

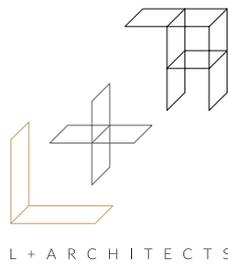
L+ ARCHITECTS FEES GUIDE 2021



PRINCIPAL ARCHITECT:
PABLO LAMBRECHTS, RIBA ARB

A handwritten signature in black ink, appearing to read 'Pablo Lambrechts', positioned below the printed name.





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Why employ an architect?

Firstly, you should ask yourself: 'do I need an architect?' It will depend on the project that you wish to undertake and depend on your experience. You might even be surprised by how knowledgeable and useful architects can be: even for smaller projects: a RIBA registered Chartered architect will act with your best interests at heart and view your project in the wider sense so you can rest assured that your investment is in safe hands.

Apart from the trust that you can have with your architect, in a sea of many variables and complex disciplines, they are also masters at utilising your available space in the best manner: not only following your brief but going that extra mile and spotting and unlocking hidden potential. Moreover, they are experts at the planning system and with their prior knowledge they act as the lead co-ordinator for all other disciplines, taking the headache away from you. By acting as the lead professional, like a conductor in an orchestra, with a deep knowledge and experience, you can ensure that not only your dream space is in safe hands but that this expertise in turn will protect your investment (and sanity).

L+ Architects would recommend considering an architect if your project involves:

- Rear extension
- Side extension
- Wraparound
- Two-storey extension
- Loft conversion
- Garage conversion
- Basement conversion
- Annex / granny flat

Put simply: if you're creating new space that's going to affect the exterior of your property, it's best to get an architect on board.

In the UK, there is no law requiring you to hire an architect in any scenario but engaging one on a big or small project helps ensure you create a safe and legal addition to your home.

What about design + build? Some people do allow their contractor to both design and build their project, but this can be a risky approach. Contractors don't need a license to build homes, nor any formal training. Whereas an architect is held to a statutory code of practice and undertakes many years of training before entering the field. Not only this, but they have Professional Indemnity Insurance, meaning their clients are protected. We use a variety of design tools that will ensure that you understand the space and how it flows including using a photographic style visualisations in 3D. Often we get clients contacting us once they realise that the design is a mistake, but by then it is usually built and cannot be undone very easily.

Visualisations: we render everything into visualisations for larger works and this allows you to interpret and understand the space in 3D.

Financial investment: Trust and integrity

The construction onto an existing property is likely to be one of the most expensive investments that one will make in a lifetime. A client would need to ensure that not only the new investment is protected but also that due care and diligence is taken when making additions to the existing structure. By adding an extension or a loft to your property, you will be exposing the existing structure to supporting steels and props to ensure that the existing structure is not damaged.

If one were to suddenly be able to invest a similarly large sum of money, most people would usually be wise to use and pay for a professional financial advisor or at the very least protect your hard-earned cash in a bank covered by the Financial Services Compensation Scheme (FSCS).

However, when contemplating construction and the costs involved, many people can be persuaded to save the professional fee or seek a lower price, but one must not be reckless and it has been proven time and time again that seeking the best professional advice of a fully trained expert and member of the RIBA will save you money in the long term. How? You will maximise returns on your investment by having a beautiful, quality space that is sought after in today's market. When reselling, your space will sell more robustly than a design + build as people are educated and will not want to pay for a space not up to their standards in an expensive area. Additionally, you can potentially avoid costly mistakes whilst building or unwittingly allow contractors to take your money for one specification only for them to use inferior materials. Again, without tight technical drawings you allow yourself to become open to a multitude of 'extras' which can really blow your budget and upset the client. At L+ Architects we create complex and tight technical drawings, creating accurate fee proposals for tender, but this takes skill and time and would not be possible for most non trained drafts people.

Fee proposals: costs

At L+ Architects we keep our fee proposals as transparent as possible and send you a detailed breakdown of the stages and the % costs. We like to work with clients who can understand the value of the design proposal and the added value we can give your investment.

We believe that we are not just experts at our profession but are excellent at design and have won awards to prove this. We pride ourselves on our professionalism and our client service. We like our clients to choose us first: the relationship is a long one and a client should not decide based simply on the lowest offer.

We also consider how much involvement you would like to have and can price accordingly. As a rough rule of thumb our fees are between 10-15% of the total project cost (less VAT) on refurbishments and extensions: this depends on complexity. For interiors and garden design with lower construction costs our fees range from 15-20% of net construction costs. So for a simple loft conversion up to planning, you would expect to pay in the region of £2000+ and for a simple small extension our fees start at £4000+.

If you choose to work with us, fees will not be a sticking point: we can sort out an equitable fee if you believe in our true value.

Architects' fees: the options

In the UK, fees are typically charged in one of three main ways:

- percentage of construction cost
- lump sum
- time charge / hourly rate

Percentage fee: a percentage fee gives the client a reasonable indication of total architectural fees, whilst also allowing for some flexibility if the project scope is increased. Percentages are based on the construction cost (excluding VAT and professional fees), as this is generally proportionate to the work required by the architect.

The fee will be automatically adjusted to any changes in the estimated construction cost. This estimate is refined during the design process, providing a straightforward way of adjusting fees to changes in the project size or complexity, without having to renegotiate.

Percentage fees are usually divided into monthly payments during each work-stage.

Clients are sometimes concerned that a percentage approach doesn't give architects an incentive to keep construction costs low. However, architects offer a professional service and are bound by their code of conduct.

This code is issued by the <https://arb.org.uk/wp-content/uploads/2016/05/Architects-Code-2017.pdf> (last updated in 2017 see image). It requires architects to be 'honest and act with integrity' and to 'be trustworthy and look after your clients' money properly'.

Lump Sum Fees

Lump sum fee: this type of fee will be very carefully defined based on specific items of work. The fee will need to be renegotiated if the nature of the appointment changes significantly. This approach may, therefore, be best for a straightforward project with a very clearly defined brief.

Time Charge Fees

Time charge: Time charged fees work well at the start of a project when the scope hasn't been clearly defined. They can also provide flexibility with a 'pay as you go' approach when used for the entire process. This option offers the least fee certainty for the client, so often an architect will estimate the total number of hours required or agree hourly caps.

The Architects Code: Standards of Professional Conduct and Practice

As an architect you are expected to:

1. Be honest and act with integrity
2. Be competent
3. Promote your services honestly and responsibly
4. Manage your business competently
5. Consider the wider impact of your work
6. Carry out your work faithfully and conscientiously
7. Be trustworthy and look after your clients' money properly
8. Have appropriate insurance arrangements
9. Maintain the reputation of architects
10. Deal with disputes or complaints appropriately
11. Co-operate with regulatory requirements and investigations
12. Have respect for others

ARB (Architects' Registration Board) Code of Conduct

RIBA Plan of Work 2020		0	1	2	3	4	5	6	7		
RIBA Plan of Work 2020		Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use		
<p>The RIBA Plan of Work organises the process of building, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for architectural processes, not a prescriptive process, and is intended to be adapted to the requirements of individual projects and building contracts.</p> <p>Stage Boundaries: Stages 0-4 are generally for individual projects, Stages 5-7 are for most projects.</p> <p>Stage 0: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 1: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 2: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 3: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 4: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 5: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 6: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p> <p>Stage 7: Commissioning, tendering, contracts, take possession of the site and completion of the building.</p>		<p>The process of achieving the Client Requirements confirmed.</p> <p>Project Brief approved by the client and confirmed in a written agreement.</p> <p>Project Brief approved by the client and confirmed in a written agreement.</p> <p>Project Brief approved by the client and confirmed in a written agreement.</p>		<p>Architectural and engineering information spatially coordinated.</p> <p>Architectural and engineering information spatially coordinated.</p> <p>Architectural and engineering information spatially coordinated.</p>		<p>Develop technical and engineering information required to manufacture and construct the project completed.</p> <p>Develop technical and engineering information required to manufacture and construct the project completed.</p>		<p>Plan, manage, construct and commissioning completed.</p> <p>Plan, manage, construct and commissioning completed.</p>		<p>Building handed over, after care initiated and Building Contract completed.</p> <p>Building handed over, after care initiated and Building Contract completed.</p>	
<p>Core Tasks</p> <p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Prepare Client Requirements.</p> <p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Prepare Architectural, Engineering and Construction Requirements and aligned to Cost Plan, Project Strategy and Outline Specifications.</p> <p>Agree Project Brief.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Understand Design Studies, Engineering Analysis and Cost Estimates to inform Architectural Concept resulting in Spatially Coordinated design aligned to approved Cost Plan, Project Strategy and Outline Specifications.</p> <p>Understand Change Control of Procedures.</p> <p>Prepare Project Design Programme.</p>		<p>Develop technical and engineering information required to manufacture and construct the project completed.</p> <p>Develop technical and engineering information required to manufacture and construct the project completed.</p>		<p>Plan, manage, construct and commissioning completed.</p> <p>Plan, manage, construct and commissioning completed.</p>	
<p>Planning</p> <p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>		<p>Develop Business Case for the project including Quality, Accessibility and Spatial Requirements.</p> <p>Understand Feasibility Studies.</p> <p>Agree Project Budget.</p> <p>Select Site Information including Site Terms.</p> <p>Prepare Project Programme.</p> <p>Prepare Project Execution Plan.</p>	
<p>Information Exchange</p> <p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>		<p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>		<p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>		<p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>		<p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>		<p>Client Requirements Business Case</p> <p>Project Brief Feasibility Studies Site Information Project Budget Project Programme Responsibility Matrix Information Requirements</p>	

Let's talk more about fees

Architects' fees depend on the size, type and quality of the project that a client requires. Fees vary for many different reasons, yet as with most services, the fee generally reflects the expertise of the practice and the level of service provided and the quality of the completed building. Fees for architects can vary a lot, but the fee usually represents the experience, quality and level of detail an architect will incorporate to make your investment a quality one. It's about getting value for money: construction costs are very high: a good or great architect and their team should be able to save at least their fees in costly design mistakes and ensure you get the best quality build that you can pay for.

The decision to appoint an architect from the inception to completion is dependent on the risk allocation strategy for the entire project. Despite choosing to appoint a contractor on a Design and Build basis this does not necessarily mean the designers cost would be reduced. Normally these costs become embedded (hidden) in the construction costs. The three variables of **Cost, Time and Quality** would need to be balanced to reach a decision of the level of service required from an architect. If you are looking at the lowest design fee, then we will not be the correct route for you.

If the brief and budget are well defined, fees are usually negotiated at the start of a project. When this is not the case, architects sometimes work on a time charge basis for feasibility stages until the build cost, size and complexity of the project are known or can be better estimated.

The cost of an architect should be considered in conjunction with the value that the practice is able to add to a project. A good space design and detailing will ensure that your home will sell even in the most difficult market: therefore making your biggest investment a sound one.

There are no standard architect's fees in the UK. Historically, the RIBA produced a recommended fee scale. This graph gave indications of fees for particular sizes and types of project. Now practices usually produce their own fee charts based on their operating costs amongst other factors.

When making a decision about which architects to choose, you must decide on a like for like comparison and this can be tricky: you also must make sure that the practice is **RIBA** and **ARB** registered otherwise you could just be paying a drafts person to draw very basic outlines for you which will not permit you to get detailed tendering or building regulations.

Stage 4 is technical design: this is when the architects meticulously work out how the project will be constructed and co-ordinate with the structural engineer: this stage is particularly time intensive and they will also do building regulations. If this stage is not adequately undertaken, then tendering for a contractor will become onerous and the contractor will have to make assumptions which will not only increase costs but leave you open to 'extras' and also risk getting a build which was not as you intended.

Call 020 8274 9933 for further information or contact office@lplusarchitects.com



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