

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 (Up to 90m ²)	Greater London	1024	1185	1425	1085	1255	1509	1145	1325	1593	1205	1394	1677
	South-East	898	1040	1250	951	1101	1324	1004	1162	1397	1057	1223	1471
	NW, SW, East & Scotland	817	946	1137	865	1002	1204	913	1057	1271	961	1113	1338
	Mids, Yorks, NE & Wales	781	904	1087	827	958	1151	873	1011	1215	919	1064	1279
Medium (91-160m ²)	Greater London	938	1138	1479	993	1205	1566	1048	1272	1653	1103	1339	1740
	South-East	823	998	1297	871	1057	1373	920	1115	1450	968	1174	1526
	NW, SW, East & Scotland	749	908	1181	793	962	1251	837	1015	1320	881	1069	1389
	Mids, Yorks, NE & Wales	716	869	1129	758	920	1196	800	971	1262	843	1022	1328
Large (161m ² +)	Greater London	835	1096	1374	884	1160	1455	933	1224	1536	983	1289	1617
	South-East	732	960	1205	776	1017	1276	819	1073	1337	862	1130	1418
	NW, SW, East & Scotland	666	874	1098	706	925	1162	745	977	1227	784	1028	1291
	Mids, Yorks, NE & Wales	637	836	1049	674	885	1111	712	935	1172	749	984	1234
TWO STOREY HOUSES													
Small (90-130m ²)	Greater London	986	1140	1401	1044	1207	1483	1102	1275	1566	1160	1342	1648
	South-East	865	1000	1229	916	1059	1301	966	1118	1373	1017	1176	1446
	NW, SW, East & Scotland	786	910	1119	833	964	1185	879	1018	1251	925	1071	1316
	Mids, Yorks, NE & Wales	752	871	1069	796	922	1132	840	973	1195	884	1024	1258
Medium (131-220m ²)	Greater London	830	1005	1275	879	1064	1350	928	1123	1425	977	1182	1500
	South-East	728	882	1118	771	934	1184	814	986	1250	857	1038	1315
	NW, SW, East & Scotland	662	803	1017	701	850	1077	740	897	1137	779	944	1197
	Mids, Yorks, NE & Wales	634	767	973	671	812	1030	708	857	1087	746	902	1144
Large (221m ² +)	Greater London	766	981	1231	811	1038	1303	856	1096	1376	901	1154	1448
	South-East	672	860	1080	712	910	1144	752	961	1207	791	1011	1271
	NW, SW, East & Scotland	611	782	983	647	828	1040	683	874	1098	719	920	1156
	Mids, Yorks, NE & Wales	585	748	940	619	792	995	654	836	1051	688	880	1106

These figures were updated on 20th July 2009. 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 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. All figures exclude VAT.