

THE H&R AVERAGE BUILD COST GUIDE (£/M² FOR GROSS INTERNAL FLOOR AREA)

Build Quality		Build Route A (DIY & Subcontractors)			Build Route B (Subcontractors)			Build Route C (Builder + Subbies)			Build Route D (Main Contractor)		
		Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent
SINGLE STOREY HOUSES													
Small 59m ² -90m ²	Greater London	940	1088	1308	996	1152	1385	1051	1216	1462	1106	1280	1539
	South East	824	954	1148	873	1010	1215	921	1067	1283	970	1123	1350
	NW, SW, East & Scotland	750	868	1044	794	919	1105	838	971	1167	882	1022	1228
	Mids, Yorks, NE & Wales	717	830	998	759	879	1057	801	928	1116	844	977	1174
Medium 91m ² -160m ²	Greater London	861	1045	1358	912	1106	1438	962	1168	1517	1013	1229	1597
	South East	755	916	1191	800	970	1261	844	1024	1331	889	1078	1401
	NW, SW, East & Scotland	687	834	1084	728	883	1148	768	932	1212	809	981	1275
	Mids, Yorks, NE & Wales	657	797	1036	696	844	1097	735	891	1158	773	938	1219
Large 161m ² +	Greater London	767	1006	1261	812	1065	1336	857	1124	1410	902	1183	1484
	South East	672	881	1106	712	932	1172	751	985	1237	791	1037	1302
	NW, SW, East & Scotland	612	802	1008	648	849	1067	684	896	1126	720	944	1185
	Mids, Yorks, NE & Wales	585	768	963	619	813	1019	653	858	1076	688	903	1133
TWO STOREY HOUSES													
Small 90m ² -130m ²	Greater London	905	1047	1286	958	1108	1361	1011	1170	1437	1064	1231	1513
	South East	794	918	1128	840	972	1194	887	1026	1261	934	1080	1327
	NW, SW, East & Scotland	722	836	1027	764	885	1088	807	934	1148	849	983	1208
	Mids, Yorks, NE & Wales	690	799	981	731	846	1039	771	893	1097	812	940	1155
Medium 131m ² -220m ²	Greater London	762	923	1170	807	977	1239	852	1031	1308	896	1085	1376
	South East	669	810	1026	708	857	1087	747	905	1147	787	952	1207
	NW, SW, East & Scotland	608	735	932	644	780	989	679	823	1044	715	867	1099
	Mids, Yorks, NE & Wales	582	704	893	616	744	945	650	787	998	684	828	1050
Large 221m ² +	Greater London	703	900	1130	744	953	1196	786	1006	1263	827	1059	1329
	South East	617	789	992	654	835	1050	690	882	1108	726	928	1167
	NW, SW, East & Scotland	561	718	902	594	760	955	627	803	1008	660	845	1061
	Mids, Yorks, NE & Wales	537	686	863	568	727	914	600	767	964	632	807	1015

These figures were updated on May 10th 2005. They are for estimating purposes only and must be used in conjunction with the guidance notes. If you live in Northern Ireland, the cost of building work is considerably lower than in the rest of the UK and you should seek local advice. As an indication, use the figures for Mids, Yorks, NE & Wales and deduct 10%. If you live in the Channel Islands, London is the most appropriate comparison but local conditions affect building costs and you should seek local advice.