



INTRODUCTION

This document should be seen as a guide and will help you estimate the cost of building works. The three methods for obtaining costs are described in this document with the most commonly used being the Aberdeenshire Cost Index.

Table 1: Minimum estimated costs for domestic works

BUILDING TYPE	BASE RATE Median from BCIS on-line guide 31/03/18	ABERDEENSHIRE FACTOR 0.82
<b>One off detached houses 3 Units or less:</b>		
Single Storey	£1438	£1179
2 Storey	£1787	£1465
1.5 Storey*	£1811	£1485
Semi Detached	£1346	£1104
<b>Estate housing 4 units or more:</b>		
Single Storey	£1284	£1053
2 Storey	£1618	£1327
1.5 Storey*	£1144	£938
3 Storey	£1123	£921
<b><u>Semi detached</u></b>		
Single Storey	£1333	£1093
2 Storey	£1679	£1377
1.5 Storey	£1144	£938
3 Storey	£1037	£921
<b><u>Terraced</u></b>		
Single Storey	£1251	£1026
2 Storey	£1577	£1293
1.5 Storey	£1163	£954
3 Storey	£1113	£913
<b>Flats and Apartments:</b>		
1-2 Storey	£1298	£1064
3-5 Storey	£1355	£1111
6+ Storey	£1700	£1394
<b>Domestic garage**</b>	£1150	£943
<b>Steading Conversion</b>	£1861	£1526
<b>Extension to house:</b>	£1879	£1541

\* The cost factor for a 1.5 storey is applied to the ground floor area. The figure is derived by adding a factor of 26% to the single storey house. (based on the average since 2006).

\*\*Based on lowest figures from guide



## 1. ABERDEENSHIRE COST INDEX

- a) The minimum estimated cost of proposed works can be calculated using the Aberdeenshire Cost Index as follows:

**Estimated cost of works = total internal floor area x estimated cost per square metre**

The estimated cost per square metre (£/m<sup>2</sup>) for a domestic proposal can be obtained from the table above.

### Example Calculation

Construction of a one off, single storey house, with a total floor area of 120 square metres.

- Minimum estimated cost (£/m<sup>2</sup>) = **1179**
- Estimated cost of works = total floor area x estimated cost per square metre
- Estimated cost of works = 120 x 1179 = **£141,480**

The fee for the application for Building Warrant approval should be based on a value of work of £134,520. The Building Warrant fee should be **£1343** - see [Building Standards Fee Table](#).

## 2. USING PUBLISHED COSTS

It is possible to use figures published by recognised bodies such as the Royal Institute of Charter Surveyors (RICS) to undertake the process as detailed above

## 3. FULL BREAKDOWN OF COSTS

Provide a full and accurate breakdown of the estimated cost of work

In calculating the value of works, you must use normal market costs rather than any discounted costs that you might be able to achieve. For example, even if the labour was unpaid because it is a self-build project, the value of the building work should still include a fair assessment of the value of labour had commercial contractors undertaken the work. Material costings must also be at fair market value.

**If you require further assistance, please [contact us](#)**