There is a column called “BuildCost\_Method”. This tells you what method I used to calculated the build cost.

PerSqM -> I just take the floor area and multiple up by the guidelines (1,200 -> 1,500 per m^2)

AverageTables -> I use a look up table based on the average build cost tables found in the “home and renovation” mag.

**Build Route A**: Building on a largely DIY basis, substi­tuting around 30% of labour costs with DIY, and employing help with the rest of the building work. Materials pur­chased directly.

**Build Route B**: Building using trades­people hired directly. Minimal DIY involvement. Most materials purchased directly.

**Build Route C**: Building using a main contractor or package supplier to complete the structure to a weathertight stage, with the remaining work being under­taken by subcontractors with most materials purchased by self-builder direct from suppliers.

**Build Route D**: Building using a main con­trac­­tor. Building in this way requires the least involvement from the self-builder.

Build Quality

The standard of specification that you choose will have an enormous influence on your build cost. For estimating purposes, three general categories of quality have been identified:

**Standard:** This represents a basic build quality equivalent to that offered by most speculative developers. Cavity walls: facing bricks (£250/1,000 or £45/m² laid), insulation, and 100mm block­work; concrete interlocking tiles (£28/m² laid); standard softwood joinery; studwork partitions; contract kitchen; basic sanitaryware; and radiator central heating.

**Good:** This is equivalent to that offered by quality developers. Cavity walls: facing bricks (£450/1,000 or £56/m² laid), insulation, and 100mm blockwork; clay machine-made tiles (£36/m² laid); high-end off-the-shelf softwood joinery; blockwork partition walls; top-of-the-range contract quality kitchen; quality sanitary­ware; and underfloor heating (UFH) downstairs.

**Excellent:** A very high stan­dard. Cavity walls: bricks (£650/1,000 or £67/m² laid), insulation, and 100mm blockwork; plain clay tiles (£45/m² laid); hardwood joinery; blockwork partitions; bespoke kitchen; quality sanitaryware; UFH.