

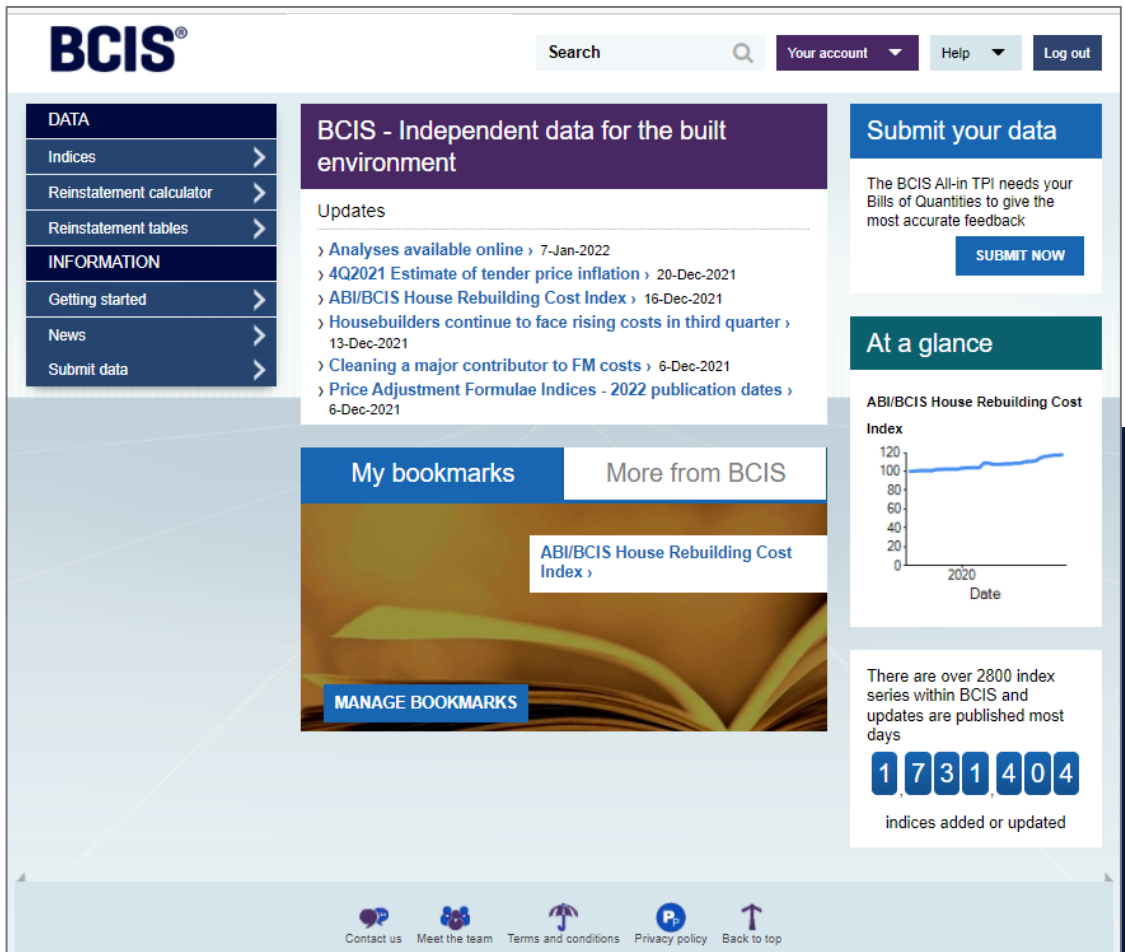


USING REBUILD ONLINE

USING BCIS REBUILD ONLINE

BCIS IS A HUGE RESOURCE OF COST ANALYSES, INDICES, STUDIES AND FORECASTS

A typical subscription to BCIS Daywork Rates, BCIS Online, BCIS Rebuild Online, Building Running Costs Online and Schedules of Rates will open with this page. The following guide will walk you through how to make the best use of the service.



The screenshot displays the BCIS website interface. At the top, there is a search bar and navigation links for 'Your account', 'Help', and 'Log out'. The main content area is divided into several sections:

- DATA**
 - Indices >
 - Reinstatement calculator >
 - Reinstatement tables >
- INFORMATION**
 - Getting started >
 - News >
 - Submit data >
- BCIS - Independent data for the built environment**
 - Updates**
 - > Analyses available online > 7-Jan-2022
 - > 4Q2021 Estimate of tender price inflation > 20-Dec-2021
 - > ABI/BCIS House Rebuilding Cost Index > 16-Dec-2021
 - > Housebuilders continue to face rising costs in third quarter > 13-Dec-2021
 - > Cleaning a major contributor to FM costs > 6-Dec-2021
 - > Price Adjustment Formulae Indices - 2022 publication dates > 6-Dec-2021
- Submit your data**
 - The BCIS All-in TPI needs your Bills of Quantities to give the most accurate feedback
 - SUBMIT NOW**
- At a glance**
 - ABI/BCIS House Rebuilding Cost Index**
 - A line graph showing the index value over time, with the x-axis labeled 'Date' and the y-axis labeled 'Index'.
- My bookmarks**
 - More from BCIS**
 - ABI/BCIS House Rebuilding Cost Index >
 - MANAGE BOOKMARKS**
- There are over 2800 index series within BCIS and updates are published most days**
 - 1731404**
 - indices added or updated

At the bottom of the page, there are links for 'Contact us', 'Meet the team', 'Terms and conditions', 'Privacy policy', and 'Back to top'.

USING BCIS REBUILD ONLINE

This service provides you with access to reinstatement costs, to support decisions when insuring domestic properties

A typical subscription to BCIS Rebuild Online, will open with the page below. The following tutorial will walk you through how to make the best use of the service.

There are three different elements to the service. This guide will show how best to use them:

Example 1 Reinstatement calculator

Example 2 Reinstatement tables

Example 3 Indices

EXAMPLE 1: REINSTATEMENT CALCULATOR

The Reinstatement Calculator is a specialist service developed in conjunction with the Association of British

Insurers, enabling a swift insurance calculation for a range of domestic houses and flats.

This is the first step in calculating the reinstatement (rebuilding) cost of a house or flat.

Objective: To calculate the reinstatement cost for a good condition detached 95m², 3 bedroom, 2 storey house built in the 1930s in Southampton.



Log into the BCIS home page and click on 'Reinstatement calculator' from the menu.

The screenshot shows the BCIS Rebuild Online homepage. At the top, there's a search bar and links for 'Your account', 'Help', and 'Log out'. A left-hand navigation menu lists categories: DATA (with sub-links for Indices, Reinstatement calculator, and Reinstatement tables), INFORMATION (with sub-links for Getting started, News, and Submit data), and a 'Submit your data' button. The main content area features a section titled 'BCIS - Independent data for the built environment' with a list of updates. Below this is a 'My bookmarks' section with a link to the 'ABI/BCIS House Rebuilding Cost Index'. On the right, there's a 'Submit your data' button and a section titled 'At a glance' which includes a line graph of the ABI/BCIS House Rebuilding Cost Index from 2020 to the present. At the bottom right, there's a counter showing '1731404' indices added or updated. A yellow callout box with an arrow points to the 'Reinstatement calculator' link in the left-hand menu.

EXAMPLE 1: REINSTATEMENT CALCULATOR

The screenshot shows the 'Define' stage of the BCIS Reinstatement Calculator. The first step is 'Type of property'. The user is prompted to 'Specify type of property' with radio button options: House (selected), Purpose-built flat (per flat), Purpose-built flat (per block), Conversion flat (per flat), and Conversion flat (per block). Below this is a 'Further assistance' section with links: Introduction to residential reinstatement calculator, House models and features, Flat models and features, and External works. A 'NEXT' button labeled 'Define - 2. Property details' is at the bottom right. A yellow box highlights the 'House' option and the 'NEXT' button.

Begin by selecting the type of property you want the reinstatement figure for. In this case select 'House'.

We strongly advise that you refer to the section listed 'Further assistance' before moving on to 'Property details' and 'Features and adjustments' pages.

You will have access to crucial resources and guidance notes, that are separate pages for Introduction, House models and features, Flat models and features and External works.

They are continually and frequently updated. Which also are all available to be downloaded in PDF format.


Once you have made your selection click on 'Next'.

The screenshot shows the 'Define' stage of the BCIS Reinstatement Calculator, Step 2: Property details: House. The user is prompted to 'Now specify the details of the property for which you need a reinstatement cost. All fields are mandatory unless indicated'. The 'Property location' section includes a 'Location adjustment' field with a search bar (e.g. AB1 2CD) and a 'Location factor' dropdown menu. Below this are fields for 'Address (optional)' (Address1, Address2, Address3, County), 'Postcode', and 'Notes (optional)'. A yellow box highlights the 'Location factor' dropdown menu.

Click on Location Factor – South East – Hampshire – select Southampton. 'Close'.

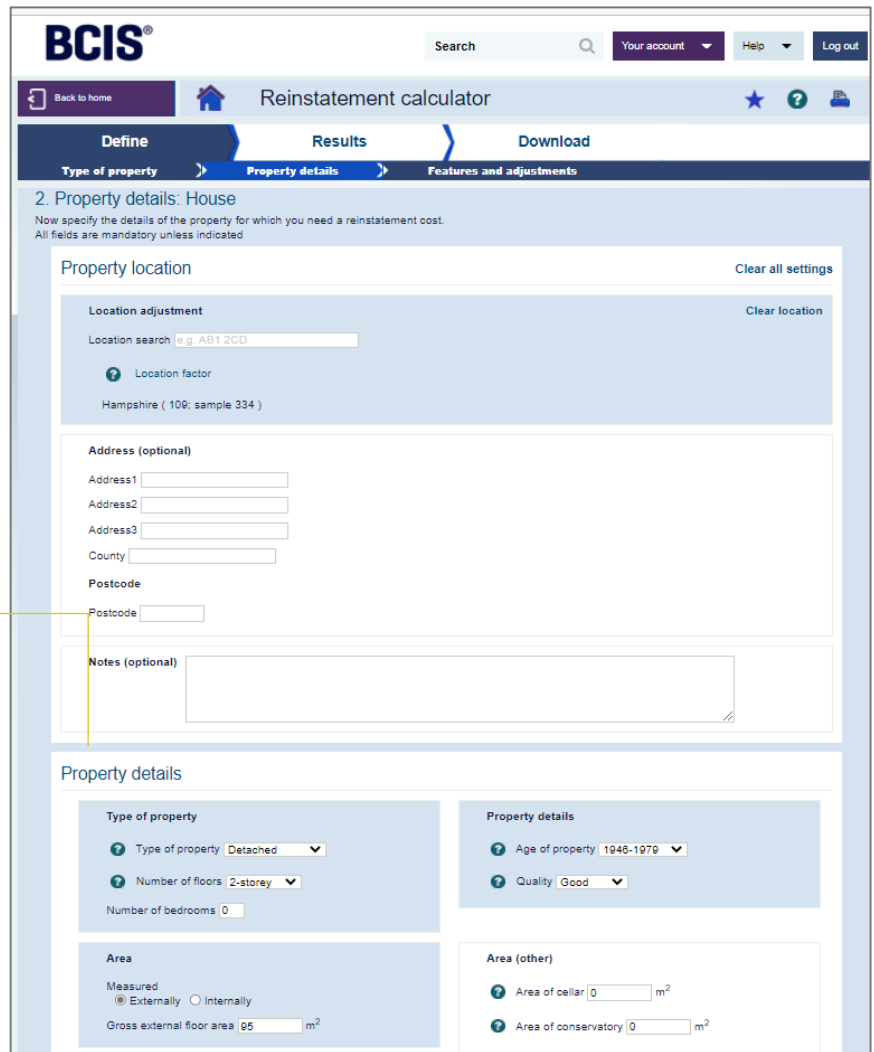
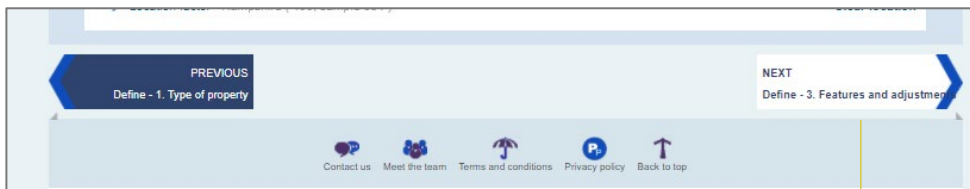
The screenshot shows the 'Location factor' dropdown menu. It lists various regions and counties, including North East, North West, Yorkshire and the Humber, East Midlands, West Midlands, East of England, London, South East, Berkshire, Buckinghamshire, East Sussex, Hampshire, Isle of Wight, Kent, Oxfordshire, Surrey, West Sussex, South West, Wales, Scotland, Northern Ireland, and Islands. A yellow box highlights the 'South East' region and the 'Hampshire' county.

EXAMPLE 1: REINSTATEMENT CALCULATOR

You can complete address details as necessary and any relevant notes. 

In 'Property details' select from drop down menus – Detached + 2 Storey + No of Bedrooms + Age of Property + Quality.

Fill in Floor area of 95m², externally.


Click Next to add more details

EXAMPLE 1: REINSTATEMENT CALCULATOR

BCIS® Search

Back to home Reinstatement calculator

Define Results

Type of property Property details Features and adjustments

3. Features and adjustments

Now specify all the features of your building and add any supplementary fees or adjustments

Property features

Click on the links below to add and adjust features

- Design/shape
- Specification
- Accommodation
- Renewables
- Garden and grounds
- Fees and adjustments

Selected

1. Type of property

- Model group - House
- Type - Detached 2-storey

2. Property details

- Age of property - 1945-1979
- Quality - Good
- Gross external floor area - 85m²

3. Price level

- Pricing level - December 2023
- Location factor - Hampshire (100, sample 334)

Clear location

Model cost

4. Features and adjustments

No specification selected...

Total

PREVIOUS Define - 2. Property details NEXT Results

Here you can put in additional relevant information by selecting the property features:

- 'Design/shape'
- 'Roof type'
- 'Facing brick'
- 'Security alarm installed'.

Specification

Feature	Variable	Rate	Adjustment cost
External walls	Facing brick		£0
Front door	Standard front door		£0
Stone fenestration features to brick facade	Facing brick		£0
Chimneys	1		£0
Heating system	LPHW central heating		£0
Security alarm	No alarm system		£0
Stairlifts	None		£0
Sprinklers	None		£0

The cost will appear and you can download the results

Click 'Next - Results'.

You can download a PDF of the reinstatement cost report

BCIS® Search Your account Help Log out

Back to home Reinstatement calculator

Define Results Download

Download

Available downloads

Reinstatement cost report PDF

PREVIOUS Define - Results NEXT Results

EXAMPLE 2: REINSTATEMENT TABLES

The main purpose of this section is so you can have access to the base rates and are considered generalized tables, simply for reference.

Normally the calculators available in the Reinstatement calculator section will mean that you do not need to refer to these tables if you do not wish to do so.

Method: To adjust for location, click on 'Location factor' to choose a regional, county or district level adjustment (using the drop-down selectors). Alternatively use the 'Filter' to select a specific local authority area.

Log into the BCIS home page and click on 'Reinstatement Tables' from the menu.

Select a location factor, date

Click on the table title to display the table.

BCIS - Independent data for the built environment

Welcome back
BCIS Rebuild Online
Demonstration account
(T0023)

Search

Your account Help Log out

DATA

- Indices
- Reinstatement calculator
- Reinstatement tables

INFORMATION

- Getting started
- News
- Submit data

BCIS - Independent data for the built environment

Updates

online 7-Jan-2022

- ABI/BCIS House Rebuilding Cost Index 16-Dec-2021
- Housebuilders continue to face rising costs in third quarter 15-Dec-2021
- Cleaning a major contributor to FM costs 6-Dec-2021
- Price Adjustment Formulae Indices - 2022 publication dates 6-Dec-2021

Submit your data

The BCIS All-in TPI needs your Bills of Materials to give the most accurate feedback.

SUBMIT NOW

At a glance

ABI/BCIS House Rebuilding Cost Index

Index

120
100
80
60
40
20
0

2020
Date

There are over 2800 index series within BCIS and updates are published most days

1731404

Indices added or updated

My bookmarks

More from BCIS

ABI/BCIS House Rebuilding Cost Index

MANAGE BOOKMARKS

Contact us Meet the team Terms and conditions Privacy policy Back to top

BCIS®

Welcome back
BCIS Rebuild Online
Demonstration account
(T0023)

Search

Your account

Reinstatement tables

Define Results Download

Location factor

UK mean location

Date Dec-2021

Reinstatement tables

- House reinstatement cost table (gross external area)
- House reinstatement cost table (gross internal floor area)
- Bungalow reinstatement cost table (gross external area)
- Bungalow reinstatement cost table (gross internal area)
- Reinstatement costs: two storey purpose built block of flats (gross external area)
- Reinstatement costs: three storey purpose built block of flats (gross external area)
- Reinstatement costs: four storey purpose built block of flats (gross external area)
- Reinstatement costs: flat conversion of two storey pre 1920-1945 house (gross external area)
- Reinstatement costs: flat conversion of three storey pre 1920-1945 house (gross external area)
- Reinstatement costs: flat conversion of three storey pre 1920 house (gross external area)
- Five storey blocks of flats
- Average building costs for six and above storey flats (excluding demolition costs and fees)

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BCIS®

Welcome back
BCIS Rebuild Online
Demonstration account
(T0023)

Search

Your account Help Log out

Reinstatement tables

Define Results Download

House reinstatement cost table (gross external area)

Price level at December 2021 and UK mean location

House reinstatement cost table (gross external area)

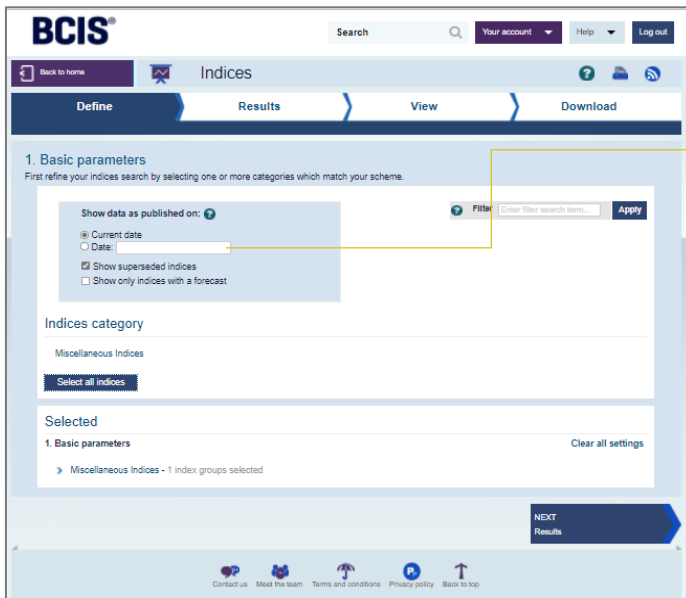
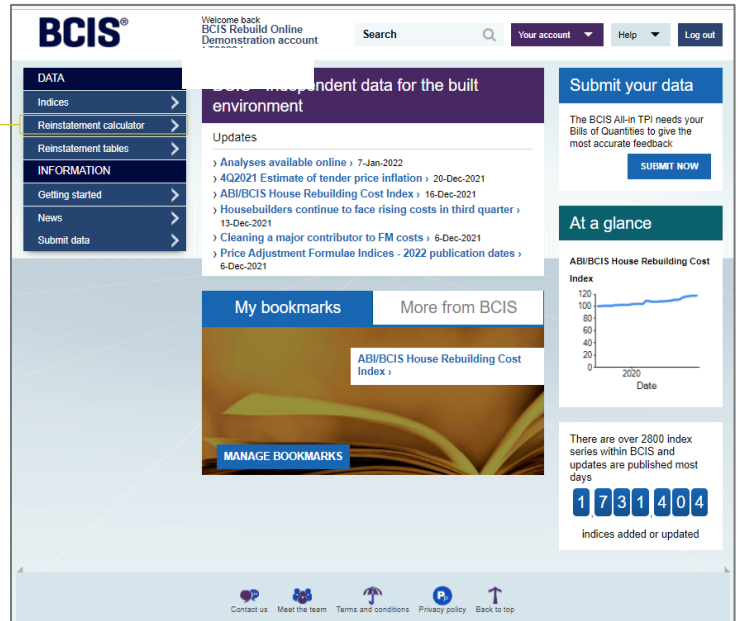
Age	Size	Quality	Detached 2-storey house	Semi-detached 2-storey house	Terraced 2-storey house	Detached 3-storey house	Semi-detached 3-storey house	Terraced 3-storey house
2010 to date	Starter home	Basic						
		Good						
		Excellent						
	Gross external area m²		66m²	84m²	82m²	130m²	124m²	122m²
	Small	Basic						
		Good						
		Excellent						
	Gross external area m²		113m²	105m²	100m²	170m²	157m²	150m²
	Medium	Basic						
		Good						
		Excellent						
	Gross external area m²		154m²	145m²	143m²	227m²	218m²	214m²

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EXAMPLE 3: INDICES

This is an overview how to select and download reinstatement indices.

➤ Log into the BCIS home page and click on 'Indices' from the menu.



➤ Completing the basic parameters is the first step in selecting the indices you require.

Results will default to 'Current date' however you may select a publication date for indices published in the past.

EXAMPLE 3: INDICES



You can expand miscellaneous indices.



Choose the Index category, then one or more indices

Click 'Close and apply'.

Alternatively use the 'Filter' box to select an Index category, e.g.: entering 'tender price' or 'housebuilding' for related indices and indices Publication Schedule

EXAMPLE 3: INDICES

BCIS® Search Your account Help Log out

Back to home Indices ? ? ?

Define Results View Download

1. Basic parameters
First refine your indices search by selecting one or more categories which match your scheme.

Show data as published on: ? Filter Enter filter search term... Apply

☒ Current date
☐ Date:
☒ Show superseded indices
☐ Show only indices with a forecast

Indices category
Miscellaneous Indices
 Select all indices

Selected
 1. Basic parameters Clear all settings
 > Miscellaneous Indices - 1 index groups selected

NEXT Results

Contact us Meet the team Terms and conditions Privacy policy Back to top

Select 'Results' at the bottom of the page

The results page shows a summary of your selected indices and allows you to choose the regularity of series (monthly, quarterly, or annual)

Select a range of dates and whether you wish to include superseded indices or include only indices with a forecast.

An example from the brief description of chosen indices might be # 1121 – ABI/BCIS House Rebuilding Cost Index.

You can either click on title to get the full analysis or click 'Next' at the bottom of the page.

BCIS® Search Your account Help Log out

Back to home Indices ? ? ?

Define Results View Download

Results

Show 10 results per page Sort by: Alphabetical A-Z

Show only:

Regularity ?
☒ Most frequent
☐ Custom
☐ Monthly
☐ Quarterly
☐ Annual

Date range ?
☒ Default (from Jan-2020)
☐ From Jan-2020 To
☐ All

Display options ?
☒ Show superseded indices
☐ Show only indices with a forecast

Showing page 1 of 1
 (1 indices found)
 (1 indices found outside date range)

☒ Select all

☒ **ABI/BCIS House Rebuilding Cost Index** #1211
 Base: Sept 1988 = 100 Updated: 16-Dec-2021

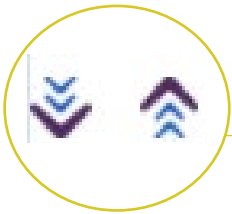
PREVIOUS Define **NEXT View**

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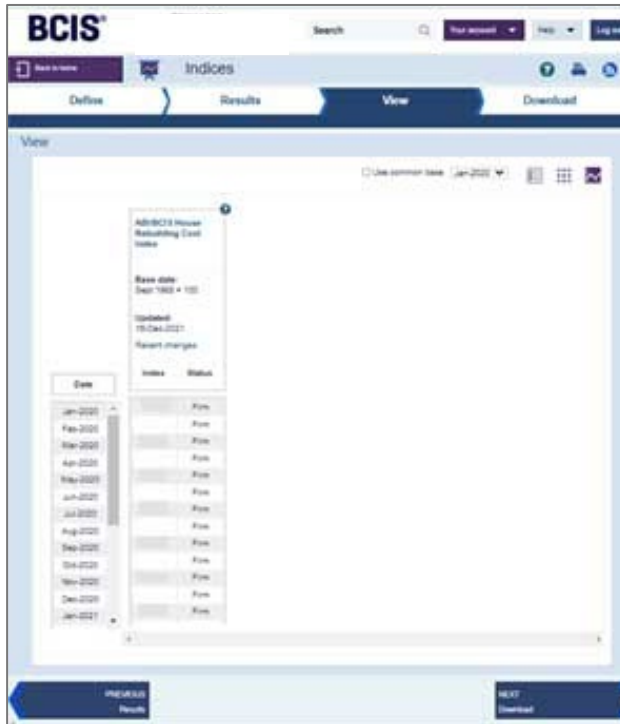
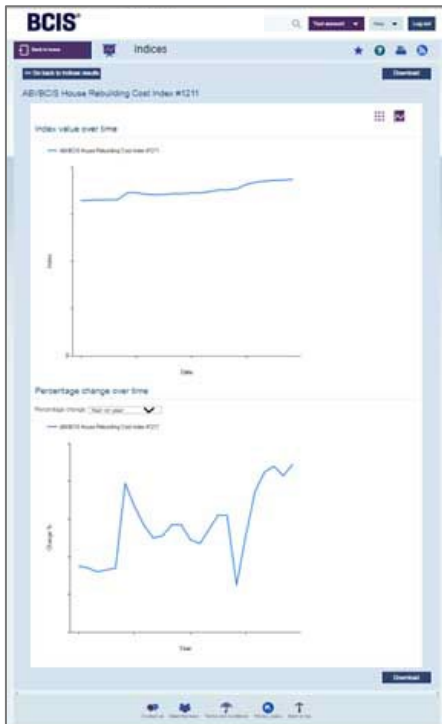
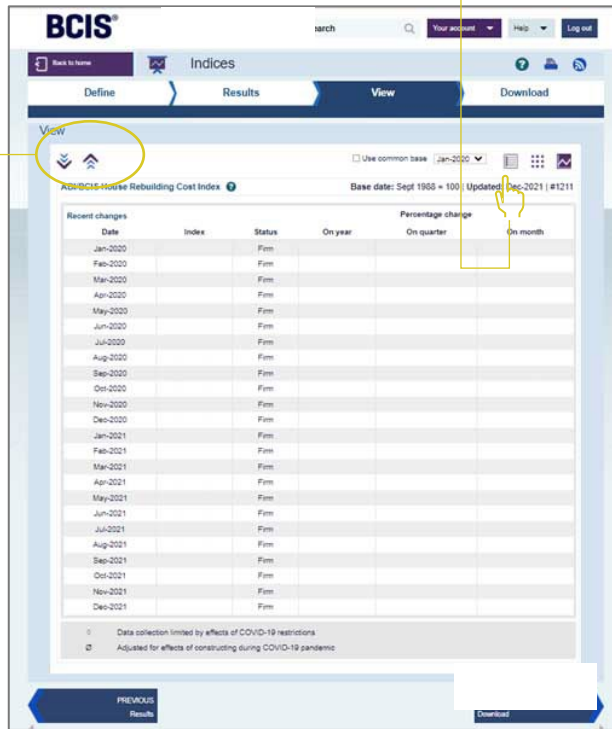
You can either click on title to get the full analysis or click 'Next' at the bottom of the page.

EXAMPLE 3: INDICES

The page will display the selected indices in tabular and graphical format. This can be changed using the two icons in the top right hand corner of the screen.



To view even more detail, when in LIST format (not the graph) you can click on the left hand arrow and the list will appear (see next page).



Once you have selected your indices view, download your results.

EXAMPLE 3: INDICES



The final page will allow you to download or print indices. You can select which indices to download in a range of formats (PDF, CSV, XML and IMG.png or .jpg)

You are also able to select from - one indices with chart, one indices, all indices in list layout/table layout. Index value over time or percentage change over time

BCIS® Search Your account Help Log out

[Back to home](#) Indices ? ? ?

Define Results View **Download**

Download

Available downloads

1 x indices with chart	PDF
1 x indices	PDF
All indices in list layout	XLS CSV XML
All indices in table layout	XLS CSV
Index value over time	IMG (.png)
Percentage change over time	IMG (.png)

PREVIOUS
View

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For nearly 60 years, the Building Cost Information Service (BCIS) has been collecting, collating, analysing, modelling and interpreting cost information providing an independent source of construction data. We make that information easily accessible through our online applications, data licensing and publications. We also provide consultancy and research support to clients from both the public and private sector.

The service is used by quantity surveyors, building surveyors, developers, contractors, building owners, general practice surveyors, financial services, government bodies and property analysts as an essential tool for cost planning, early cost advice, benchmarking, keeping up-to-date with costs, construction news, daywork rates, trends and forecasts and undertaking development appraisals.

Contact us

Please contact us if you have any questions about the content of this report, or if you would like to know more about how you can submit your data.

contactbcis@bcis.co.uk

BCIS.co.uk

The Importance of Your Data

Data collection is core to BCIS services. We collect cost information at tender stage in any format, including Contract Sum Analyses, Schedules of Work, Bills of Quantities, etc.

BCIS is a reciprocal service and we encourage you, our subscribers to share project data to ensure your projects are reflected in benchmark reports and that data is up-to-date and relevant.

Submit data: data@bcis.co.uk

BCIS Construction Services

Online

Provides instant access to capital cost information on new build and fit out work. Subscribers can search for relevant cost analyses from over 19,000 projects, select average prices for over 300 building types, update project costs and view indices. Information can be adjusted for date and location, downloaded in a range of formats and used in calculation tools included in the package. BCIS Online also includes general commentary on the construction sector, tender prices, a five year forecast of TPI and BCIS Building Cost Index, a Construction Duration Calculator and much more.

Review Online

Provides commentary on current movement in TPI, BCIS General Building Cost Index, average prices for over 300 building types and automatic cost calculators for early cost advice, insurance reinstatement cost assessments and depreciated replacement cost valuations.

Other Services

- Building Running Costs Online
- Price Books and Online Rates Database
- Lifecycle Evaluator
- Civil Engineering Trends & Forecasts