

Unit size	Average size m2 floor space	BCIS Mean build cost per m2	Average value per plot	Financial contribution per affordable dwelling (67% of total costs) as at August 2023
1 bed flat	55	£1,913	£20,000	£83,894
2 bed flat	72	£1,913	£26,500	£110,038
2 bed house	75	£1,913	£27,500	£114,553
3 bed house	89	£1,913	£37,500	£139,197
4 bed house	102	£1,913	£42,500	£159,209
5 bed house	114	£1,913	£51,250	£180,452