

Alterations & refurbishment price book 2022

twenty-seventh edition

PREFACE

BCIS ALTERATIONS AND REFURBISHMENT ESTIMATING PRICE BOOK 27TH EDITION

Preface to the 27th edition

This important addition to the BCIS range of building price books has been compiled in recognition of the importance of the building refurbishment market.

The last 20 years has seen a substantial increase in the volume of building alteration and refurbishment activity in the United Kingdom. This has been encouraged by an increased awareness of the value and importance of historic buildings and the built environment. More recently, the depressed state of the economy has led to building owners and users amending plans to build and move into new buildings and consider, instead, improvements to their existing premises.

In compiling this revised price book, BCIS has drawn upon the vast resources of its Building Database to provide in a single volume the most comprehensive selection possible of prices for alteration and refurbishment work, including the addition of helpful information on the Landfill Tax.

As with all BCIS price books, each section is presented in an easy-to-understand layout, giving the labour time, together with a detailed cost analysis for every item of work split into labour, plant and material content. These are totalled to show a competitive and realistic total unit price requiring only the addition of the user's own profit and overheads. The format and breakdown of the unit rates allows users to make adjustments to suit local conditions with ease.

The data contained in this book is intended for use on projects consisting entirely or substantially of alterations and improvements to existing buildings, from simply taking out a door and blocking up the opening, to projects up to £180,000 in value.

MATERIAL PRICES

Material prices used in this book are based on national average best trade prices. The base date used for these materials costs is the second quarter 2021.

LABOUR RATES

The Alterations and Refurbishment Estimating Price Book is based on the Building and Allied Trades Joint Industrial Council wage agreement.

The wage rates agreed by the Joint Industry Board for Plumbing and Mechanical Engineering Services in England and Wales have been used where applicable.

PLUS RATES

In order to reflect the more costly nature of alterations and refurbishment work a plus rate of 10 pence per hour has been incorporated into the hourly cost calculation.

We would recommend that users study the introduction, Section A, to familiarise themselves with the basis for pricing this year.

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In this Edition Arcadis has assisted BCIS with items on Asbestos in Buildings (see Section 9 page 1). The partnership will bring extended valuable information in future publications.

Nang Vo Kham Murng, MRICS, MSc, BEng
BCIS Head of Resource Data
RICS

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Alterations and Refurbishment

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GENERAL INFORMATION

The publishers include here some general information on listed buildings, as alteration and refurbishment work may well be required to be carried out on buildings of special architectural or historic interest.

Buildings which may be protected by law

The five categories of listed buildings are:

All buildings built before 1700 which survive in anything like their original condition.

Most buildings of 1700 to 1840.

Buildings of between 1840 and 1914 which are of definite quality and character.

Selected buildings of high quality constructed between 1914 and 1939.

A few selected buildings erected after 1939.

The statutory lists for England may be inspected at:

English Heritage
6th Floor
100 Wood Street
London
EC2V 7AN

OR

English Heritage
The Engine House
Fire Fly Avenue
Swindon
SN2 2EH

or at the office of the relevant County or District Council (in London, at the office of the appropriate London Borough Council).

Listed Building Consent

Anyone who wishes to demolish a listed building, or to alter or extend one **in any way** that affects its character, must obtain a 'listed building consent' from the local planning authority (the District or London Borough Council), or in some circumstances the Secretary of State.

It is an offence to demolish, alter or extend a listed building without listed building consent.

If you are granted listed building consent to demolish a building or part of a building, English Heritage must first be given the opportunity to record this fact. In this case, you should obtain a form from your Local Authority to give notice to the relevant English Heritage regional office.

Alterations to Listed Buildings

Useful guidelines on alterations to listed buildings are contained in Appendix IV of the Department of the Environment Circular 8/87 dated 25 March 1987. This gives advice on the restoration, repair and replacement of various features of listed buildings, so that any items will be in keeping with the general character and style of construction. Precise details of when English Heritage should be consulted are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, DETR Circular 01/2001 and the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Local Authority Grants

Local authorities may make grants for a building of architectural or historic interest and are not restricted to outstanding or listed buildings. Enquiries should be addressed to the appropriate local authority.

Further Information

For more details regarding proposed alterations to, or refurbishment of, listed buildings, contact the local authority concerned, or the Department of the Environment (See Section 5 for addresses).



Unit Rates		Man- Hours	Net Labour Price £	Net Mats Price £	Net Unit Price £	Unit
059	Blockboard, Bonding BR, grade SI, birch faced: 18 mm: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide 25 mm: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide	0.71 0.11 0.24 1.19 0.21 0.43	13.35 2.12 4.45 22.25 4.00 8.00	20.22 3.03 7.81 26.04 3.91 7.81	33.57 5.15 12.26 48.29 7.91 15.81	m2 m m m2 m m
060	Plywood, birch faced, internal quality: 6 mm: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide 9 mm: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide 12 mm: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide	0.53 0.10 0.19 0.65 0.12 0.24 0.77 0.14 0.28	10.03 1.78 3.57 12.24 2.21 4.45 14.44 2.67 5.34	4.73 0.76 1.51 11.92 1.91 3.81 13.14 2.10 4.20	14.76 2.54 5.08 24.16 4.12 8.26 27.58 4.77 9.54	m2 m m m2 m m m2 m m
061	1.3 mm plastic laminate (standard range) facing to shelving secured with adhesive: over 300 mm wide not exceeding 150 mm wide 150 - 300 mm wide edging with chamfer to shelf facing: 9 - 25 mm wide	2.37 0.41 0.83 0.24	44.49 7.78 15.57 4.45	27.51 4.79 9.67 1.57	72.00 12.57 25.24 6.02	m2 m m m
062	UBM board, 15 mm chipboard faced both sides: white melamine facing both sides and lipped on two edges: 150 mm wide 300 mm wide 450 mm wide 600 mm wide teak melanite lacquer to both sides and lipped on two edges: 150 mm wide 300 mm wide 450 mm wide 600 mm wide lipping to cut edges 17 mm wide with chamfer both sides, white or teak finish	0.12 0.24 0.36 0.47 0.12 0.24 0.36 0.47 0.24	2.22 4.45 6.67 8.90 2.22 4.45 6.67 8.90 4.45	3.11 6.32 8.29 11.25 3.93 8.31 13.67 15.20 1.46	5.33 10.77 14.96 20.15 6.15 12.76 20.34 24.10 5.91	m m m m m m m m m
063	Labours on shelving: notching per 25 mm girth: chipboard 12-18 mm thick blockboard 12-25 mm thick plywood 9-18 mm thick decorative laminate facing 1.5 mm thick UBM board 17 mm thick rounded corner 150 mm radius: chipboard 12-18 mm thick blockboard 12-25 mm thick plywood 9-18 mm thick decorative laminate facing 1.5 mm thick UBM board 17 mm thick	0.20 0.24 0.18 0.24 0.30 0.36 0.41 0.30 0.41 0.53	3.79 4.45 3.34 4.45 5.58 6.67 7.77 5.58 7.77 10.03	- - - - - - - - - -	3.79 4.45 3.34 4.45 5.58 6.67 7.77 5.58 7.77 10.03	Nr Nr Nr Nr Nr Nr Nr Nr Nr Nr
064	Wrought hardwood lipping pinned and glued to edge of shelving: 6 x 9 mm 6 x 12 mm 6 x 15 mm 6 x 18 mm 6 x 25 mm lipping to rounded corner 150 mm radius: 6 x 9 mm 6 x 12 mm 6 x 15 mm 6 x 18 mm 6 x 25 mm	0.20 0.20 0.20 0.20 0.20 0.36 0.36 0.36 0.36 0.36	3.79 3.79 3.79 3.79 3.79 6.67 6.67 6.67 6.66 6.67	2.25 2.31 2.37 2.43 2.57 0.67 0.69 0.71 0.73 0.77	6.04 6.10 6.16 6.22 6.36 7.34 7.36 7.38 7.39 7.44	m m m m m Nr Nr Nr Nr Nr
065	Work to existing unframed second fixings					
066	Making good with new 25 mm wrought softwood dado rail to match existing where cross-walls, wall cupboards and the like removed: not exceeding 600 mm lengths with two splayed heading joints: 50 mm high 75 mm high in long lengths: 50 mm high 75 mm high	0.59 0.62 0.43 0.45	11.03 11.61 8.13 8.51	1.31 1.97 1.38 2.07	12.34 13.58 9.51 10.58	Nr Nr m m
067	Making good with new 25 mm wrought softwood picture rail to match existing where cross-walls, beams, wall cupboards and the like removed: not exceeding 600 mm lengths with two splayed heading joints: 50 mm high 75 mm high in long lengths: 50 mm high	0.59 0.62 0.44	11.03 11.69 8.19	1.31 1.97 1.38	12.34 13.66 9.57	Nr Nr m