

PropCost 2025

Detailed analysis



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Section 1 - Three year review

i Analysis by EPC rating

Data tables

The dataset has been cut by the energy efficiency certificate (EPC) of each service charge to reflect the impact of this rating on costs.

Service charges data for offices without air conditioning has not been included in the three-year trend analysis due to the relative sample size.

Where a zero appears in our table of median values this means that the average value per sq. ft. was too small to report when reported to two decimal places, or there were no values found at all.

Offices dataset

Air con.	A	B	C	D	E to G	Total
Yes	23	85	61	29	9	207
No	2	15	12	30	3	62
Total	25	100	73	59	12	269

Shopping centres dataset

	A and B	C	D to G	Total
Yes	16	13	7	36
No		2	5	7
Total	16	15	12	43

Retail parks dataset

	A and B	C	D to G	Total
Total	84	26	15	125

Industrial parks dataset

	A and B	C	D to G	Total
Total	48	67	51	166

Section 1 - Three year review

Office analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.54	0.56	0.61	0.60	0.70	0.72	0.56	0.61	0.69
Accounting fees	0.04	0.05	0.05	0.04	0.04	0.05	0.04	0.05	0.05
Site-management resources	0.62	0.76	0.86	0.40	0.47	0.57	0.47	0.60	0.65
Professional fees	0.09	0.09	0.10	0.08	0.11	0.11	0.08	0.10	0.09
Management total	1.29	1.46	1.62	1.12	1.32	1.45	1.15	1.36	1.48
Utilities									
Electricity	0.62	0.88	1.16	0.62	1.03	1.08	0.82	1.06	1.28
Gas	0.15	0.28	0.16	0.27	0.45	0.36	0.38	0.74	0.55
Fuel oil	0.01	0.01	0.03	0.02	0.02	0.01	0.00	0.02	0.01
Water	0.07	0.12	0.12	0.09	0.12	0.13	0.12	0.17	0.15
Utility consultancy	0.07	0.07	0.08	0.07	0.08	0.09	0.09	0.06	0.08
Utilities total	0.92	1.36	1.55	1.07	1.70	1.67	1.41	2.05	2.07
Soft Services									
Security	1.14	1.10	1.10	1.10	1.26	1.32	1.30	1.35	1.64
Cleaning and sustainability	0.96	1.07	1.21	1.00	1.06	1.11	1.00	1.09	1.28
Landscaping and environment	0.06	0.06	0.09	0.04	0.05	0.05	0.07	0.05	0.06
Marketing and promotions	0.01	0.02	0.04	0.01	0.03	0.03	0.02	0.03	0.03
Soft services total	2.17	2.25	2.44	2.15	2.40	2.51	2.39	2.52	3.01
Hard Services									
Mechanical and electrical services (M&E)	1.65	1.68	1.89	1.92	2.11	1.97	1.45	2.08	2.21
Lifts and escalators	0.14	0.16	0.16	0.17	0.17	0.20	0.18	0.22	0.18
Suspended-access equipment	0.02	0.02	0.01	0.02	0.02	0.03	0.04	0.04	0.02
Fabric repairs and maintenance	0.32	0.36	0.42	0.37	0.37	0.48	0.32	0.44	0.46
Hard services total	2.13	2.22	2.48	2.48	2.67	2.68	1.99	2.78	2.87
Insurance									
Engineering insurance	0.03	0.04	0.03	0.03	0.03	0.05	0.02	0.02	0.03
All-risks insurance cover	0.02	0.02	0.02	0.01	0.02	0.01	0.02	0.03	0.02
Insurance total	0.05	0.06	0.05	0.04	0.05	0.06	0.04	0.05	0.05
Grand total	6.56	7.35	8.14	6.86	8.14	8.37	6.98	8.76	9.48

Office analysis by EPC rating

Median values analysed by EPC

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Shopping centre analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.27	0.30	0.34	0.26	0.31	0.33	0.35	0.40	0.43
Accounting fees	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.01	0.02
Site-management resources	0.33	0.28	0.31	0.36	0.48	0.33	0.58	0.65	0.73
Professional fees	0.03	0.03	0.03	0.04	0.03	0.05	0.04	0.05	0.05
Management total	0.64	0.62	0.70	0.68	0.84	0.73	0.99	1.11	1.23
Utilities									
Electricity	0.13	0.23	0.26	0.22	0.28	0.39	0.40	0.47	0.47
Gas	0.02	0.02	0.04	0.02	0.02	0.02	0.04	0.17	0.15
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water	0.03	0.03	0.04	0.04	0.06	0.03	0.01	0.03	0.04
Utility consultancy	0.01	0.02	0.01	0.01	0.02	0.01	0.01	0.00	0.01
Utilities total	0.19	0.30	0.35	0.29	0.38	0.45	0.46	0.67	0.67
Soft Services									
Security	0.85	0.97	1.18	0.91	1.00	1.12	1.16	1.05	1.26
Cleaning and sustainability	0.72	0.77	0.87	1.20	1.24	1.55	0.95	0.97	1.14
Landscaping and environment	0.12	0.11	0.15	0.15	0.20	0.19	0.08	0.08	0.08
Marketing and promotions	0.05	0.08	0.06	0.32	0.25	0.24	0.08	0.10	0.06
Soft services total	1.74	1.93	2.26	2.58	2.69	3.10	2.27	2.20	2.54
Hard Services									
Mechanical and electrical services (M&E)	0.24	0.28	0.40	0.32	0.37	0.45	0.30	0.32	0.32
Lifts and escalators	0.06	0.05	0.06	0.08	0.09	0.09	0.09	0.09	0.10
Suspended-access equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01
Fabric repairs and maintenance	0.15	0.21	0.26	0.30	0.47	0.33	0.38	0.36	0.55
Hard services total	0.45	0.54	0.72	0.70	0.93	0.87	0.78	0.78	0.98
Insurance									
Engineering insurance	0.01	0.01	0.01	0.02	0.02	0.01	0.03	0.02	0.03
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.00	0.02	0.03	0.02
Insurance total	0.02	0.02	0.02	0.03	0.03	0.01	0.05	0.05	0.05
Grand total	3.04	3.41	4.05	4.28	4.87	5.16	4.55	4.81	5.47

Shopping centre analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

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Section 1 - Three year review

Retail park analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.09	0.10	0.11	0.11	0.12	0.13	0.13	0.11	0.12
Accounting fees	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Site-management resources	0.11	0.12	0.12	0.09	0.15	0.14	0.09	0.12	0.14
Professional fees	0.02	0.01	0.02	0.01	0.02	0.02	0.02	0.01	0.02
Management total	0.24	0.25	0.27	0.23	0.31	0.31	0.26	0.26	0.30
Utilities									
Electricity	0.06	0.07	0.09	0.06	0.07	0.08	0.07	0.11	0.11
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Water	0.00	0.01	0.00	0.01	0.01	0.01	0.02	0.01	0.02
Utility consultancy	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Utilities total	0.07	0.09	0.10	0.08	0.09	0.10	0.10	0.13	0.15
Soft Services									
Security	0.13	0.15	0.18	0.27	0.33	0.35	0.14	0.10	0.16
Cleaning and sustainability	0.22	0.22	0.32	0.17	0.25	0.26	0.31	0.32	0.28
Landscaping and environment	0.16	0.15	0.15	0.19	0.16	0.20	0.24	0.16	0.15
Marketing and promotions	0.01	0.02	0.02	0.04	0.03	0.03	0.24	0.17	0.18
Soft services total	0.52	0.54	0.67	0.67	0.77	0.84	0.93	0.75	0.77
Hard Services									
Mechanical and electrical services (M&E)	0.09	0.13	0.13	0.09	0.08	0.10	0.16	0.14	0.18
Lifts and escalators	0.04	0.05	0.03	0.01	0.01	0.01	0.05	0.03	0.01
Suspended-access equipment	0.01	0.06	0.00	0.00	0.00	0.00	0.01	0.01	0.01
Fabric repairs and maintenance	0.16	0.16	0.20	0.21	0.26	0.36	0.23	0.24	0.18
Hard services total	0.30	0.40	0.36	0.31	0.35	0.47	0.45	0.42	0.38
Insurance									
Engineering insurance	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.01
Insurance total	0.02	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.01
Grand total	1.15	1.29	1.41	1.30	1.53	1.73	1.74	1.56	1.61

Retail park analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Industrial park analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.09	0.10	0.11	0.07	0.07	0.08	0.07	0.07	0.08
Accounting fees	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01
Site-management resources	0.10	0.11	0.10	0.07	0.08	0.08	0.08	0.08	0.09
Professional fees	0.02	0.02	0.03	0.01	0.01	0.01	0.01	0.02	0.02
Management total	0.23	0.25	0.26	0.16	0.17	0.18	0.17	0.18	0.20
Utilities									
Electricity	0.02	0.02	0.03	0.02	0.02	0.03	0.04	0.03	0.04
Water	0.02	0.01	0.02	0.01	0.02	0.03	0.06	0.06	0.08
Utility consultancy	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01
Utilities total	0.04	0.03	0.05	0.03	0.04	0.06	0.11	0.10	0.13
Soft Services									
Security	0.21	0.22	0.26	0.11	0.10	0.10	0.18	0.17	0.20
Cleaning and sustainability	0.10	0.12	0.14	0.04	0.05	0.05	0.05	0.06	0.06
Landscaping and environment	0.10	0.10	0.11	0.10	0.10	0.09	0.10	0.11	0.10
Soft services total	0.41	0.44	0.51	0.25	0.25	0.24	0.33	0.34	0.36
Hard Services									
Mechanical and electrical services (M&E)	0.10	0.11	0.10	0.10	0.12	0.08	0.15	0.11	0.12
Lifts and escalators	0.08	0.06	0.07	0.03	0.06	0.04	0.04	0.05	0.10
Suspended-access equipment	0.01	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.00
Fabric repairs and maintenance	0.15	0.18	0.15	0.11	0.13	0.15	0.13	0.15	0.11
Hard services total	0.34	0.36	0.34	0.24	0.31	0.27	0.32	0.31	0.33
Insurance									
Engineering insurance	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.01
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Insurance total	0.02	0.02	0.01	0.02	0.02	0.02	0.02	0.02	0.02
Grand total	1.04	1.10	1.17	0.70	0.79	0.77	0.95	0.95	1.04

Industrial park analysis by EPC rating

Median values analysed by EPC

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

ii Analysis by size

Data tables

Service charges data for buildings without air conditioning has not been included in the three year trend analysis due to the relative sample size.

Where a zero appears in our table of median values this means that the average value per sq. ft. was too small to report when reported to two decimal places, or there were no values found at all.

Offices dataset

Size	Floor area (Sq. ft.)
Small	0 to 49,999
Medium	50,000 to 99,999
Large	100,000 to 299,999
Extra Large	300,000 and above

Air conditioning	Small	Medium	Large	Extra Large	Total
Yes	94	45	47	21	207
No	39	10	11	2	62
Total	133	55	58	23	269

Shopping centres dataset

Size	Floor area (Sq. ft.)
Small	0 to 99,999
Medium	100,000 to 249,999
Large	250,000 and above

Air conditioning	Small	Medium	Large	Total
Yes	11	12	13	36
No	6		1	7
Total	17	12	14	43

Section 1 - Three year review

ii Analysis by size

Data tables

Retail parks dataset

Size	Floor area (Sq. ft.)		Small	Medium	Large	Total
Small	0 to 49,999	Total	45	36	44	125
Medium	50,000 to 99,999					
Large	100,000 and above					

Industrial parks dataset

Size	Floor area (Sq. ft.)		Small	Medium	Large	Total
Small	0 to 74,999	Total	82	39	45	166
Medium	75,000 to 149,999					
Large	150,000 and above					

Section 1 - Three year review

Office analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large			Extra Large		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management												
Management fees	0.59	0.66	0.70	0.51	0.56	0.60	0.57	0.59	0.61	0.57	0.61	0.66
Accounting fees	0.07	0.07	0.08	0.04	0.05	0.05	0.02	0.02	0.03	0.01	0.01	0.01
Site-management resources	0.43	0.52	0.62	0.53	0.58	0.56	1.07	1.28	1.36	0.83	0.94	0.94
Professional fees	0.13	0.16	0.15	0.09	0.11	0.13	0.03	0.06	0.06	0.01	0.01	0.02
Management total	1.22	1.41	1.55	1.17	1.30	1.34	1.69	1.95	2.06	1.42	1.57	1.63
Utilities												
Electricity	0.55	0.84	0.90	1.06	1.43	1.75	0.62	0.91	1.10	0.28	0.60	0.79
Gas	0.20	0.49	0.22	0.34	0.54	0.47	0.21	0.39	0.30	0.06	0.09	0.14
Fuel oil	0.00	0.00	0.00	0.01	0.00	0.01	0.02	0.03	0.06	0.01	0.01	0.02
Water	0.09	0.14	0.13	0.10	0.12	0.15	0.10	0.10	0.11	0.05	0.10	0.13
Utility consultancy	0.10	0.11	0.13	0.07	0.05	0.06	0.06	0.06	0.07	0.05	0.07	0.07
Utilities total	0.94	1.58	1.38	1.58	2.14	2.44	1.01	1.49	1.64	0.45	0.87	1.15
Soft Services												
Security	0.59	0.66	0.63	1.22	1.26	1.40	1.49	1.66	1.80	1.80	1.66	1.80
Cleaning and environmental	1.07	1.11	1.14	0.94	1.09	1.28	0.97	1.04	1.14	0.88	0.96	1.09
Landscaping	0.11	0.13	0.16	0.05	0.05	0.05	0.03	0.04	0.05	0.03	0.03	0.04
Marketing and promotions	0.02	0.03	0.04	0.01	0.01	0.02	0.01	0.03	0.04	0.01	0.05	0.02
Soft services total	1.79	1.93	1.97	2.22	2.41	2.75	2.50	2.77	3.03	2.72	2.70	2.95
Hard Services												
Mechanical and electrical services (M&E)	1.76	1.91	2.05	1.53	1.98	1.91	1.68	1.76	2.04	1.61	1.57	1.92
Lifts and escalators	0.19	0.19	0.19	0.13	0.14	0.14	0.13	0.16	0.16	0.26	0.29	0.27
Suspended-access equipment	0.06	0.02	0.02	0.02	0.03	0.05	0.02	0.02	0.01	0.02	0.03	0.03
Fabric repairs and maintenance	0.42	0.51	0.65	0.30	0.39	0.42	0.23	0.31	0.41	0.18	0.16	0.33
Hard services total	2.43	2.63	2.91	1.98	2.54	2.52	2.06	2.25	2.62	2.07	2.05	2.55
Insurance												
Engineering insurance	0.03	0.04	0.04	0.03	0.03	0.02	0.04	0.03	0.03	0.03	0.04	0.01
All-risks insurance cover	0.02	0.02	0.02	0.01	0.01	0.02	0.03	0.03	0.02	0.00	0.00	0.00
Insurance total	0.05	0.06	0.06	0.04	0.04	0.04	0.07	0.06	0.05	0.03	0.04	0.01
Grand total	6.43	7.61	7.87	6.99	8.43	9.09	7.33	8.52	9.40	6.69	7.23	8.29

Section 1 - Three year review

Office analysis by size

Median values analysed by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Shopping centre analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.29	0.31	0.36	0.25	0.28	0.30	0.38	0.40	0.45
Accounting fees	0.03	0.04	0.04	0.02	0.02	0.02	0.01	0.01	0.01
Site-management resources	0.15	0.17	0.16	0.28	0.38	0.38	0.79	0.78	0.74
Professional fees	0.07	0.07	0.07	0.05	0.05	0.06	0.03	0.02	0.03
Management total	0.54	0.59	0.63	0.60	0.73	0.76	1.21	1.21	1.23
Utilities									
Electricity	0.18	0.29	0.50	0.18	0.23	0.23	0.27	0.45	0.39
Gas	0.03	0.05	0.04	0.02	0.01	0.02	0.02	0.02	0.03
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water	0.10	0.11	0.08	0.01	0.02	0.01	0.04	0.03	0.04
Utility consultancy	0.01	0.02	0.02	0.01	0.01	0.01	0.01	0.00	0.01
Utilities total	0.32	0.47	0.64	0.22	0.27	0.27	0.34	0.50	0.47
Soft Services									
Security	2.43	2.43	2.22	0.82	0.91	1.04	1.04	1.13	1.19
Cleaning and environmental	0.75	0.73	0.91	0.70	0.76	0.84	1.10	1.25	1.36
Landscaping	0.10	0.21	0.22	0.09	0.10	0.11	0.16	0.15	0.16
Marketing and promotions	0.36	0.16	0.20	0.07	0.08	0.08	0.23	0.23	0.23
Soft services total	3.64	3.53	3.55	1.68	1.85	2.07	2.53	2.76	2.94
Hard Services									
Mechanical and electrical services (M&E)	1.03	0.65	0.74	0.22	0.27	0.37	0.34	0.38	0.37
Lifts and escalators	0.21	0.14	0.35	0.06	0.06	0.08	0.07	0.09	0.07
Suspended-access equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01
Fabric repairs and maintenance	0.36	0.49	0.52	0.19	0.28	0.24	0.15	0.21	0.24
Hard services total	1.60	1.28	1.61	0.47	0.61	0.69	0.57	0.69	0.69
Insurance									
Engineering insurance	0.02	0.03	0.03	0.01	0.01	0.02	0.02	0.01	0.01
All-risks insurance cover	0.02	0.03	0.02	0.00	0.01	0.01	0.01	0.01	0.01
Insurance total	0.04	0.06	0.05	0.01	0.02	0.03	0.03	0.02	0.02
Grand total	6.14	5.93	6.48	2.98	3.48	3.82	4.68	5.18	5.35

Shopping centre analysis by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Retail park analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.10	0.12	0.13	0.09	0.10	0.11	0.09	0.10	0.11
Accounting fees	0.03	0.04	0.04	0.02	0.02	0.02	0.01	0.01	0.01
Site-management resources	0.13	0.18	0.16	0.10	0.11	0.11	0.07	0.07	0.08
Professional fees	0.02	0.02	0.02	0.02	0.01	0.02	0.01	0.01	0.02
Management total	0.28	0.36	0.35	0.23	0.24	0.26	0.18	0.19	0.22
Utilities									
Electricity	0.07	0.09	0.10	0.05	0.04	0.05	0.09	0.11	0.12
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Water	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.01	0.01
Utility consultancy	0.01	0.01	0.02	0.00	0.01	0.01	0.00	0.01	0.01
Utilities total	0.08	0.10	0.13	0.05	0.06	0.08	0.09	0.13	0.14
Soft Services									
Security	0.04	0.09	0.16	0.12	0.11	0.13	0.24	0.32	0.36
Cleaning and environmental	0.15	0.16	0.17	0.20	0.25	0.25	0.33	0.29	0.35
Landscaping	0.23	0.25	0.27	0.21	0.20	0.20	0.10	0.11	0.12
Marketing and promotions	-0.33	0.02	0.01	0.01	0.02	0.02	0.02	0.03	0.02
Soft services total	0.09	0.52	0.61	0.54	0.58	0.60	0.69	0.75	0.85
Hard Services									
Mechanical and electrical services (M&E)	0.12	0.13	0.17	0.10	0.13	0.18	0.09	0.12	0.12
Lifts and escalators	0.00	0.00	0.00	0.05	0.06	0.04	0.01	0.01	0.03
Suspended-access equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.01
Fabric repairs and maintenance	0.27	0.41	0.48	0.19	0.19	0.21	0.12	0.14	0.15
Hard services total	0.39	0.54	0.65	0.34	0.38	0.43	0.23	0.30	0.31
Insurance									
Engineering insurance	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Insurance total	0.12	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Grand total	0.96	1.53	1.75	1.17	1.27	1.38	1.20	1.38	1.53

Retail park analysis by size

Median values analysed by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Industrial park analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.09	0.10	0.12	0.06	0.06	0.06	0.05	0.04	0.05
Accounting fees	0.02	0.03	0.03	0.01	0.01	0.01	0.00	0.01	0.01
Site-management resources	0.16	0.16	0.16	0.06	0.07	0.07	0.03	0.04	0.04
Professional fees	0.02	0.02	0.03	0.01	0.01	0.01	0.01	0.01	0.01
Management total	0.29	0.31	0.34	0.14	0.15	0.15	0.09	0.10	0.11
Utilities									
Electricity	0.04	0.04	0.04	0.02	0.02	0.03	0.02	0.02	0.02
Water	0.05	0.07	0.14	0.01	0.01	0.02	0.01	0.02	0.01
Utility consultancy	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Utilities total	0.10	0.12	0.19	0.03	0.03	0.05	0.03	0.04	0.03
Soft Services									
Security	0.17	0.12	0.14	0.09	0.09	0.06	0.26	0.23	0.28
Cleaning and environmental	0.07	0.10	0.09	0.04	0.04	0.03	0.04	0.05	0.05
Landscaping	0.12	0.13	0.13	0.10	0.09	0.10	0.05	0.05	0.06
Soft services total	0.36	0.35	0.36	0.23	0.22	0.19	0.35	0.33	0.39
Hard Services									
Mechanical and electrical services (M&E)	0.15	0.16	0.11	0.10	0.12	0.08	0.06	0.07	0.07
Lifts and escalators	0.09	0.13	0.08	0.11	0.06	0.07	0.02	0.02	0.03
Suspended-access equipment	0.00	0.00	0.00	0.01	0.01	0.02	0.00	0.00	0.00
Fabric repairs and maintenance	0.24	0.28	0.27	0.09	0.12	0.10	0.06	0.06	0.04
Hard services total	0.48	0.57	0.46	0.31	0.31	0.27	0.14	0.15	0.14
Insurance									
Engineering insurance	0.03	0.04	0.02	0.01	0.01	0.01	0.01	0.01	0.00
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.01	0.01
Insurance total	0.04	0.05	0.03	0.02	0.02	0.02	0.01	0.02	0.01
Grand total	1.27	1.40	1.38	0.73	0.73	0.68	0.62	0.64	0.68

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category. No results for shopping centres have been reported at this level due to the size of the dataset.

Offices dataset with air conditioning

	Small			Medium			Large			Extra Large			Total
Region Category	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G	
Central London	33	29	15	9	9	8	11	13	6	8	6	3	150
Greater London	18	9	5	7	2	7	14	3	7	5	2	1	80
South	17	5	7	12	4	3	12	3	4	1	4	1	73
Rest of UK	11	7	6	9	6	6	7	3	2			1	58
Total	79	50	33	37	21	24	44	22	19	14	12	6	361

Size	Floor area (Sq. ft.)
Small	0 to 49,999
Medium	50,000 to 99,999
Large	100,000 to 299,999
Extra Large	300,000 and above

Section 2 - Analysis by region, size & EPC

Offices - Central London - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium			Large			Extra Large	
	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G	A and B	C
Management											
Management fees	0.99	1.03	0.93	0.79	1.03	1.16	0.93	0.76	0.77	0.72	0.73
Accounting fees	0.10	0.13	0.10	0.05	0.05	0.05	0.03	0.02	0.03	0.01	0.01
Site-management resources	0.93	0.98	0.91	1.46	0.78	1.50	1.48	0.99	0.80	1.27	1.09
Professional fees	0.18	0.20	0.15	0.11	0.14	0.17	0.07	0.06	0.07	0.02	0.02
Management total	2.20	2.34	2.09	2.41	2.00	2.88	2.51	1.83	1.67	2.02	1.85
Utilities											
Electricity	1.24	1.55	2.05	1.90	1.56	2.45	1.20	2.45	2.04	1.01	1.02
Gas	0.15	0.78	0.62	0.09	0.59	0.69	0.19	0.3	0.46	0.07	0.86
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.03	0.00
Water	0.16	0.19	0.16	0.14	0.14	0.15	0.17	0.14	0.10	0.15	0.26
Utility consultancy	0.15	0.16	0.15	0.07	0.09	0.14	0.05	0.08	0.11	0.06	0.12
Utilities total	1.70	2.68	2.98	2.20	2.38	3.44	1.61	2.97	2.71	1.32	2.26
Soft services											
Security	1.92	0.68	1.39	2.32	2.28	3.54	2.78	3.11	2.55	2.81	2.94
Cleaning and sustainability	1.57	1.95	2.18	0.92	1.62	1.79	1.20	1.42	0.91	1.42	1.31
Landscaping and environment	0.18	0.08	0.06	0.03	0.05	0.03	0.04	0.05	0.04	0.05	0.03
Marketing and promotions	0.04	0.00	0.03	0.01	0.03	0.00	0.02	0.11	0.02	0.10	0.01
Soft services total	3.71	2.71	3.66	3.28	3.98	5.36	4.04	4.69	3.52	4.38	4.29
Hard services											
Mechanical and electrical services (M&E)	3.26	3.06	3.69	3.14	2.43	5.27	2.95	2.7	2.34	2.12	2.44
Lifts and escalators	0.24	0.28	0.31	0.14	0.25	0.34	0.32	0.23	0.25	0.33	0.25
Suspended-access equipment	0.00	0.03	0.04	0.03	0.16	0.00	0.00	0.01	0.02	0.06	0.04
Fabric repairs and maintenance	0.57	0.60	0.92	0.34	0.37	0.67	0.37	0.42	0.24	0.19	0.34
Hard services total	4.07	3.97	4.96	3.65	3.21	6.28	3.64	3.36	2.85	2.70	3.07
Insurance											
Engineering insurance	0.04	0.10	0.05	0.03	0.06	0.03	0.06	0.03	0.03	0.01	0.02
All-risks insurance cover	0.03	0.02	0.04	0.02	0.01	0.01	0.04	0.01	0.00	0.00	0.00
Insurance total	0.07	0.12	0.09	0.05	0.07	0.04	0.10	0.04	0.03	0.01	0.02
Grand total	11.75	11.82	13.78	11.59	11.64	18.00	11.90	12.89	10.78	10.43	11.49

Section 2 - Analysis by region, size & EPC

Offices - Greater London - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium		Large		Extra Large
	A and B	C	D to G	A and B	D to G	A and B	D to G	A and B
Management								
Management fees	0.64	0.84	0.66	0.71	0.63	0.62	0.40	0.64
Accounting fees	0.07	0.10	0.07	0.03	0.03	0.03	0.02	0.01
Site-management resources	0.61	0.70	0.38	1.95	0.44	1.52	0.59	0.30
Professional fees	0.15	0.27	0.06	0.10	0.08	0.10	0.03	0.02
Management total	1.47	1.91	1.17	2.79	1.18	2.27	1.04	0.97
Utilities								
Electricity	0.85	0.23	0.55	-0.01	0.93	0.94	0.11	0.50
Gas	0.45	0.12	3.88	0.78	0.32	0.34	0.24	0.07
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
Water	0.10	0.03	0.38	0.10	0.16	0.10	0.08	0.03
Utility consultancy	0.13	0.09	0.00	0.05	0.03	0.03	0.03	0.10
Utilities total	1.53	0.47	4.81	0.92	1.44	1.41	0.46	0.72
Soft services								
Security	1.12	0.34	1.20	1.88	0.22	2.16	1.53	1.08
Cleaning and sustainability	0.78	0.86	0.93	1.42	1.43	1.28	1.45	1.10
Landscaping and environment	0.17	0.01	0.81	0.16	0.13	0.09	0.02	0.01
Marketing and promotions	0.01	0.00	-0.06	0.03	0.00	0.13	0.18	0.00
Soft services total	2.08	1.21	2.88	3.49	1.78	3.66	3.18	2.19
Hard services								
Mechanical and electrical services (M&E)	1.96	1.08	0.75	2.24	1.95	2.01	1.30	0.70
Lifts and escalators	0.18	0.13	0.36	0.20	0.14	0.14	0.17	0.29
Suspended-access equipment	0.00	0.00	0.00	0.00	0.03	0.01	0.13	0.06
Fabric repairs and maintenance	0.34	0.65	0.56	0.45	0.28	0.56	0.38	0.20
Hard services total	2.48	1.86	1.67	2.89	2.4	2.72	1.98	1.25
Insurance								
Engineering insurance	0.05	0.03	0.02	0.02	0.06	0.04	0.03	0.03
All-risks insurance cover	0.02	0.02	0.13	0.00	0.02	0.02	0.00	0.00
Insurance total	0.07	0.05	0.15	0.02	0.08	0.06	0.03	0.03
Grand total	7.63	5.50	10.68	10.11	6.88	10.12	6.69	5.16

Section 2 - Analysis by region, size & EPC

Offices - South - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium			Large
	A and B	C	D to G	A and B	C	D to G	A and B
Management							
Management fees	0.57	0.59	0.95	0.66	0.38	0.58	0.39
Accounting fees	0.06	0.06	0.07	0.03	0.03	0.04	0.03
Site-management resources	0.42	0.30	0.74	0.59	0.20	0.45	0.40
Professional fees	0.22	0.06	0.37	0.09	0.08	0.12	0.07
Management total	1.27	1.01	2.13	1.37	0.69	1.19	0.89
Utilities							
Electricity	1.05	0.54	2.22	1.35	0.40	2.39	1.27
Gas	0.16	0.22	0.24	0.38	0.20	0.74	0.33
Fuel oil	0.17	0.08	0.12	0.11	0.01	0.07	0.15
Water	0.03	0.08	0.10	0.03	0.06	0.03	0.06
Utility consultancy	1.41	0.92	2.68	1.87	0.67	3.23	1.81
Utilities total	1.70	2.68	2.98	2.20	2.38	3.44	1.61
Soft services							
Security	1.25	0.37	1.30	1.31	1.16	0.97	0.62
Cleaning and sustainability	1.38	0.56	1.38	1.27	0.73	0.87	0.82
Landscaping and environment	0.13	0.13	0.19	0.14	0.08	0.17	0.21
Marketing and promotions	0.00	0.00	0.04	0.00	0.49	0.08	0.03
Soft services total	2.76	1.06	2.91	2.72	2.46	2.09	1.68
Hard services							
Mechanical and electrical services (M&E)	1.28	1.08	2.26	1.91	1.20	2.19	1.62
Lifts and escalators	0.13	0.17	0.18	0.11	0.12	0.14	0.11
Fabric repairs and maintenance	0.64	0.25	0.93	0.24	0.31	0.26	0.35
Hard services total	2.05	1.50	3.37	2.26	1.63	2.59	2.08
Insurance							
Engineering insurance	0.09	0.01	0.04	0.02	0.01	0.01	0.02
All-risks insurance cover	0.02	0.00	0.00	-0.01	0.03	0.03	0.00
Insurance total	0.11	0.01	0.04	0.01	0.04	0.04	0.02
Grand total	7.60	4.50	11.13	8.23	5.49	9.14	6.48

Section 2 - Analysis by region, size & EPC

Offices - Rest of the UK - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium	Large	
	A and B	C	D to G	A and B	A and B	D to G
Management						
Management fees	0.53	0.93	0.78	0.42	0.46	0.57
Accounting fees	0.07	0.09	0.09	0.04	0.02	0.02
Site-management resources	0.43	0.34	0.54	0.46	1.1	0.26
Professional fees	0.21	0.23	0.13	0.12	0.07	0.13
Management total	1.24	1.59	1.54	1.04	1.65	0.98
Utilities						
Electricity	1.13	0.96	1.51	1.93	1.14	1.65
Gas	0.37	0.67	0.26	0.31	0.34	0
Fuel oil	0	0	0	0	0	0
Water	0.14	0.18	0.22	0.1	0.1	0.1
Utility consultancy	0.08	0.12	0.08	0.08	0.08	0.08
Utilities total	1.72	1.93	2.07	2.42	1.66	1.83
Soft services						
Security	0.19	1.26	0.98	1.01	1.22	0.9
Cleaning and sustainability	1.05	1.37	1.7	1.1	0.94	0.97
Landscaping and environment	0.26	0.12	0.17	0.05	0.03	0.12
Marketing and promotions	0.03	0.09	0	0.04	0.13	0
Soft services total	1.53	2.84	2.85	2.2	2.32	1.99
Hard services						
Mechanical and electrical services (M&E)	1.74	2.38	1.88	1.57	1.54	1.86
Lifts and escalators	0.13	0.19	0.18	0.13	0.15	0.12
Suspended-access equipment	0	0	0	0	0.1	0.04
Fabric repairs and maintenance	0.5	0.91	0.76	0.3	0.28	0.37
Hard services total	2.37	3.48	2.82	2	2.07	2.39
Insurance						
Engineering insurance	0.03	0.03	0	0.02	0.03	0.02
All-risks insurance cover	0.02	0	0.04	0.01	0.04	0.01
Insurance total	0.05	0.03	0.04	0.03	0.07	0.03
Grand total	6.91	9.87	9.32	7.69	7.77	7.22

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category.

Retail parks dataset

	Small			Medium			Large			Total
Region Category	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G	
London	4	2		8	5	2	6	3	3	33
South	12	5	2	23	2	4	19	4	2	108
Rest of UK	26	10	3	18	5	5	25	7	9	73
Total	42	17	5	49	12	11	50	14	14	214

Size	Floor area (Sq. ft.)
Small	0 - 49,999
Medium	50,000 - 99,999
Large	100,000 and above

Section 2 - Analysis by region, size & EPC

Retail parks - London

Median value for each data segment

See methodology for calculation methods.

Size of Building	Medium		Large
	A and B	C	A and B
Management			
Management fees	0.15	0.22	0.16
Accounting fees	0.02	0.03	0.02
Site-management resources	0.11	0.10	0.07
Professional fees	0.03	0.04	0.02
Management total	0.31	0.39	0.27
Utilities			
Electricity	0.06	0.13	0.19
Fuel oil	0.00	0.00	0.00
Water	0.01	0.01	0.00
Utility consultancy	0.01	0.00	0.01
Utilities total	0.08	0.14	0.20
Soft services			
Security	0.22	0.39	0.31
Cleaning and sustainability	0.27	0.28	0.47
Landscaping and environment	0.23	0.06	0.13
Marketing and promotions	0.00	0.03	0.04
Soft services total	0.72	0.76	0.95
Hard services			
Mechanical and electrical services (M&E)	0.21	0.32	0.14
Fabric repairs and maintenance	0.24	0.38	0.29
Hard services total	0.45	0.70	0.43
Insurance			
Engineering insurance	0.00	0.00	0.00
All-risks insurance cover	0.00	0.01	0.01
Insurance total	0.00	0.01	0.01
Grand total	1.56	2.00	1.86

Section 2 - Analysis by region, size & EPC

Retail parks - South

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small		Medium	Large
	A and B	C	A and B	A and B
Management				
Management fees	0.13	0.15	0.11	0.12
Accounting fees	0.03	0.06	0.02	0.02
Site-management resources	0.19	0.21	0.13	0.07
Professional fees	0.03	0.01	0.02	0.02
Management total	0.38	0.43	0.28	0.23
Utilities				
Electricity	0.10	0.09	0.06	0.13
Water	0.00	0.00	0.07	0.00
Utility consultancy	0.01	0.03	0.01	0.01
Utilities total	0.11	0.12	0.14	0.14
Soft services				
Security	0.24	0.00	0.13	0.27
Cleaning and sustainability	0.09	0.14	0.08	0.11
Landscaping and environment	0.23	0.13	0.23	0.19
Marketing and promotions	0.00	0.00	0.02	0.04
Soft services total	0.56	0.27	0.46	0.61
Hard services				
Mechanical and electrical services (M&E)	0.38	0.06	0.18	0.12
Lifts and escalators	0.00	0.00	0.07	0.04
Fabric repairs and maintenance	0.20	0.64	0.23	0.22
Hard services total	0.58	0.70	0.48	0.38
Insurance				
Engineering insurance	0.00	0.00	0.01	0.00
All-risks insurance cover	0.01	0.00	0.01	0.00
Insurance total	0.01	0.00	0.02	0.00
Grand total	1.64	1.52	1.38	1.36

Section 2 - Analysis by region, size & EPC

Retail parks - Rest of the UK

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small		Medium			Large		
	A and B	C	A and B	C	D to G	A and B	C	D to G
Management								
Management fees	0.11	0.14	0.09	0.10	0.11	0.10	0.16	0.11
Accounting fees	0.04	0.03	0.02	0.02	0.02	0.01	0.01	0.01
Site-management resources	0.13	0.14	0.08	0.09	0.12	0.08	0.09	0.07
Professional fees	0.02	0.03	0.02	0.01	0.02	0.02	0.01	0.02
Management total	0.30	0.34	0.21	0.22	0.27	0.21	0.27	0.21
Utilities								
Electricity	0.13	0.08	0.07	0.10	0.07	0.08	0.12	0.16
Fuel oil	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Water	0.00	0.02	0.01	0.00	0.00	0.00	0.01	0.02
Utility consultancy	0.03	0.01	0.01	0.01	0.01	0.01	0.01	0.00
Utilities total	0.16	0.11	0.09	0.11	0.09	0.09	0.14	0.18
Soft services								
Security	0.13	0.27	0.12	0.13	0.07	0.22	0.30	0.16
Cleaning and sustainability	0.17	0.35	0.24	0.13	0.17	0.35	0.36	0.27
Landscaping and environment	0.39	0.31	0.16	0.35	0.37	0.09	0.21	0.27
Marketing and promotions	0.01	0.00	0.02	0.00	0.00	0.02	0.04	0.28
Soft services total	0.70	0.93	0.54	0.61	0.61	0.68	0.91	0.98
Hard services								
Mechanical and electrical services (M&E)	0.09	0.10	0.16	0.24	0.06	0.12	0.25	0.19
Lifts and escalators	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.03
Suspended-access equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fabric repairs and maintenance	0.39	0.26	0.17	0.30	0.19	0.14	0.21	0.20
Hard services total	0.48	0.36	0.33	0.54	0.25	0.29	0.47	0.42
Insurance								
Engineering insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
All-risks insurance cover	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.00
Insurance total	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.00
Grand total	1.65	1.76	1.18	1.49	1.23	1.28	1.80	1.79

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category.

Industrial parks dataset

	Small			Medium			Large			Total
Region Category	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G	
London	33	29	15	9	9	8	11	13	6	150
South	18	9	5	7	2	7	14	3	7	80
Rest of UK	17	5	7	12	4	3	12	3	4	73
Total	79	50	33	37	21	24	44	22	19	361

Size	Floor area (Sq. ft.)
Small	0 - 74,999
Medium	75,000 -149,999
Large	150,000 and above

Section 2 - Analysis by region, size & EPC

Industrial parks - London

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G
Management									
Management fees	0.13	0.14	0.18	0.11	0.15	0.13	0.08	0.11	0.06
Accounting fees	0.03	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01
Site-management resources	0.17	0.13	0.17	0.07	0.09	0.06	0.04	0.06	0.07
Professional fees	0.04	0.03	0.03	0.02	0.02	0.03	0.01	0.01	0.01
Management total	0.37	0.32	0.40	0.21	0.27	0.23	0.14	0.19	0.15
Utilities									
Electricity	0.07	0.13	0.04	0.02	0.03	0.02	0.02	0.04	0.02
Fuel oil	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00
Water	0.02	-0.01	0.14	0.00	0.00	0.02	0.00	0.01	0.00
Utility consultancy	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Utilities total	0.10	0.13	0.19	0.02	0.05	0.04	0.02	0.05	0.02
Soft services									
Security	0.28	0.01	0.20	0.07	0.73	0.16	0.14	0.44	0.28
Cleaning and sustainability	0.13	0.06	0.12	0.05	0.06	0.04	0.04	0.03	0.02
Landscaping and environment	0.13	0.13	0.17	0.13	0.13	0.11	0.08	0.10	0.05
Soft services total	0.54	0.20	0.49	0.25	0.92	0.31	0.26	0.57	0.35
Hard services									
Mechanical and electrical services (M&E)	0.16	0.62	0.19	0.06	0.19	0.10	0.08	0.10	0.07
Lifts and escalators	0.21	0.00	0.30	0.00	0.00	0.00	0.01	0.02	0.01
Suspended-access equipment	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Fabric repairs and maintenance	0.24	0.22	0.14	0.09	0.07	0.10	0.06	0.06	0.05
Hard services total	0.61	0.84	0.63	0.16	0.26	0.20	0.15	0.18	0.13
Insurance									
Engineering insurance	0.00	0.00	0.04	0.00	0.00	0.01	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	-0.01	0.01	0.01
Insurance total	0.01	0.01	0.05	0.01	0.01	0.02	-0.01	0.01	0.01
Grand total	1.63	1.50	1.76	0.65	1.51	0.80	0.56	1.00	0.66

Section 2 - Analysis by region, size & EPC

Industrial parks - South

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	A and B	C	D to G	A and B	C	D to G	A and B	C	D to G
Management									
Management fees	0.16	0.08	0.12	0.12	0.07	0.06	0.06	0.06	0.06
Accounting fees	0.03	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01
Site-management resources	0.14	0.13	0.15	0.06	0.07	0.05	0.03	0.03	0.04
Professional fees	0.04	0.02	0.03	0.02	0.02	0.01	0.01	0.01	0.01
Management total	0.37	0.25	0.32	0.21	0.17	0.13	0.11	0.11	0.12
Utilities									
Electricity	0.03	0.03	0.08	0.02	0.02	0.02	0.02	0.02	0.01
Water	0.04	1.11	0.14	0.04	0.08	0.00	0.00	0.04	0.01
Utility consultancy	0.03	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Utilities total	0.10	1.15	0.23	0.06	0.10	0.02	0.02	0.06	0.02
Soft services									
Security	0.40	0.08	0.63	0.06	0.04	0.10	0.40	0.12	0.23
Cleaning and sustainability	0.10	0.05	0.04	0.04	0.05	0.04	0.02	0.03	0.03
Landscaping and environment	0.15	0.13	0.09	0.11	0.09	0.07	0.05	0.06	0.05
Soft services total	0.65	0.26	0.76	0.21	0.18	0.21	0.47	0.21	0.31
Hard services									
Mechanical and electrical services (M&E)	0.22	0.09	0.15	0.10	0.08	0.13	0.06	0.07	0.06
Lifts and escalators	0.00	0.00	0.11	0.00	0.01	0.00	0.02	0.02	0.08
Suspended-access equipment	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Fabric repairs and maintenance	0.22	0.18	0.16	0.15	0.08	0.06	0.05	0.04	0.04
Hard services total	0.44	0.27	0.42	0.27	0.17	0.19	0.13	0.13	0.18
Insurance									
Engineering insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
All-risks insurance cover	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.01	0.00
Insurance total	0.01	0.01	0.01	0.00	0.01	0.00	0.00	0.02	0.01
Grand total	1.57	1.94	1.74	0.75	0.63	0.55	0.73	0.53	0.64

Section 2 - Analysis by region, size & EPC

Industrial parks - Rest of the UK

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small			Medium		Large		
	A and B	C	D to G	A and B	C	A and B	C	D to G
Management								
Management fees	0.16	0.17	0.12	0.07	0.07	0.03	0.05	0.07
Accounting fees	0.03	0.03	0.02	0.01	0.01	0.00	0.01	0.01
Site-management resources	0.14	0.18	0.11	0.08	0.06	0.02	0.03	0.03
Professional fees	0.05	0.03	0.02	0.01	0.01	0.01	0.01	0.01
Management total	0.38	0.41	0.27	0.17	0.15	0.06	0.10	0.12
Utilities								
Electricity	0.14	0.20	0.01	0.04	0.02	0.01	0.02	0.04
Fuel Oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Water	0.22	0.14	0.02	0.16	0.02	0.01	0.00	0.02
Utility consultancy	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.01
Utilities total	0.37	0.34	0.04	0.20	0.05	0.02	0.02	0.08
Soft services								
Security	0.13	0.11	0.04	0.13	0.12	0.10	0.22	0.18
Cleaning and sustainability	0.23	0.16	0.06	0.11	0.03	0.04	0.02	0.06
Landscaping and environment	0.13	0.15	0.09	0.07	0.10	0.04	0.06	0.06
Soft services total	0.49	0.42	0.19	0.31	0.25	0.18	0.30	0.30
Hard services								
Mechanical and electrical services (M&E)	0.15	0.08	0.23	0.10	0.09	0.03	0.06	0.04
Lifts and escalators	0.08	0.05	0.02	0.05	0.00	0.01	0.00	0.04
Fabric repairs and maintenance	0.29	0.40	0.29	0.05	0.06	0.02	0.03	0.06
Hard services total	0.52	0.53	0.54	0.20	0.15	0.06	0.09	0.14
Insurance								
Engineering insurance	0.03	0.01	0.00	0.01	0.00	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01	0.02	0.01	0.00	0.01	0.01
Insurance total	0.04	0.02	0.01	0.03	0.01	0.00	0.01	0.01
Grand total	1.80	1.72	1.05	0.91	0.61	0.32	0.52	0.65

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