% Media
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals	1,402 Iding pre Mean (Totals	1,074 elims @ Median (Totals	1,16 15.0% Media (Totals 01,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 n2 Cost inclu 4) Mean (Totals 01, 02,	1,402 Iding pre Mean (Totals 01,	1,074 elims @ Median (Totals 01, 02,	1,16 15.0% Media (Totals 01, 02.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 m2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 m2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08,	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 m2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 -	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,16 15.0% Mediaa (Totals 01, 02.01 - 02.08, 03.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build	1,180 m2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03,	1,074 elims @ Median (Totals 01, 02, 03, 04,	1,1(15.0% Media (Totals 01, 02.01- 02.08, 03.01- 03.03, 04,
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments)	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05)	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)	1,074 elims @ Median (Totals 01, 02, 03, 04, 05)	1,16 15.0% Media (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 -
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350	1,16 15.0% Media (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467 1,610	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480	1,16 15.0% Mediaa (Totals 01, 02.01- 02.08, 03.03, 04, 05.01- 05.14) 1,35 1,57
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 10 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467 1,610 1,588	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452	1,16 15.0% Mediaa (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,32 1,57 1,57
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467 1,610 1,588 1,570	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442	1,1(15.0% Media (Totals 01, 02.01 02.08, 03.03, 04, 05.01 05.14) 1,33 1,57 1,57 1,57
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467 1,610 1,588 1,570 1,554	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820 1,802	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442 1,418	1,1(15.0% Media (Totals 01, 02.01- 02.08, 03.03, 04, 05.01- 05.14) 1,32 1,57 1,57 1,57 1,48
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,467 1,610 1,588 1,570 1,554 1,541	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820 1,802 1,801	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442 1,418 1,405	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35 1,57 1,57 1,57 1,57 1,48 1,48
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01,02, 03,04, 05) 1,467 1,610 1,588 1,570 1,554 1,541 1,481	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820 1,802 1,801 1,753	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442 1,418 1,405 1,347	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35 1,57 1,57 1,57 1,45
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr BCIS Average Prices 35 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01,02, 03,04, 05) 1,467 1,610 1,588 1,570 1,554 1,541 1,481 1,410	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820 1,802 1,801 1,753 1,696	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442 1,418 1,405 1,347 1,282	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35 1,57 1,51 1,51 1,45
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:35 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 1Q 2020 (335) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	1,180 n2 Cost inclu 4) Mean (Totals 01,02, 03,04, 05) 1,467 1,610 1,588 1,570 1,554 1,541 1,481	1,402 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,840 1,820 1,802 1,801 1,753	1,074 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,442 1,418 1,405 1,347	1,16 15.0% Mediau (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35 1,57 1,51 1,51 1,45 1,57 1,57 1,57 1,57 1,57 1,45 1,45 1,45 1,45 1,45 1,45 1,45 1,57 1,57 1,57 1,45

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BCIS Average Prices: element cost per n	n2			
Downloaded: 17-Dec-2021 15:52				
Updated: 04-Dec-2021 04:30				
Rate per m2 gross internal floor area for the element C	ost exclu	uding pro	elims.	
Rebased to 4Q 2021 (344) and Trafford (99; sample 44	1)			
Type of Work : New build				
Building function : 816 Flats (apartments)				
	Mean	Mean	Median	Media
	(Totals	(Totals	(Totals	(Totals
	01, 02,	01,	01, 02,	01,
	03, 04,	02.01 -	03, 04,	02.01
	05)	02.08,	05)	02.08,
		03.01 -		03.01
		03.03,		03.03,
		04,		04,
		05.01 -		05.01
		05.14)	1.000	05.14
BCIS Average Prices 05 Yr		1,453	1,205	1,2
BCIS Average Prices 10 Yr	1,438	1,658	1,321	1,4
BCIS Average Prices 15 Yr	1,418	1,642	1,296	1,3
BCIS Average Prices 20 Yr		1,624	1,288	1,3
BCIS Average Prices 25 Yr	1,387	1,611	1,265	1,3
BCIS Average Prices 30 Yr BCIS Average Prices 35 Yr	1,377 1,323	1,607 1,564	1,255 1,203	1,3 1,3
BCIS Average Prices 33 TI BCIS Average Prices 40 Yr	1,323	1,504	1,203	1,3
BCIS Average Prices 40 Tr BCIS Average Prices 45 Yr	1,237	1,310	1,145	1,2
BOIS Average Filles 45 TI	1,230			
	1,211 n2	1,438	1,104	
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52				
BCIS Average Prices 50 Yr BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Updated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C	n2	1,438	1,104	1,19 1,19
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C	n2 Cost inclu	1,438	1,104	1,19
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Updated: 04-Dec-2021 04:30	n2 Cost inclu	1,438	1,104	1,19
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44	n2 Cost inclu	1,438	1,104	1,1
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu	1,438	1,104	1,1
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu	1,438	1,104 lims @	1,1 12.0%
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02,	1,438 Iding pre Mean (Totals 01,	1,104 elims @ Median (Totals 01, 02,	1,1 12.0% Media (Total 01,
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,438 Iding pre Mean (Totals 01, 02.01 -	1,104 elims @ Median (Totals 01, 02, 03, 04,	1,1 12.0% Media (Total 01, 02.01
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02,	1,438 Iding pre Mean (Totals 01, 02.01 - 02.08,	1,104 elims @ Median (Totals 01, 02,	1,1 12.0% Media (Total 01, 02.01 02.08
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,438 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 -	1,104 elims @ Median (Totals 01, 02, 03, 04,	1,1 12.0% Media (Total 01, 02.01 02.08 03.01
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,438 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03,	1,104 elims @ Median (Totals 01, 02, 03, 04,	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04,	1,104 elims @ Median (Totals 01, 02, 03, 04,	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03 04,
BCIS Average Prices: element cost per n Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04,	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -	1,104 elims @ Median (Totals 01, 02, 03, 04,	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03 04, 05.01
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments)	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05)	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)	1,104 elims @ Median (Totals 01, 02, 03, 04, 05)	1,1 12.0% Media (Total 01, 02.01 02.08, 03.01 03.03, 04, 05.01 05.14,
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,469	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627	1,104 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03 04, 05.01 05.14 1,3
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,469 1,611	1,438 Iding pre Mean (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,627 1,857	1,104 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480	1,1 12.0% Media (Total 01, 02.01 03.03 04, 05.01 05.14 1,3 1,5
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 10 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,469 1,611 1,588	1,438 Mean (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839	1,104 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03 04, 05.01 05.14 1,3 1,5 1,5
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,469 1,611 1,588 1,569	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839 1,819	1,104 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,443	1,1 12.0% Media (Total 01, 02.01 02.08 03.01 03.03 04, 05.01 05.14 1,3 1,5 1,5 1,5 1,5
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 'ype of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 25 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,469 1,611 1,588 1,569 1,553	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839 1,819 1,804	1,104 elims @ Median (Totals 01, 02, 03, 04, 05) 1,350 1,480 1,452 1,443 1,417	1,1 12.0% Media (Total 01, 02.01 03.03 04, 05.01 05.14 1,3 1,5 1,5 1,5 1,5 1,4
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,611 1,588 1,569 1,553 1,542	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839 1,819 1,804 1,800	1,104 elims @ Median (Totals 01,02, 03,04, 05) 1,350 1,480 1,452 1,443 1,417 1,406	1,1 12.0% Media (Total 01, 02.01 02.08, 03.01 03.03, 04, 05.01 05.14 1,3 1,5 1,5 1,5 1,4 1,4 1,4
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,611 1,588 1,569 1,553 1,542 1,482	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839 1,819 1,804 1,800 1,752	1,104 elims @ Median (Totals 01,02, 03,04, 05) 1,350 1,480 1,452 1,443 1,417 1,406 1,347	1,11 12.0% Media (Total: 01, 02.01, 02.08, 03.03, 04, 05.01, 05.14, 1,3: 1,5: 1,5: 1,5: 1,5: 1,4:
BCIS Average Prices: element cost per m Downloaded: 17-Dec-2021 15:52 Jpdated: 04-Dec-2021 04:30 Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr	n2 Cost inclu 4) Mean (Totals 01, 02, 03, 04, 05) 1,611 1,588 1,569 1,553 1,542	1,438 Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,627 1,857 1,839 1,819 1,804 1,800	1,104 elims @ Median (Totals 01,02, 03,04, 05) 1,350 1,480 1,452 1,443 1,417 1,406	1,11 12.0% Media (Total: 01, 02.01 02.08, 03.01 03.03,

BCIS Average Prices: element cost per r	n2 🛛			
Downloaded: 17-Dec-2021 15:52				
Updated: 04-Dec-2021 04:30				
Rate per m2 gross internal floor area for the element C	Cost exclu	udina pro	elims.	
Rebased to 4Q 2021 (344) and Trafford (99; sample 44				
Type of Work : New build	.,			
Building function : 816 Flats (apartments)				
.	Mean	Mean	Median	Mediar
	(Totals	(Totals	(Totals	(Totals
	01, 02,	01,	01, 02,	01,
	03, 04,	02.01 -	03, 04,	02.01 -
	05)	02.08,	05)	02.08,
		03.01 -		03.01
		03.03,		03.03,
		04,		04,
		05.01 -		05.01 -
	<u> </u>	05.14)		05.14)
BCIS Average Prices 05 Yr		1,453	1,205	1,21
BCIS Average Prices 10 Yr		1,658	1,321	1,40
BCIS Average Prices 15 Yr		1,642	1,296	1,35
BCIS Average Prices 20 Yr		1,624	1,288	1,35
BCIS Average Prices 25 Yr		1,611	1,265	1,32
BCIS Average Prices 30 Yr		1,607	1,255	1,32
BCIS Average Prices 35 Yr		1,564	1,203	1,30
BCIS Average Prices 40 Yr		1,510	1,145	1,25
BCIS Average Prices 45 Yr		1,467	1,121	1,22
BCIS Average Prices 50 Yr	1,211	1,438	1,104	1,19
BCIS Average Prices: element cost per r	n2			
Downloaded: 17-Dec-2021 15:52				
Updated: 04-Dec-2021 04:30				
•	cost inclu	ding pre	lims @	15.0%
Rate per m2 gross internal floor area for the element C		ding pre	lims @	<mark>15.0%</mark>
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44		ding pre	elims @	<mark>15.0%</mark>
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build		ding pre	elims @	<mark>15.0%</mark>
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44		ding pre	elims @ Median	
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	1)			Media
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	1) Mean	Mean	Median	Media
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	1) Mean (Totals	Mean (Totals	Median (Totals	Mediar (Totals 01,
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02,	Mean (Totals 01,	Median (Totals 01, 02,	Mediar (Totals 01, 02.01 -
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02, 03, 04,	Mean (Totals 01, 02.01 -	Median (Totals 01, 02, 03, 04,	Media (Totals 01, 02.01 - 02.08,
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02, 03, 04,	Mean (Totals 01, 02.01 - 02.08,	Median (Totals 01, 02, 03, 04,	Media (Totals
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02, 03, 04,	Mean (Totals 01, 02.01 - 02.08, 03.01 -	Median (Totals 01, 02, 03, 04,	Mediau (Totals 01, 02.01 - 02.08, 03.01 -
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02, 03, 04,	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03,	Median (Totals 01, 02, 03, 04,	Mediau (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04,
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build	4) Mean (Totals 01, 02, 03, 04,	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)	Median (Totals 01, 02, 03, 04,	Mediau (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 -
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671	Median (Totals 01, 02, 03, 04, 05) 1,386	Mediai (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,35
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519	Media (Total: 01, 02.01- 02.08, 03.01- 03.03, 04, 05.01- 05.14) 1,38 1,6°
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 10 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654 1,631	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490	Media (Total: 01, 02.01- 02.08, 03.01- 03.03, 04, 05.01- 05.14) 1,33 1,6 ⁻ 1,55
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654 1,631 1,611	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481	Media (Total: 01, 02.01 03.03, 04, 05.01 1,33 1,6 1,53 1,55
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 25 Yr BCIS Average Prices 25 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,654 1,631 1,611 1,595	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868 1,853	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481 1,455	Media (Total: 01, 02.01 02.08, 03.01 03.03, 04, 05.01 1,33 1,6 1,52 1,55 1,55
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654 1,631 1,611 1,595 1,584	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868 1,853 1,848	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481 1,455 1,443	Media (Total: 01, 02.01- 02.08, 03.01- 03.03, 04, 05.01- 05.14) 1,33 1,6 ² 1,5 ⁴ 1,5 ⁴ 1,5 ⁴ 1,5 ⁴
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654 1,631 1,611 1,595 1,584 1,521	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868 1,853 1,848 1,799	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481 1,455 1,443 1,383	Mediai (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,33 1,67 1,55 1,55 1,55 1,55 1,55 1,55 1,55 1,5
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 30 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,509 1,654 1,631 1,611 1,595 1,584 1,521 1,446	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868 1,853 1,848 1,799 1,737	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481 1,455 1,443 1,383 1,317	Mediai (Totals 01, 02.01 - 02.08, 03.03, 04, 05.01 - 05.14) 1,35 1,55 1,55 1,55 1,55 1,55 1,55 1,55
Rate per m2 gross internal floor area for the element C Rebased to 4Q 2021 (344) and Trafford (99; sample 44 Type of Work : New build Building function : 816 Flats (apartments) BCIS Average Prices 05 Yr BCIS Average Prices 05 Yr BCIS Average Prices 10 Yr BCIS Average Prices 15 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 20 Yr BCIS Average Prices 30 Yr BCIS Average Prices 30 Yr	4) Mean (Totals 01, 02, 03, 04, 05) 1,654 1,631 1,611 1,595 1,584 1,521 1,446 1,421	Mean (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14) 1,671 1,907 1,888 1,868 1,853 1,848 1,799	Median (Totals 01, 02, 03, 04, 05) 1,386 1,519 1,490 1,481 1,455 1,443 1,383	Mediau (Totals 01, 02.01 - 02.08, 03.01 - 03.03, 04, 05.01 - 05.14)

5. Paragraph 6.4.5 BCIS advice on use of average price results





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Average Prices Results Notes and Definitions

Introduction

20-Jul-2017

This page shows a summary of the results from the selected categories. More detailed results (including graphs), can be found by clicking on a category.

Prices

In all studies, the prices are exclusive of External works, Contingencies, Fees, VAT, Finance charges and the like. The £/m², Functional unit and Group element prices studies all show costs with Preliminaries apportioned by cost. The Element cost per m² and Element unit rate studies show rates exclusive of Preliminaries. For this reason, the average prices shown for equivalent elements in the Group element prices and Element cost per m² studies will be different.

All prices are updated to a common price level for date and location: either current quarter and UK mean location or a date and location selected in rebase. Before the summary statistics are calculated the original project prices are adjusted to a base date using the appropriate BCIS Regional Tender Price Index where available (otherwise the BCIS All-in Tender Price Index). They are also adjusted for location (at county level) using a location factor appropriate to the tender date (not the location factor published at tender date). Finally the summary statistics are updated to current prices using the BCIS All-in Tender Price Index.

Maximum Age of Results

The sample of projects included in the published study is based on projects that were not more than 15 years old unless that would have resulted in an inadequate sample, when the period would be increased. The pull-down list at the top of the table allows you to recalculate the study based on different periods. This may result in some categories disappearing from the table. The original list (where maximum age of results may vary from category to category), can be retrieved by selecting 'Default period'.

Statistical Terms

Mean: This is what most people think of as the average. It is the sum of the rates in the sample divided by the number in the sample. The mean is affected by all rates in the sample and can be unduly influenced by one or two extreme values when the sample size is small.

Median: The middle statistic (NOT the middle of the range). Unlike the mean, this is not as easily affected by rogue figures.

Range (Lowest and Highest): Extreme values. These are the lowest and highest rates found in the sample. Be aware that the larger the sample size, the more chance there is of an unusual building being included. This gives a crude measure of the spread of statistics, but the inter quartile range is in many ways a better measure of spread.

Lower quartile: just as the median is the middle statistic, the lower quartile is the statistic which is one quarter of the way up a list of ordered rates, i.e. 25% of rates will fall below the lower quartile and 75% above.

Upper quartile: just like the lower quartile. You can expect half of all the rates to lie between the lower and upper quartiles.

Sample: The number of figures included in these summary statistics. For the elemental and group elemental studies, some categories will include a cost of zero. These are excluded from the analysis.

Unpriced excluded: Gives the number of examples where this element did not have a cost associated with it, e.g. there was no upper floor cost because it was a single storey building. These figures are excluded when calculating the summary statistics. Note that you may see rates of zero where there was a cost, but it was rounded down to zero (i.e. less than £0.50/m²). If you wish to calculate the mean for all buildings in this category, you should take the Mean as shown, multiply by Sample and divide by (Sample plus Unpriced excluded).

6. Paragraph 6.4.7 BCIS Preliminaries percentage additions for contracts exceeding £6,900.000





Preliminary percentages (value over £6,900,000)

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
1Q2019	17.2	10.0	11.9	<mark>14</mark> .8	22.5	27.4	100.0%	14
2Q2019	13.6		9.4	11.4	18.9			10
3Q2019	12.1	8.5	9.7	11.3	14.7	15.0	100.0%	12
4Q2019	10.7	8.2	9.2	10.1	11.4	11.8	100.0%	11
1Q2020	12.0	6.9	8.3	11.3	15.8	18.0	100.0%	15
1Q2021	17.0		10.3	15.4	16.2			5