

## Building Standards

### Aberdeenshire Cost Index 2025

#### INTRODUCTION

This document explains the usual adopted methodologies for calculating the estimated cost of works of building works, starting with the most frequently adopted approach - the Aberdeenshire Cost Index detailed in table 1.

Table 1: Aberdeenshire Cost Index (£ / m<sup>2</sup>) details the estimated costs for domestic works

Building Type	UK Base Rate Median Cost Index from the Building Cost Information Service on-line guide Units: £ / m <sup>2</sup>	Aberdeenshire Cost Index based on factor 0.86 from the UK base rate Units: £ / m <sup>2</sup>
<b>One off detached houses 3 Units or less:</b>		
Single Storey	£2,383	£2,049
2 Storey	£2,498	£2,148
1.5 Storey	£3,097	£2,663 <sup>1</sup>
Semi Detached	£1,918	£1,649
<b>Estate housing 4 units or more:</b>		
Single Storey	£1,718	£1,477
2 Storey	£1,461	£1,256
1.5 Storey	£2,333	£2,006 <sup>1</sup>
3 Storey	£1,562	£1,343
<b><u>Semi detached</u></b>		
Single Storey	£1,718	£1,477
2 Storey	£1,482	£1,275
1.5 Storey	£2,333	£2,006 <sup>1</sup>
3 Storey	£1,504	£1,293
<b><u>Terraced</u></b>		
Single Storey	£1,705	£1,466
2 Storey	£1,455	£1,251
1.5 Storey	£2,216	£1,906 <sup>1</sup>
3 Storey	£1,529	£1,315
<b>Flats and Apartments:</b>		
1-2 Storey	£1,666	£1,433
3-5 Storey	£1,729	£1,487 <sup>1</sup>
6+ Storey	£2,036	£1,751
<b>Domestic garage<sup>2</sup></b>	£1,030	£886
<b>Steading Conversion</b>	£2,327	£2,001
<b>Extension to house</b>	£2,273	£1,955

<sup>1</sup> The 1.5 storey house rates have been derived by adding a factor of 30% to the Aberdeenshire single storey house rates. The rates are then applied to the ground floor area only.

<sup>2</sup> Based on the lowest figures from the guide.

## 1. ABERDEENSHIRE COST INDEX

- a) The estimated cost of proposed works can be calculated using the Aberdeenshire Cost Index as follows:

**Estimated cost of works = total internal floor area x estimated cost per square metre**

The estimated cost per square metre (£/m<sup>2</sup>) for a domestic proposal can be obtained from the table above.

### Example Calculation

Construction of a one off, single storey house, with a total floor area of 120 square metres.

- Estimated cost (£/m<sup>2</sup>) = **£2,049**
- Estimated cost of works = total floor area x estimated cost per square metre
- Estimated cost of works = 120 x £2,049 = **£245,880**

The fee for the application for Building Warrant approval should be based on the estimated cost of works £245,880. The Building Warrant fee would therefore be **£2,298** - see [Building Standards Fee Table](#) for further information.

## 2. USING PUBLISHED COSTS

It is possible to use figures published by recognised bodies such as the Royal Institute of Charter Surveyors (RICS) to undertake the process as detailed above.

## 3. FULL BREAKDOWN OF COSTS

Provide a full and accurate breakdown of the estimated cost of work.

In calculating the value of works, you must use normal market costs rather than any discounted costs that you might be able to achieve. For example, even if the labour was unpaid because it is a self-build project, the value of the building work should still include a fair assessment of the value of labour had commercial contractors undertaken the work. Material costings must also be at fair market value.

**If you require further assistance, please do not hesitate to [contact us](#)**