



October 2025

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 November 2025**, 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.

Typical Estimated Cost per m² Based on BCIS Online Cost Indices

"Fees should always be calculated taking into account local area and current market rates."

(2025 RATES BASED ON BCIS ONLINE COST INDICES OF BUILDING PRICES - last updated 24 September 2025)

Effective date: 1 November 2025

| Purpose Group | Building Type | | 01-Nov-25 | |
|---------------|--|--|-------------------------|------|
| | | | £/m ² | |
| 1a | Flats | General | 1158 | |
| | | 1-2 Storey | 1114 | |
| | | 3-5 Storey | 1139 | |
| 1b/c | Houses | 1 off (Detached) | 1789 | |
| | | Estates Housing (Generally) | 974 | |
| 1a-c | Extensions | >60m ² | 1449 | |
| 1a-c | Garages | | 640 | |
| 2a | Hospitals | (Generally) | 2661 | |
| | Nursing Homes | | 1427 | |
| 2b | Hotels | | 1688 | |
| | Sheltered/Supported Housing | | 1224 | |
| 3 | Offices | Generally | 1496 | |
| | | With Shops etc | 1568 | |
| | | | | |
| 4 | Shops | Generally | 1167 | |
| | | Retail Warehousing | 710 | |
| | | Shopping Centres | 1167 | |
| | | Supermarkets | 1182 | |
| | | Public Houses - Generally | 1641 | |
| | | Restaurants | 1641 | |
| | | Petrol Stations | 3403 | |
| | | Vehicle Showrooms with Workshops, Garages | 973 | |
| | | Vehicle Showrooms without Workshops, Garages | 1101 | |
| | | | | |
| 5 | Assembly | General Purpose Halls | 1580 | |
| | | Sports Centre/Recreation Centres | 1389 | |
| | | Sports Centre/Recreation Centres inc. Swimming Pools | 1869 | |
| | | Gymnasia/Sports Halls - Generally | 1267 | |
| | | Community Centres - Generally | 1717 | |
| | | Health Centres | 2050 | |
| | | Churches | 1788 | |
| | | Schools | General | 1802 |
| | | | Primary | 1849 |
| | | | Secondary | 1710 |
| | | | Colleges | 1831 |
| | | Universities | | 1727 |
| | | Libraries | | 1885 |
| | | Temporary Classrooms | | 900 |
| 6 | Industrial | | | |
| | | Factories - Generally | 841 | |
| 7a | Storage | | | |
| | | Purpose Built Warehouses/Stores | 751 | |
| | | Cold Store | 976 | |
| 7b | | Carparks (Multi-Storey) | 437 | |
| | Relocation of Prefab Classrooms, Offices etc (total cost) | | £45,000 per unit | |