

APPENDIX D BCIS Build cost data

BCIS Average Prices: £/m2 study

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Rate per m2 gross internal floor area for the building Cost including prelims.

Rebased to Northern Region (91; sample 564)

Type of Work				
	Building function	Sub-Class	Lower quartile	Upper quartile
New build				
	810. Housing, mixed developments		1040	1323
	810.1 Estate housing	Generally	1018	1307
		Single storey	1137	1501
		2-storey	1005	1260
		3-storey	984	1351
		4-storey or above	2046	3294
	810.11 Estate housing detached		1153	1561
	810.12 Estate housing semi detached	Generally	1021	1296
		Single storey	1129	1472
		2-storey	1015	1263
		3-storey	896	1179
	810.13 Estate housing terraced	Generally	1016	1351
		Single storey	1137	1577
		2-storey	1006	1319
		3-storey	966	1359
		4-storey or above		
	816. Flats (apartments)	Generally	1170	1583
		1-2 storey	1142	1475
		3-5 storey	1162	1570
		6+ storey	1422	1848