

Additional Costs Analysis

Example build cost calculation

The house illustrated was recently built by clients of Design & Materials. It has a floor area of 225 square metres. For the purpose of this example, the cost is based on a Midlands location and the build quality is to a 'Good Standard'.



It is also based on the middle Build Route: Shell Build and Sub-Contractors employed by you - who will also carry out some DIY. There are also some popular cost adjustments and typical additional costs.

**Cost of labour, plant and materials
(including Design & Materials package service)**
225 m2 X £850:

£191,250

Typical Additional Costs

Architects fees for design, planning and building regulations are typically £12,000 for a project of this size but are included in our package:

£0

Energy Audit and engineers fees are typically £1,000 but are included in our package:

£0

Code for Sustainability certification (if required):

£1,500

Site survey - topographical:

£500

Service connections:

£4,000

Local Authority application and inspection fees:

£1,500

Final floor finishes: carpets/wood/ceramic:

£7,000

Ceramic wall tiling:

£30 per m²

External works and landscaping:

£5,000

Structural Warranty:

£2,500

Site insurance/public liability:

£750

Contingency:

£2,225

Total guideline build costs:

£215,000

Examples of popular Adjustments

Double garage with home office above:

£30,000

'Attic' trusses to main roof:

£2,000

Solar roof panels:

£4,000

Enhanced insulation levels:

£2,000

Sliding/folding patio doors:

£2,000

Rainwater re-cycling:

£3,000

Soil survey if applicable:

£1,000 - £1,500

Demolition - replacement projects only:

£4,000 - £10,000

N.B. Due the volatility of the market we are finding that most of our Clients are currently Building for less than the table would suggest.