

## BCIS TABLE CLARIFICATION

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At the close of the Inquiry on 4th February 2022. The Inspector sought clarification regarding the BCIS Table provided in a 'screenshot' at Note 5 of Appendix A to the Proof of Evidence of Mr Latham.

The position is that for each annual quarter (for example Q4, 2021), the BCIS publishes an update for the quarter on a rolling, daily basis. As a result, the published rate for a particular quarter may vary throughout that quarter. The rate identified by Mr Latham in his proof was a rate identified for Q4 2021 during the course of that quarter (the quarter had not concluded). The rate identified in the screenshot included in Appendix A, which included a Median Rate of £1,775 for 6+ Storey Apartments (sample size 95), is dated 23 October 2021.

- The Median rate rose to £1,793 on 1 November 2021 (Appendix 1)
- The Median rate dropped to £1,775 on 5 November 2021 (Appendix 2),
- The Median rate dropped to £1,758 on 6 December 2021 (Appendix 3)
- The Median rate dropped to £1,723 on 20 December 2021 (Appendix 4), and remained at that level at 31 December 2021. The Median rate identified in Mr Wright's letter dated 23 December 2021 (Appendix 1 to Mr Lloyd's rebuttal proof) is consistent with the rate as published as at the date of his letter, which remained the level at the end of the quarter

Average prices

**Results**

Rebased to 4Q 2021 (350; forecast) and Trafford ( 100; sample 44 ) [Edit](#)

The results contained on the page are as published on 01-Nov-2021

**£/m2 study**

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.  
**Last updated:** 23-Oct-2021 00:43

Maximum age of results:

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>816. Flats (apartments)</b>							
Generally (15)	1,594	786	1,329	1,511	1,792	5,455	866
1-2 storey (15)	1,510	935	1,286	1,445	1,685	2,706	199
3-5 storey (15)	1,570	786	1,321	1,502	1,775	3,357	569
6 storey or above (15)	1,910	1,165	1,540	1,793	2,057	5,455	95

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**Address:**

BCIS  
 Parliament Square  
 London  
 SW1P 3AD

**Contact:**

Telephone: +44 (0)24 7686 8502  
 Email: support@bcis.co.uk



Average prices

## Results

Rebased to Manually specified index: 99 [Edit](#)

The results contained on the page are as published on 05-Nov-2021

### £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.  
**Last updated:** 23-Oct-2021 00:43

Maximum age of results:  ▾

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>816. Flats (apartments)</b>							
Generally (15)	1,578	778	1,316	1,496	1,774	5,400	866
1-2 storey (15)	1,495	925	1,273	1,431	1,668	2,678	199
3-5 storey (15)	1,555	778	1,308	1,486	1,757	3,324	569
6 storey or above (15)	1,891	1,153	1,525	1,775	2,036	5,400	95

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Average prices

**Results**

Rebased to 4Q 2021 (351; forecast) and Trafford ( 99; sample 44 ) [Edit](#)

The results contained on the page are as published on 06-Dec-2021

**£/m2 study**

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.  
**Last updated:** 04-Dec-2021 00:40

Maximum age of results:

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>816. Flats (apartments)</b>							
Generally (15)	1,577	780	1,313	1,494	1,773	5,444	874
1-2 storey (15)	1,495	928	1,275	1,432	1,673	2,686	200
3-5 storey (15)	1,554	780	1,309	1,488	1,752	3,296	572
6 storey or above (15)	1,881	1,157	1,537	1,758	2,015	5,444	99

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Average prices

## Results

Rebased to 4Q 2021 (344) and Trafford ( 99; sample 44 ) [Edit](#)

The results contained on the page are as published on 20-Dec-2021

### £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.  
**Last updated:** 18-Dec-2021 00:39

Maximum age of results:

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
<b>816. Flats (apartments)</b>							
Generally (15)	1,545	765	1,287	1,463	1,737	5,335	875
1-2 storey (15)	1,465	909	1,249	1,403	1,640	2,633	200
3-5 storey (15)	1,522	765	1,281	1,457	1,716	3,231	573
6 storey or above (15)	1,843	1,134	1,506	1,723	1,975	5,335	99

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 Parliament Square  
 London  
 SW1P 3AD

**Contact:**

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 Email: [support@bcis.co.uk](mailto:support@bcis.co.uk)

