



Richard and Rachel Stent's high-spec PassivHaus in Somerset, built by a package supplier, came in at £1,600/m<sup>2</sup>

# Build Cost Guide

➔ Use the same guide as industry experts  
— The HB&R Build Cost Calculator

## Build Costs: April 2012

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	
<b>SINGLE STOREY</b>													
Greater London	1075	1244	1496	1138	1317	1584	1202	1390	1672	1265	1463	1760	
South-East	943	1091	1312	998	1155	1389	1054	1220	1467	1109	1284	1544	
<b>Small</b> (Up to 90m <sup>2</sup> )	NW, SW, East & Scotland	857	993	1194	908	1051	1264	958	1110	1334	1009	1168	1404
Mids, Yorks, NE & Wales	820	949	1141	868	1005	1209	916	1061	1276	965	1117	1343	
<b>Medium</b> (91-160m <sup>2</sup> )	Greater London	984	1195	1552	1042	1265	1644	1100	1335	1735	1158	1406	1826
South-East	864	1047	1361	915	1109	1441	965	1171	1522	1016	1232	1602	
NW, SW, East & Scotland	786	953	1240	832	1010	1313	878	1066	1385	925	1122	1458	
Mids, Yorks, NE & Wales	752	912	1185	796	965	1255	840	1019	1325	884	1073	1394	
<b>Large</b> (161m <sup>2</sup> +)	Greater London	877	1150	1443	928	1218	1527	980	1285	1612	1031	1353	1697
South-East	769	1008	1265	814	1067	1340	859	1127	1414	904	1186	1489	
NW, SW, East & Scotland	699	917	1152	741	971	1220	782	1025	1288	823	1079	1355	
Mids, Yorks, NE & Wales	668	878	1101	708	929	1166	747	981	1230	786	1033	1295	
<b>TWO STOREY HOUSES</b>													
Greater London	1035	1197	1470	1095	1267	1557	1156	1338	1643	1217	1408	1730	
South-East	908	1050	1290	961	1111	1366	1014	1173	1442	1068	1235	1517	
<b>Small</b> (90-130m <sup>2</sup> )	NW, SW, East & Scotland	825	956	1175	874	1012	1244	922	1068	1313	971	1124	1382
Mids, Yorks, NE & Wales	789	914	1122	835	968	1188	882	1022	1254	928	1075	1320	
<b>Medium</b> (131-220m <sup>2</sup> )	Greater London	871	1055	1338	923	1117	1417	974	1179	1495	1025	1241	1574
South-East	764	926	1173	809	980	1242	854	1035	1311	899	1089	1381	
NW, SW, East & Scotland	695	842	1068	736	892	1131	777	942	1193	818	991	1256	
Mids, Yorks, NE & Wales	665	805	1021	704	852	1081	743	900	1141	783	947	1201	
<b>Large</b> (221m <sup>2</sup> +)	Greater London	804	1029	1292	851	1090	1368	899	1150	1444	946	1211	1520
South-East	706	902	1134	747	955	1201	789	1008	1267	830	1061	1334	
NW, SW, East & Scotland	642	821	1031	679	869	1092	717	918	1153	755	966	1213	
Mids, Yorks, NE & Wales	614	785	987	650	831	1045	686	877	1103	722	923	1161	

These figures were updated on 7/3/2012. As VAT is zero rated on new homes, these figures do not include VAT.

## ➔ How to Calculate

### 1 Choose Your Build Route

Read along the top line. Will you be using a main contractor/package company, some of your own DIY, or something in between?

### 2 Size Up Your Project

Look down the left-hand column to match the size of your project.

### 3 Choose Your Area

There are four costs for each size, depending on where you're building.

### 4 Choose Your Build Quality

There are also three costs for each quality of finish — from standard/developer to excellent/top end.

### WANT MORE INFO?

Use this table with its companion notes — which can be found online, in addition to answers to your questions, at [homebuilding.co.uk/buildcosts](http://homebuilding.co.uk/buildcosts)

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