

Dundee City Council Building Standards - Cost of Works Table

For use when establishing and checking the 'cost of works' used to assess Building Warrant application fees.

Produced by utilising and analysing:

- the Building (Fees)(Scotland) Amendment Regulations 2025,
- data from the BCIS '£/m² study 2024' and,
- a sample of published rates from other Local Authorities.

Description	Rate (£/m ²)	Description	Rate (£/m ²)
Single storey dwelling - Estate	£1,600	Health Centres (Generally)	£2,700
Single storey dwelling - One-off	£2,100	Nursing Homes / Residential Care facility	£2,000
Two storey dwelling - Estate	£1,300	Public Houses / Licensed premises (Generally)	£2,400
Two storey dwelling - One-off	£2,500	Sports centre / recreational centre (Generally)	£1,800
Three-storey dwelling - Estate	£1,400	Sports pavilion / club house / changing rooms (Generally)	£2,500
Three storey dwelling - One-off	£2,600	Schools (Generally)	£2,500
Flats / Apartments (Generally)	£1,600	Universities (Generally)	£2,800
Domestic Scale Garages	£900	Colleges (Generally)	£2,400
Full refurbishment of flat or house	£1,400	Petrol Stations & EV stations	£4,500
Single Garage Conversion* *(Minimum fee £12,000)	£800	Vehicle Showrooms with or without workshops, garages etc. & vehicle repair and maintenance buildings	£1,500
Single Storey Extension	£1,400	Agricultural storage buildings (Generally)	£800
2 Storey Extension	£1,300	Factories (General)	£1,200
Loft Conversion	£1,300	Warehouses / Stores (general)	£1,000
Conservatory / Sunroom	£1,600	Offices (Generally)	£2,200
Student Accommodation / Hotel / Short Term let	£2,000	Retail Park Warehouses (Generally)	£1,000
Basic Flat refurbishment* *(Minimum fee £10,000)	-	Supermarkets (generally)	£1,700
External Wall Insulation* *(Minimum fee £12,000)	-	Shops (Generally)	£1,700
Garden Room (where warrantable)	£1,600	General Hospitals (Generally)	£3,700

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If rates being proposed in application differ from the rates above, DCC may have to request robust evidence such as tender confirmation or a chartered quantity surveyor breakdown, for consideration.