



**Armagh City
Banbridge
& Craigavon**
Borough Council

January 2022

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 February 2022**, 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

A handwritten signature in black ink, appearing to read 'Tom Lavery'.

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**

(2022 RATES BASED ON BCIS ONLINE COST INDICES OF BUILDING PRICES - updated 3 July 2021)

Effective from 1ST FEBRUARY 2022

PG	Building Type		2022	
			£/m2	
1a	Flats	General	850	
		1-2 Storey	805	
		3-5 Storey	838	
1b/c	Houses	1 off (Detached)	1279	
		Estates	723	
1a-c	Extensions >60m2		1279	
1a-c	Garages		481	
2a	Hospitals (Generally)		1884	
	Nursing Homes		1062	
2b	Hotels		1194	
	Sheltered Housing		914	
3	Offices	Generally	1082	
		With Shops etc	1183	
4	Shops	Generally	848	
		Retail Warehousing	512	
		Shopping Centres	794	
		Public Houses - Generally	1286	
		Restaurants	1325	
		Petrol Stations	2882	
		Vehicle Showrooms with Workshops, Garages	730	
		Vehicle Showrooms without Workshops, Garages	767	
5	Assembly	General Purpose Halls	1122	
		Sports Centre/Recreation Centres	1066	
		Sports Centre/Recreation Centres inc. Swimming Pools	1407	
		Gymnasias/Sports Halls - Generally	975	
		Community Centres - Generally	1193	
		Health Centres	1301	
		Churches	1520	
		Schools	General	1297
			Primary	1341
			Secondary	1232
			Colleges	1118
			Temporary Classrooms	650
6	Industrial			
		Factories - Generally	599	
7a	Storage			
		Purpose Built Warehouses/Stores	558	
		Cold Store	729	
7b	Carparks (Multi-Storey)		325	
	Relocation of Prefab Classrooms, Offices etc (total cost)		£35,000 per unit	