

Guidance on Determining the value of your project.

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 any discounted costs which the applicant might be able to achieve. This provides the average cost in £/m² 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. You may find that your project does not fit neatly into any of the examples below so feel free to contact a member of the building standards team will also be able to offer some further guidance. Likewise, if you are unsure whether or not a discount applies, please ignore, a fee refund will be applied as appropriate following receipt of your application.

The expected market value of works can be determined by multiplying the floor area of the proposed building by the relevant

rate per m² (see table on page below). This will provide an accurate costing.

Example – New Dwelling (Two storey-detached villa)

1. 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 6 = 72 m²
2. Multiply the floor area by the rate selected from the table below:-

Ground floor = 72m² x £1988= £146,784

Upper floor = 72m² x £1988 = £146,784

3. The estimated value of the example house has therefore determined as £146,784 x 2 = £286,272

4. The warrant fee applicable in this example will be £2,064.

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
280,001 -300,000	2,348	-206.4	-61.92
300,001 -320,000	2,167	-216.7	-65.01

Building Type	Minimum estimated value £/m2
Detached single storey dwelling	1608
Detached House Storey and a half (Rooms in attic)	1775
Detached dwelling 2 or more storeys (Rate per floor)	1988
Semi-detached dwelling	1505
Terraced block (up to 3 units)	1398
Conversion of unheated buildings (Existing structure fully intact)	1093
Simple extension (Typically 3 sided and including sun rooms, etc.)	1505
Conservatory	1067
Garage/outbuilding (Unheated)	595
Flats 1 to 2 storey	1460
Flats exceeding 2 storeys	1517
Single Storey estate housing (Exceeding 3 Units per application)	1444
Two storey estate housing (Exceeding 3 Units per application)	1283
Three storey estate housing (Exceeding 3 Units per application)	1260
Agricultural Building (With electrics)	280
Agricultural Building (Basic Shelter)	198
Industrial unit/workshop type (minimal, or no internal rooms)	933
Industrial unit (more complex than above)	1141
Retail Unit/warehouse – Basic Shell	946
Retail unit – including fit-out	1739

