

**Guide to estimating  
for small works  
2023**

29th edition

**BCIS Guide to estimating for small works 2023**

Preface to the 29th edition 2023

We appreciate that for many firms estimating can be a headache; conventional building price books being too expensive, too complex and generally intended for larger projects. They also contain unit rates which are not relevant and perhaps not easily understood.

For many years BCIS had received persistent requests for a building price book aimed specifically at the smaller builder who is chiefly engaged in the construction of small extensions to existing buildings using traditional methods and materials, with the result that the *Guide to estimating for small works* was produced. This book has established itself and is very popular with the small builder.

Such work represents a significant part of the total volume of construction undertaken in the UK and is generally carried out by small firms typically having less than 20 employees, often as few as one or two, with some trades sub-contracted out.

The smaller builder is more likely to build up his estimate in recognised building sections or elements using just the total costs of the foundations, walls, roof, etc. Certainly our research shows that most smaller builders are happier with this approach.

The book follows the method of estimating in sections or elements by providing:

- a) A comprehensive selection of fully priced standard estimates for the most common type, style and size of building extension with the total cost of each section or element clearly shown.
- b) A separate detailed price build up for each section or element included in the standard estimates showing how the cost of the foundations, walls, roof etc. have been built up.

Drawings and specifications are also included together with essential pricing information such as labour hourly rates, gang rates, plant hire rates and basic material prices. In addition, measured rates are given for alteration works and external works including paving and drainage. The pricing information is completed with a fully detailed estimate for a roof space conversion.

An important feature of this book is that in addition to providing prices and estimates, it explains in a clear and straightforward manner how to adjust and manipulate the standard estimates to suit the builder's particular project. By this means we aim to enhance the value of the book, increase the confidence of the user and promote a greater understanding of building estimating.

Although this book has been published with the smaller builder in mind, it will nevertheless be of immense value to larger builders engaged in the construction of small building extensions as well as building owners and consultants. The book is now also easier to use with a comprehensive index to take you straight to the place where you need to be and a far superior layout providing clearer and more concise information.

We believe that this publication bridges the gap between the estimating text book and the building price book, providing answers to the questions and solutions to many of the problems of estimating for small extension works.

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# Contents

## Chapter

	Index	Beginning
	Introduction	1
	Contracts	2
	Preliminaries	3
	Standard estimates	
	Single storey flat roof	4
	Single storey pitch roof	4
	Two storey flat roof	4
	Two storey pitch roof	4
	Cost details and adjustments	5
	Alteration work	6
	External works	7
	Basic prices, labour, plant, materials	8
	Planning and building regulation fees	9
	Memoranda	10



(Bold italic numbers refer to chapter numbers, plain numbers are page numbers)

## -A-

### Adjusting costs

- Cost of facing bricks, **5-58**
- Depth of foundation, **5-56**
- External door frame, **5-64**
- Plan size, **5-52**
- Summary, **5-65,66**
- Window size, **5-60**

### Alteration and Repair Work, **6-1**

- Cutting openings in walls, **6-1**
  - Building in damp proof course, **6-10**
  - Cutting and pinning, **6-4**
  - Cutting out wall, **6-2**
  - Forming sills, **6-9**
  - Inserting lintels/arch bars, **6-6**
  - Making good finishes, **6-10**
  - Making good jambs, **6-4**
  - Needling, propping and support, **6-1**

### Filling in openings, **6-11**

- Build in damp proof course, **6-13**
- Cutting, toothing and bonding, **6-16**
- Cutting out sills, **6-12**
- Extending skirtings, **6-18**
- Filling in openings, **6-13**
- Making good finishes, **6-17**
- Preparing for raising, **6-11**
- Tying in new wall, **6-18**
- Wedging and pinning, **6-17**

### Remove roof tiles and replace with new, **6-19**

- Burlington blue/grey natural slates, **6-19**
- Marley concrete tiles, **6-19**
- Concrete plain tiles, **6-20**

### Solar energy roofing system, **6-20**

- Solar panel array, photovoltaic, **6-20**

## -B-

### Basic prices

- Labour, **8-1**
- Materials, **8-6**
- Plant, **8-5**

### Brickwork & Blockwork

- Material prices, **8-7**
- Memoranda, **10-3**

### Building Regulation fees, **9-7**

## -C-

### Cavity tray

- Unit build-ups, **5-23**

### Ceiling finishes

- Unit build-ups, **5-42**

### Central heating service point

- Unit build-ups, **5-45**

### Closing top of external wall

- Unit build-ups, **5-18**

### Cold water service point

- Unit build-ups, **5-43**

### Concrete work

- Material prices, **8-6**
- Memoranda, **10-2**
- Pavings, **7-1**

### Contracts, **2-1**

- Generally, **2-1**

### Conversion factors

- Memoranda, **10-1**

### Cost details & adjustments, **5-1**

- Explanation & notes, **5-1**

### Cutting openings 1.80m x 2.00m

- Unit build-ups, **5-46**

### Cutting openings 2.40m x 2.00m

- Unit build-ups, **5-47**

### Cutting openings 3.00m x 2.00m

- Unit build-ups, **5-48**

### Cutting openings 4.00m x 2.00m

- Unit build-ups, **5-49**

### Cutting openings 5.00m x 2.00m

- Unit build-ups, **5-50**

## -D-

### Drainage

- Material prices, **8-37**

### Drainpipes & fittings

- Cast iron, **7-4**
- Clay, **7-4**
- Concrete, **7-4**
- PVCu, **7-4**

## -E-

### Electrical service point

- Unit build-ups, **5-45**

### Example roof conversion estimate, **6-22**

### Excavation & Earthwork

- Material prices, **8-6**
- Memoranda, **10-2**

### External walls

- Unit build-ups, **5-26**

### External works

- Material prices, **8-40**

## -F-

### Felt roofing

- Unit build-ups, **5-19**

### Flashings

- Unit build-ups, **5-23**

### Flat roofs

- Unit build-ups, **5-14**

### Floor, Wall & Ceiling finishes

- Material prices, **8-31**
- Memoranda, **10-9**

### Floor finish

- Unit build-ups, **5-41**

### Flush door

- Unit build-ups, **5-39**

## -G-

### GRP composite door

- Unit build-ups, **5-30**

## -H-

### Hardwood insulated door

- Unit build-ups, **5-27**

### Hardwood window

- Unit build-ups, **5-31**

### Hollow ground floor

- Unit build-ups, **5-9**

### Hot water service point

- Unit build-ups, **5-44**

## -I-

### Introduction, **1-1**

- Labour costs per hour, **1-3,4**
- Material prices, **1-3**
- Regional variations, **1-7**



Specification A 4 m <sup>2</sup> –10 m <sup>2</sup>			Ref A/1F 2 x 2 Size 2.00 x 2.00 m Area 4 m <sup>2</sup>			Ref A/1F 2 x 3 Size 2.00 x 3.00 m Area 6 m <sup>2</sup>			Ref A/1F 2 x 4 Size 2.00 x 4.00 m Area 8 m <sup>2</sup>			Ref A/1F 2 x 5 Size 2.00 x 5.00 m Area 10 m <sup>2</sup>		
			Qty	Total £	Element total £	Qty	Total £	Element total £	Qty	Total £	Element Total £	Qty	Total £	Element total £
Single storey														
Flat roof														
Element	Unit	Unit rate £												
<b>Substructure</b>														
Strip footings	m	246.00	7m	1722.00		8m	1968.00		9m	2214.00		10m	2460.00	
Hollow ground floor	m2	152.83	4m2	611.32	<b>2333.32</b>	6m2	916.98	<b>2884.98</b>	8m2	1222.64	<b>3436.64</b>	10m2	1528.30	<b>3988.30</b>
<b>Roof</b>														
Flat roof construction 50 x 150 mm joists	m2	109.43	8m2	875.44		10m2	1094.30		13m2	1422.59		15m2	1641.45	
Work to top of external wall	m	36.22	7m	253.54		8m	289.76		9m	325.98		10m	362.20	
Three layer felt roofing	m2	57.27	8m2	458.16		10m2	572.70		13m2	744.51		15m2	859.05	
Fascia and eaves soffit	m	67.26	8m	538.08		9m	605.34		10m	672.60		11m	739.86	
Gutters and fittings	m	26.81	3m	80.43		4m	107.24		5m	134.05		6m	160.86	
Flashings	m	33.58	3m	100.74		4m	134.32		5m	167.90		6m	201.48	
Abutment to existing wall	m	82.16	3m	246.48	<b>2552.87</b>	4m	328.64	<b>3132.30</b>	5m	410.80	<b>3878.43</b>	6m	492.96	<b>4457.86</b>
<b>External walls</b>														
Brick and block cavity wall	m2	209.29	13m2	2720.77	<b>2720.77</b>	15m2	3139.35	<b>3139.35</b>	18m2	3767.22	<b>3767.22</b>	20m2	4185.80	<b>4185.80</b>