

COST

How much is the total cost?

The overall cost will mainly comprise the build cost, finish cost, professional fees, statutory approval fees, local authority fees, and contingency. General build cost of an extension can range something between £1000 up to £2000 per square metre depending on the quality and complexity of the works. You will need to allow around 5-15% of the build cost for professional fees, paperwork and statutory approvals. We may be able to give guidance however we recommend speaking to builders or conducting your own research to estimate the overall build cost of the project. There are websites that help to calculate the overall cost:

<https://www.mybuildestimate.co.uk/get-estimate/>

<https://www.loverenovate.co.uk/extension-cost-calculator>

<https://www.homebuilding.co.uk/advice/extension-cost-calculator>

<https://www.realhomes.com/advice/ways-to-cut-the-cost-of-your-extension>

<https://architect-yourhome.com/cost-calculator/>

How much is Architects fees?

Architects provide professional services and their charge is usually based on the time, knowledge, experience and resources spent on the project. Therefore the fees will depend on the level of involvement as well as the scale, size, location, complexity, build quality and client's requirements. There are generally three main methods for calculating the Architects fees, which include "**percentage-based**" "**fixed lump sum**" and "**resource-based**" as explained below. All methods may offer a "fixed fee for fixed service" and not a "fixed fee for unfixed or unlimited service". Ultimately, as a professional service, an architect is billing for their time. The RIBA/CIAT institutions who are the main regulatory bodies for Architecture in the UK have recommended that Architects can be expected to charge a reasonable percentage (between 5-6% up to 14-15%) of the final build-cost in order to provide architectural service to cover the main stages i.e. "design drawings & planning application", "technical drawings & building control application", and "construction & site supervision". However, we recognise that it can be very difficult to calculate this percentage from the outset, it might end up being expensive for clients and also might create the impression that Architects might benefit from a higher build-cost or expensive locations/projects. Nonetheless, this is a standard measure suggested by RIBA/CIAT to test if you have paid reasonable fees to Architects or not. These links are also useful as a guide:

<http://aj100.architectsjournal.co.uk/FeesCalculator.aspx>

<https://buju.co.uk/fee-calculator/>

<https://architectureforlondon.com/news/architects-fees-in-the-uk/>

Our Fee Structure:

We usually take the resource-based approach that helps us offer high-quality yet low-cost service. This means the fees have no link with the build-cost, location, scale or finish quality. This method is purely based on our own internal resources that will be dedicated to the project. This reflects itself on our fixed time-charge depending on our level of involvement but regardless of how expensive or high-spec a project is. We have found ways to keep our expenses low and managed to offer a time-charge as low as £120p/h. We simply pre-estimate the time and resources spent on a "specific job package" and that's how we provide a "specific quotation" for a "specific job package". Given that our time charge is low, at the end the client will only pay a reasonable fee for the specific service and we get paid only for the time/resource spent on the specific job. It also gives us the inception to put our 100% on every task/stage because we know that it will be rewarded. Finally, it helps us to provide a service of high quality but with a low fee because the "overall fee" will be always justifiable and competitive. We believe this is a very transparent, reasonable, and cost-effective way of work. However, we can take other approaches e.g. percentage-based approach when it is suitable.