

Cost of Works - The City of Edinburgh Council

Building Cost Guide based on BCIS Rates From Quarter 1 2024 - Quarter 4 2024

Domestic

Building Type -	(£/m2)
New Build	
Single storey one off housing (up to 3 units)	£2,155
Multi storey one off housing (up to 3 units)	£2,703
Single Storey estate housing	£1,648
Two storey estate housing	£1,421
Three storey estate housing	£1,484
Flats 1-2 storey	£1,649
Flats 3-5 storey	£1,703
Flats 6+ Storey	£2,010
Garages	£611
Conservatory	£2,395

Extension

Single storey extension	£2,123
Multi storey extension	£2,861

Conversions/Alterations

Housing conversions (attic, garage etc)	£1,235
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Non-Domestic

Building Type -	(£/m2)
New Build	
Agriculture	£884
Factories	£1,287
Schools	£2,715
Offices	£2,828
Retail Warehouses	£964
Supermarkets	£1,770
Shops	£1,621
Health centres/clinics	£4,223
Nursing Homes	£2,223
Restaurants	£3,524
Café (Generally)	£2,988
General purpose Halls	£2,260
Universities	£2,605
Research Facilities	£2,742
Hotels	£2,472
Student Accommodation	£2,138

Fit out

Shops	£1,656
Retail Warehouses	£610
Restaurants	£2,223
Public Houses, Licensed Premises	£1,571
Schools	£1,474
Universities	£2,750

Conversion

Agriculture	£1,293
Offices with shops, banks, flats, etc	£1,690
Retail Warehouses	£804
Shops	£1,195
Restaurants	£3,557
Cafés, Snack Bars etc	£1,746
Public Houses, Licensed Premises	£2,001
Student Accommodation	£1,557
Hotel	£1,785