



April 2024

IMPORTANT INFORMATION FOR YOU

Dear Customer

Introduction of updated estimated Building Cost Information, (BCIS) following a review of current building prices.

For building work not covered in Schedules 1 and 2*, the Building Regulations fees are calculated based on a cost estimate for that work.

The legislation defines an ESTIMATE, in relation to the cost of carrying out building work, to mean a written estimate, accepted by a district council, of such reasonable amounts as would be charged for the carrying out of that work by a person in business to carry out such works.

As a valued customer, we would like to notify you that as of **1st May 2024**, this Service will be consulting the latest BCIS listings for 'current building prices', on receipt of an application to which the Building Regulation fee is related to the estimated cost of works*.

This update is based on the revised figures which have been received from BCIS (Building Cost Information Services) which was set up by RICS (The Royal Institute of Chartered Surveyors) to facilitate exchange of detailed cost information between Chartered Quantity Surveyors. These figures have taken account of the regional factor for Northern Ireland.

The use of BCIS Cost indices is used as a basis for reasonableness and is only applicable to the common construction works. Works of a higher specification may be assessed at a higher cost, and a written estimate may be requested.

For your convenience, we have attached/enclosed an up-to-date summary listing derived from the BCIS publication for your attention. You may wish to use these figures to determine your Building Regulation fees or alternatively, you may wish to submit a detailed estimated cost of works from a suitably qualified building professional.

Should you have any queries regarding this matter, please do not hesitate to contact me.

Yours faithfully

Tom Lavery
Head of Building Control Department

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*Building (Prescribed Fees) Regulations (Northern Ireland) No.482, Amended 2013 No. 60, Regulations 5, 12 and Schedule 3.

A GUIDE OF BUILDING PRICES FOR CALCULATING BUILDING CONTROL FEES BASED ON ESTIMATES OF COST

(2024 RATES BASED ON **BCIS ONLINE COST INDICES** OF BUILDING PRICES - last updated 9 March 2024)

Effective date: **1 May 2024**

Purpose Group	Building Type		01-May-24	
			£/m2	
1a	Flats	General	965	
		1-2 Storey	913	
		3-5 Storey	951	
1b/c	Houses	1 off (Detached)	1526	
		Estates Housing (Generally)	817	
1a-c	Extensions	>60m2	1222	
1a-c	Garages		539	
2a	Hospitals (Generally)		2213	
	Nursing Homes		1205	
2b	Hotels		1423	
	Sheltered/Supported Housing		1031	
3	Offices	Generally	1328	
		With Shops etc	1282	
4	Shops	Generally	982	
		Retail Warehousing	587	
		Shopping Centres	982	
		Supermarkets	1010	
		Public Houses - Generally	1427	
		Restaurants	1427	
		Petrol Stations	2683	
		Vehicle Showrooms with Workshops, Garages	814	
		Vehicle Showrooms without Workshops, Garages	886	
5	Assembly	General Purpose Halls	1320	
		Sports Centre/Recreation Centres	1081	
		Sports Centre/Recreation Centres inc. Swimming Pools	1564	
		Gymnasias/Sports Halls - Generally	1137	
		Community Centres - Generally	1402	
		Health Centres	1598	
		Churches	1781	
		Schools	General	1487
			Primary	1529
			Secondary	1432
			Colleges	1418
		Universities	1653	
		Libraries	1649	
		Temporary Classrooms	850	
6	Industrial	Factories - Generally	688	
7a	Storage	Purpose Built Warehouses/Stores	638	
		Cold Store	818	
7b	Carparks (Multi-Storey)		362	
	Relocation of Prefab Classrooms, Offices etc (total cost)		£40,000 per unit	