

Cost of Works - The City of Edinburgh Council

Building Cost Guide based on BCIS Rates From Quarter 2 2025 - Quarter 1 2026

Domestic

Building Type - (€/m2)

New Build

Single storey one off housing (up to 3 units)	£2,432
Multi storey one off housing (up to 3 units)	£2,813
Single Storey estate housing	£1,699
Two storey estate housing	£1,475
Three storey estate housing	£1,516
Flats 1-2 storey	£1,742
Flats 3-5 storey	£1,785
Flats 6+ Storey	£2,092
Garages	£716
Conservatory	£2,455

Extension

Single storey extension	£2,190
Multi storey extension	£2,963

Conversions/Alterations

Housing conversions (attic, garage etc)	£1,327
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Non-Domestic

Building Type - (€/m2)

New Build

Agriculture	£914
Factories	£1,386
Schools	£2,826
Offices	£2,940
Retail Warehouses	£1,001
Supermarkets	£1,941
Shops	£1,707
Health centres/clinics	£4,439
Nursing Homes	£2,192
Restaurants	£3,602
Café (Generally)	£3,230
General purpose Halls	£2,328
Universities	£2,675
Research Facilities	£2,806
Hotels	£2,648
Student Accommodation	£2,271

Fit out

Shops	£1,683
Retail Warehouses	£635
Restaurants	£1,984
Public Houses, Licensed Premises	£1,641
Schools	£1,531
Universities	£2,847

Conversion

Agriculture	£1,574
Offices with shops, banks, flats, etc	£1,904
Retail Warehouses	£833
Shops	£1,195
Restaurants	£3,128
Cafés, Snack Bars etc	£1,812
Public Houses, Licensed Premises	£2,069
Student Accommodation	£1,500
Hotel	£1,822