



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

**BUILDING WARRANT
FEE INFORMATION/GUIDANCE**
Effective from 1st July 2021

The Building (Scotland) Fees Regulations 2004, as amended are set by Scottish Ministers and lay the fees required by North Ayrshire Council as verifier for their Local Authority area. The fee payable for building warrant submissions includes those for “late” building warrant submissions and completions submitted where no building warrant was obtained. The fee is a registration fee only therefore, is not subject to a refund once the application has been assessed and a first report issued. Should the need arise for an application to be withdrawn then a fee refund, minus £100 costs, can be arranged provided any assessment works have not commenced. Discounts on the fee payable are available at the application stage if the applicant elects to submit a Certificate of Design from an approved Certifier of Design or when notice is given on the application of the intention to provide a certificate from an approved Certifier of Construction that will accompany the completion certificate submission.

The Council refers to the established indices of building costs; **The Building Cost Information Surveys of Quarterly Review of Building Prices** (BCIS guide published by the RICS) to ensure normal market costs are used rather than any discounted costs which the applicant might be able to achieve. This provides the average cost in £/m² for works of different character. Where the fee submitted is incorrect the applicant will be advised to either adjust the fee or provide a breakdown of the proposed costs, provided by a certified chartered surveyor, for checking. The application may remain invalid and therefore not be processed until the costs are agreed.

Some examples of building prices from the BCIS Guide are listed below, to be used when determining a fair estimated cost of work. Multiplying the floor area of the proposed building by the relevant £/m² factor will provide an accurate construction cost. As follows: -

- ‘One-off’ housing – detached houses (ground and upper floors) = £2100/m² : Extensions £1800
- Flats – generally: - 2 to 5 storey construction = £1400/m²
- Estate Housing - generally: - 2 storey construction = £1200/m²
- Industrial – factories/offices/garages – mixed facilities = £1300/m²
- Offices – generally – non air conditioned = £1800/m²
- Shops – generally = £1400/m² : Supermarkets = £1500/m²
- Conversion of Non-Dom building to Domestic use eg forming Flats 1-2 storey = £1900/m². To form a single domestic unit = £2500/m²
- Conversion of attic/garage in a domestic building for increased domestic use = £1200/m²
- ‘One off’ domestic garages = £800/m² to £1400/m² eg (garages with WCs/stairs/floored etc)

