

In order to determine the value of a proposal, the Council refers to established indices of building costs. This accords with the guidance set out in the Scottish Government's Building Standards Procedural Handbook. The council uses "The Building Cost Information Surveys of Quarterly Review of Building Prices (BCIS guide published by the RICS)" which is an industry recognised publication, and lists normal market costs rather than any discounted costs which the applicant might be able to achieve. This provides the average cost in £/m<sup>2</sup> for works of different character.

Where the fee submitted is considered to be incorrect ie, does not reflect current market costs, the applicant will be advised to either adjust the fee or provide a detailed breakdown of the proposed costs for checking. It is important to stress, that any cost breakdown should be from a suitably qualified person such as a chartered quantity surveyor/estimator. **Please note** a builder's quotation is not suitable.

You should be aware, that your application will remain invalid, and processing will not begin until the value of works are agreed.

In order to assist in determining a market value for your project, please refer to some extracted BCIS rates on the page below which relate to the most common application types. A member of the building standards team will also be able to assist should you find that your project type not be included in the list, or if you are unsure.

The expected market value of works can be determined by multiplying the floor area of the proposed building by the relevant rate per m<sup>2</sup> (see table on page below). This will provide an accurate costing.

Example – New Dwelling (Two storey-detached villa)

To calculate the floor area of the building multiply the length by the breadth (measuring internal dimensions) eg; Length of ground floor = 12m. Multiplied by the breadth = 8m: - Area of building = 12 x 8 = **96 m<sup>2</sup>**

Multiply the floor area by the rate selected from the table below

Ground floor = 96m<sup>2</sup> x £1529= £146,784

Upper floor = 96m<sup>2</sup> x £1529 = £146,784

The estimated value of the example house has therefore determined as £146,784 x 2 = **£293,568**

**The warrant fee applicable in this example will be £2064**

**Extract from fee table shown below**

Calculated estimated value	Fee required	Discount for certificate of Design	Discount for Certificate of Construction
240,001 -260,000	1,858	-185.8	-55.74
260,001 -280,000	1,961	-196.1	-58.83
<b>280,001 -300,000</b>	<b>2,064</b>	-206.4	-61.92
300,001 -320,000	2,167	-216.7	-65.01

## Extract of cost rates per/m2 for common building types

Building Type	Minimum estimated value £/m2
Detached single storey dwelling	1237
Detached storey and a half dwelling (Rooms in attic)	1361
Detached multi story dwelling	1529
Semi-detached dwelling	1158
Terraced block (up to 3 units)	1075
Conversion of unheated buildings (Assume structure intact)	841
Roof conversion with dormers	901
Roof conversion - No Dormers	841
Simple extension (Typically 3 sided and includes sunrooms etc.)	1158
Conservatory - (transparent roof)	821
Garage/outbuilding (Unheated)	458
Flats 1 to 2 storey	1123
Flats exceeding 2 storeys	1167
Single Storey estate housing (Exceeding 3 Units per application)	1111
Two storey estate housing (Exceeding 3 Units per application)	987
Three storey estate housing (Exceeding 3 Units per application)	969
Agricultural Building (With electrics)	215
Agricultural Building (Basic Shelter)	152
Agricultural building (more complex) eg milking parlour, buildings containing slurry tanks, grain/silage storage etc.	Contact member of the building standards team