

Alterations & refurbishment price book 2023

twenty-eighth edition

PREFACE

BCIS ALTERATIONS AND REFURBISHMENT ESTIMATING PRICE BOOK 28TH EDITION

Preface to the 28th 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 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 £250,000 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 2022.

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
Resource Data Manager
BCIS

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Alterations and Refurbishment

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Unit Rates		Man- Hours	Net Labour Price £	Net Mats Price £	Net Unit Price £	Unit
003	Brass raised countersunk wood screws (No. 8 x 38 mm); brass screwcaps: flush with surface:					
	300 mm centres	0.30	5.89	0.43	6.32	m
	400 mm centres	0.23	4.46	0.33	4.79	m
	600 mm centres	0.16	3.07	0.20	3.27	m
	900 mm centres	0.10	1.88	0.15	2.03	m
	1200 mm centres	0.07	1.41	0.10	1.51	m
	PLUGGING					
004	Plugging to receive screws (priced elsewhere); No. 8 x 38 mm plastic plugs in:					
	concrete:					
	300 mm centres	0.21	4.22	0.11	4.33	m
	400 mm centres	0.17	3.29	0.08	3.37	m
	600 mm centres	0.11	2.12	0.06	2.18	m
	900 mm centres	0.07	1.40	0.04	1.44	m
	1200 mm centres	0.06	1.19	0.03	1.22	m
	300 mm centres one way, 600 mm centres other way	0.36	7.03	0.19	7.22	m2
	isolated	0.10	1.89	0.03	1.92	Nr
	brickwork or blockwork:					
	300 mm centres	0.19	3.77	0.11	3.88	m
	400 mm centres	0.14	2.82	0.08	2.90	m
	600 mm centres	0.10	1.88	0.06	1.94	m
	900 mm centres	0.06	1.19	0.04	1.23	m
	1200 mm centres	0.05	0.93	0.03	0.96	m
	300 mm centres one way, 600 mm centres other way	0.32	6.34	0.19	6.53	m2
	isolated	0.08	1.65	0.03	1.68	Nr
005	Fixing with nails					
006	Fixing direct with 75 mm cut steel clasp nails (no plugging) in:					
	concrete	0.12	2.34	0.36	2.70	m
	brickwork or blockwork	0.10	1.88	0.36	2.24	m
007	Fixing direct with 50 x 2.5 mm hardened masonry nails (no plugging) in:					
	concrete	0.12	2.34	0.03	2.37	m
	brickwork or blockwork	0.10	1.89	0.03	1.92	m
	HOLES IN TIMBER					
008	Holes in Timber					
009	Holes for bolts and the like:					
	12 mm softwood	0.06	1.19	-	1.19	Nr
	25 mm softwood	0.10	1.88	-	1.88	Nr
	50 mm softwood	0.14	2.81	-	2.81	Nr
	12 mm hardwood	0.07	1.41	-	1.41	Nr
	25 mm hardwood	0.12	2.34	-	2.34	Nr
	50 mm hardwood	0.17	3.29	-	3.29	Nr
010	Countersinking:					
	softwood	0.04	0.71	-	0.71	Nr
	hardwood	0.05	0.93	-	0.93	Nr
011	Countersinking and pelling:					
	softwood	0.22	4.28	-	4.28	Nr
	hardwood	0.26	5.17	-	5.17	Nr
012	Holes for ducting, trunking and the like in softwood:					
	12 mm thick timber:					
	not exceeding 0.025 m2	0.20	3.90	-	3.90	Nr
	0.025 - 0.05 m2	0.24	4.70	-	4.70	Nr
	0.05 - 0.075 m2	0.30	5.89	-	5.89	Nr
	25 mm thick timber:					
	not exceeding 0.025 m2	0.22	4.34	-	4.34	Nr
	0.025 - 0.05 m2	0.26	5.17	-	5.17	Nr
	0.05 - 0.075 m2	0.32	6.34	-	6.34	Nr
	50 mm thick timber:					
	not exceeding 0.025 m2	0.30	5.89	-	5.89	Nr
	0.025 - 0.05 m2	0.36	7.04	-	7.04	Nr
	0.05 - 0.075 m2	0.41	8.21	-	8.21	Nr
013	Holes for ducting, trunking and the like in hardwood:					
	12 mm thick timber:					
	not exceeding 0.025 m2	0.24	4.70	-	4.70	Nr
	0.025 - 0.05 m2	0.28	5.63	-	5.63	Nr
	0.05 - 0.075 m2	0.36	7.04	-	7.04	Nr
	25 mm thick timber:					
	not exceeding 0.025 m2	0.26	5.17	-	5.17	Nr
	0.025 - 0.05 m2	0.31	6.10	-	6.10	Nr
	0.05 - 0.075 m2	0.38	7.51	-	7.51	Nr
	50 mm thick timber:					
	not exceeding 0.025 m2	0.36	7.04	-	7.04	Nr
	0.025 - 0.05 m2	0.43	8.44	-	8.44	Nr
	0.05 - 0.075 m2	0.50	9.85	-	9.85	Nr