

# Build Costs

How much will your project cost? Use our variety of tools to find out

**W**orking out how much it's going to cost to build your own home is a fundamental part of planning your project. The cost of your house will depend on its size, the level of your own involvement, where you intend to build and, of course, the materials that you're going to put into it. If you can make (at the very least rough) decisions about these factors, then you can begin to work out how much it will cost.

The table below, based on information supplied by the Build Cost Information Service (part of RICS), has been helping self-build beginners get an idea of their potential costs for many years. It is updated

monthly. *Homebuilding & Renovating* also provides two other, more detailed ways of estimating costs. The My Building Project Estimating Service ([mybuildingproject.co.uk](http://mybuildingproject.co.uk)) will undertake a full analysis of your costs based on specific plans; prices start at £199. Also, check out our online Build Cost Calculator at [homebuilding.co.uk/buildcosts](http://homebuilding.co.uk/buildcosts) for a free, detailed guide.

### Extending or Renovating?

Estimating costs for work on existing homes is notoriously difficult — and usually more expensive on a /m<sup>2</sup> basis than new build work. Use the case studies at [homebuilding.co.uk](http://homebuilding.co.uk) as an example of what others have spent

### How to Use the Table

1. Identify your build route from the four options below.
2. Identify your expected level of specification: 'standard', 'good' or 'excellent'.
3. Identify the estimated size of your finished house (either single or two/more storeys).
4. Choose your location.
5. Multiply the figure by your house size (internal floor area).

## Beginner's Guide

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### THE PROCESS

**Who Will Design My House?** You don't need a qualified architect to design your new house, but they do design most new one-off houses in the UK. Search for one at [architecture.com](http://architecture.com). Alternatively, you can use an architectural technologist ([ciat.org.uk](http://ciat.org.uk)), a package company, a surveyor or, simply anyone who's willing and able (including yourself).

**How Long Will it Take?** Typical new build projects take between 9-15 months on site. Allow several months from plot purchase to design, planning permission, finding builders and so on. Larger renovation projects are likely to last 6-12 months. Smaller/common extension projects usually take between 3-6 months.

**Where Will I Live?** If your project is significant enough to require you to move out, the common solution is to rent a house locally. Very few self-builders actually now live in caravans on site.

## The Homebuilding & Renovating Build Cost Guide

		BUILD ROUTE A (DIY + Subbies)			BUILD ROUTE B (Subbies)			BUILD ROUTE C (Builder/Subbies)			BUILD ROUTE D (Main Contractor)		
		Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent
<b>SINGLE STOREY</b>													
>90m <sup>2</sup>	Greater London	1098	1270	1527	1162	1345	1617	1227	1420	1707	1292	1494	1797
	South-East	963	1114	1340	1019	1180	1419	1076	1245	1497	1133	1311	1576
	NW, SW, East & Scotland	875	1014	1219	927	1074	1291	978	1133	1362	1030	1193	1434
	Mids, Yorks, NE & Wales	837	969	1165	887	1026	1234	936	1083	1303	985	1140	1371
91-160m <sup>2</sup>	Greater London	1005	1220	1585	1064	1292	1678	1123	1363	1772	1183	1435	1865
	South-East	882	1069	1390	934	1132	1472	986	1195	1554	1038	1258	1635
	NW, SW, East & Scotland	802	974	1266	850	1031	1340	897	1088	1415	944	1145	1489
	Mids, Yorks, NE & Wales	768	931	1210	813	986	1281	858	1041	1352	903	1095	1424
161m <sup>2</sup> +	Greater London	895	1174	1473	948	1243	1560	1000	1312	1646	1053	1381	1733
	South-East	785	1029	1292	831	1090	1368	877	1150	1444	923	1211	1520
	NW, SW, East & Scotland	714	936	1176	756	992	1246	798	1047	1315	840	1102	1384
	Mids, Yorks, NE & Wales	682	896	1124	723	949	1190	763	1002	1256	803	1054	1322
<b>TWO STOREY</b>													
90-130m <sup>2</sup>	Greater London	1056	1222	1501	1119	1294	1590	1181	1366	1678	1243	1438	1766
	South-East	927	1072	1317	981	1135	1394	1036	1198	1472	1090	1261	1549
	NW, SW, East & Scotland	843	976	1199	892	1033	1270	942	1091	1340	991	1148	1411
	Mids, Yorks, NE & Wales	806	933	1146	853	988	1213	900	1043	1281	948	1098	1348
131-220m <sup>2</sup>	Greater London	890	1077	1366	942	1140	1446	994	1204	1527	1047	1267	1607
	South-East	781	945	1198	827	1001	1269	872	1056	1339	918	1112	1410
	NW, SW, East & Scotland	710	860	1090	751	911	1154	793	961	1218	835	1012	1283
	Mids, Yorks, NE & Wales	679	822	1042	719	870	1104	759	919	1165	799	967	1226
221m <sup>2</sup> +	Greater London	821	1051	1319	869	1113	1397	918	1175	1474	966	1236	1552
	South-East	721	921	1158	763	975	1226	805	1030	1294	848	1084	1362
	NW, SW, East & Scotland	655	838	1053	694	888	1115	732	937	1177	771	986	1239
	Mids, Yorks, NE & Wales	627	801	1007	664	848	1067	701	896	1126	737	943	1185

FIGURES UPDATED 11/2/13; DO NOT INCLUDE VAT