

Architect's fees

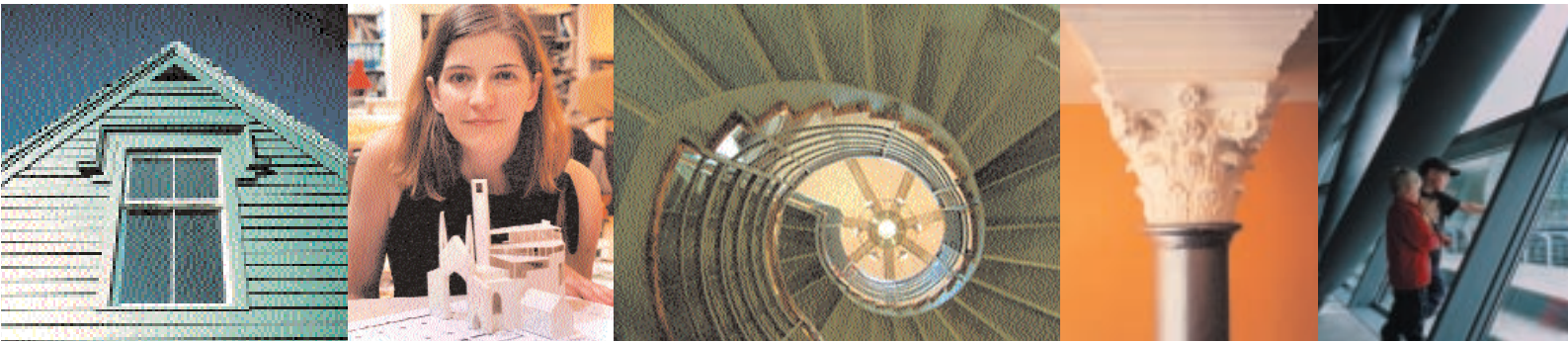
INDICATIVE PERCENTAGE FEE SCALES: CLASSIC SERVICE

Graphs 1 and 2 overleaf show indicative relative costs of providing architects' services for projects in which the architect is the design team leader in classic procurement routes. They consist of a set of five curves representing percentage rates in relation to five different groups of building types as classified below. These are suggested fee scales only and are not compulsory.

CLASSIFICATION OF BUILDING TYPES

Fees charged will depend on a range of factors including the type of project being undertaken, and whether the work is to be carried out on a new or existing building. To assess indicative percentage fee levels, simply find your building in the following list and match it to the appropriate graph. The numbers in brackets refer to the corresponding class line. (Class 1 – simple, 5 – complex).

Note: Total charges by the architect are likely to include fees, expenses, disbursements and VAT.



AGRICULTURAL

- Barns and sheds (1)
- Stables (2)
- Animal breeding units (3)

COMMERCIAL

- Speculative shops (1)
- Surface car parks (1)
- Multi-storey/underground car parks (2)
- Supermarkets (3)
- Banks (3)
- Purpose-built shops (3)
- Office developments (3)
- Retail warehouses (3)
- Garages/showrooms (3)
- Department stores (4)
- Shopping centres (4)
- Food processing units (4)
- Breweries (4)
- Telecommunications/computer buildings (4)
- Restaurants (4)
- Public houses (4)
- High-risk research/production (5)
- Research/development labs (5)
- Radio/TV/recording studios (5)

COMMUNITY

- Community halls (2)
- Community centres (3)
- Branch libraries (3)
- Ambulance and fire stations (3)
- Bus stations (3)
- Railway stations (3)
- Airports (3)
- Police stations (3)
- Prisons (3)
- Postal buildings (3)
- Broadcasting (3)
- Civic centres (4)
- Churches and crematoria (4)
- Specialist libraries (4)
- Museums and art galleries (4)
- Sheriff courts (4)
- Courts of session (4)
- Theatres (5)
- Opera houses (5)
- Concert halls (5)
- High courts (5)

EDUCATIONAL

- Primary/nursery/first schools (3)
- Middle school (4)
- Secondary school (4)
- University complexes (4)
- University laboratories (5)

INDUSTRIAL

- Storage sheds (1)
- Speculative factories and warehouses (2)
- Assembly/machine workshops (2)
- Transport garages (2)
- Purpose-built factories (3)

MEDICAL/SOCIAL SERVICES

- Clinics (3)
- Health centres (4)
- General hospitals (4)
- Nursing homes (4)
- Surgeries (4)
- Teaching hospitals (5)
- Hospitals (5)
- Laboratories (5)
- Dental surgeries (5)

RECREATIONAL

- Sports halls (3)
- Squash courts (3)
- Swimming pools (4)
- Leisure complexes (4)
- Leisure pools (5)
- Specialised complexes (5)

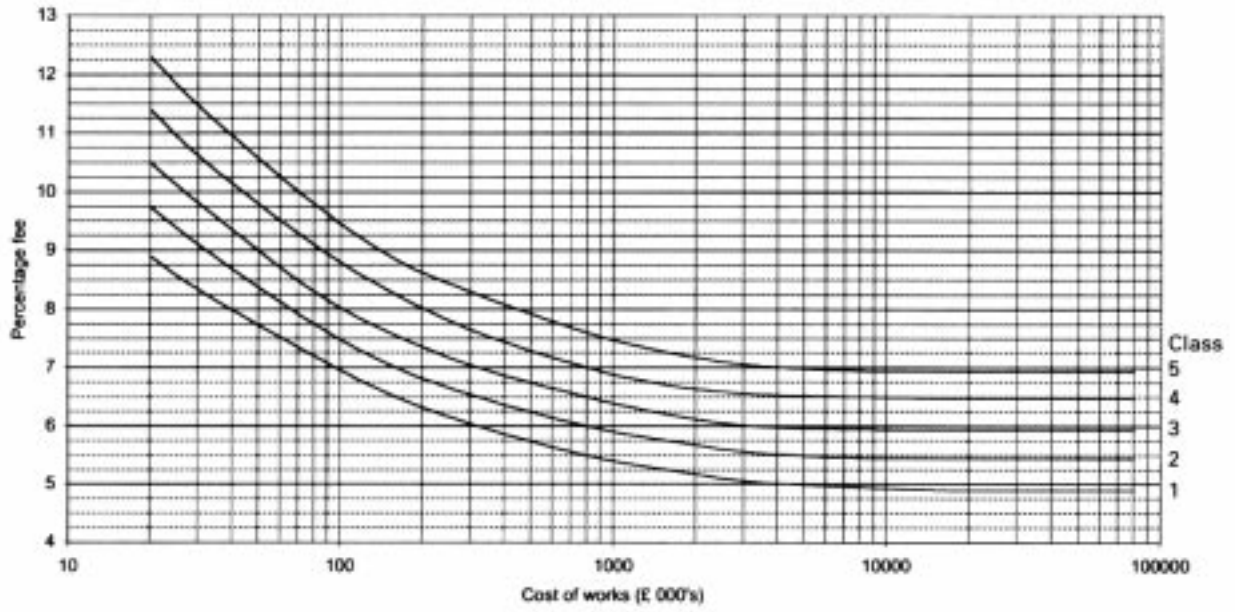
RESIDENTIAL

- Dormitory hostels (2)
- Estate housing and flats (3)
- Barracks (3)
- Sheltered housing (3)
- Housing for single people (3)
- Student housing (3)
- Parsonages/manses (4)
- Apartment blocks (4)
- Hotels (4)
- Housing for the disabled (4)
- Housing for the frail and elderly (4)
- Houses and flats for individual clients (5)

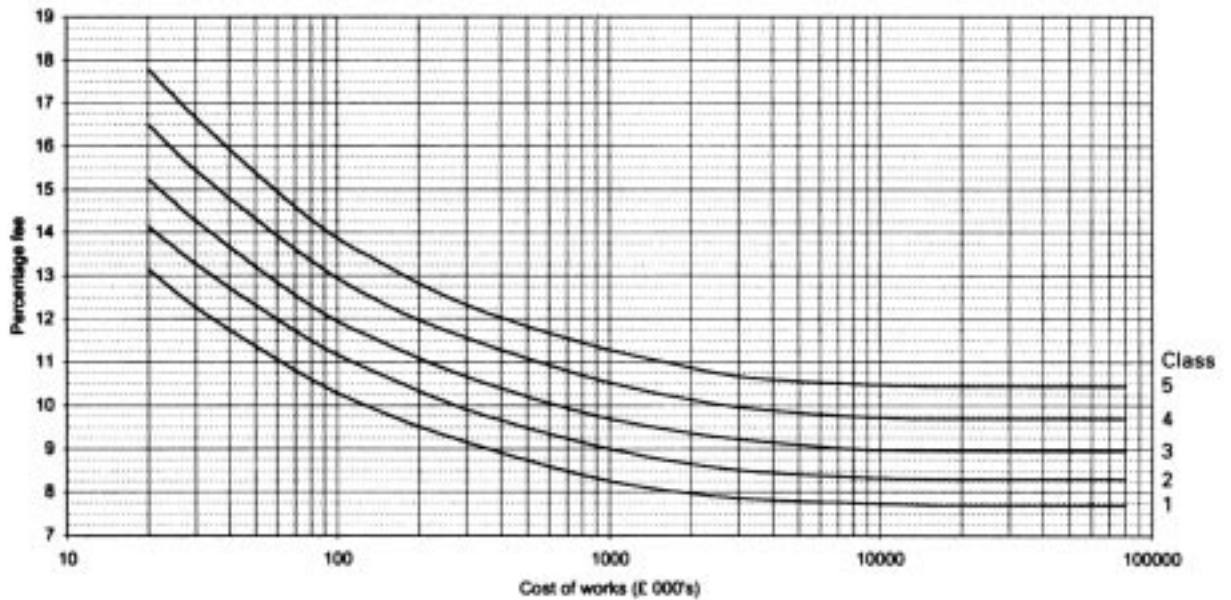
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INDICATIVE PERCENTAGE FEE SCALES: CLASSIC SERVICE

Class 1 = simple, Class 5 = complex – see classification table overleaf.



Graph 1
Indicative relative
percentage fee
levels: New works



Graph 2
Indicative relative
percentage fee
levels: Works to
existing buildings



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