

Building  
maintenance  
price book  
2021

41st edition

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## Preface

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The 41st edition of the *Building maintenance price book* has been thoroughly revised and updated. The price book aims to represent prices for maintenance and repair work and provides a realistic and useful source of vital maintenance cost information for estimating and pricing.

The need to establish realistic competition for maintenance services has increased the use of the *Building maintenance price book* for assessing competitive tenders and as a schedule for letting work on measured term contracts. The price book can be used in conjunction with the *JCT Measured Term Contract* for letting work on this basis. It is also used to check contractors' estimates, invoices and claims.

# Introduction

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## General

The forty-first edition of the *Building maintenance price book* contains materials prices and hire rates rulings at 4 January 2021. Wage rates for labour are those current at 22 June 2020 and incorporate all wage awards up to that date.

The information in this book relates specifically to items of maintenance work and it has been assumed that each item of work will be carried out as a one-off operation.

The labour constants and materials content are based on the experience of the compilers, together with estimators specialising in the maintenance field and the results of work studies carried out in maintenance departments.

The measured rates are based on:

- times provided in labour hours
- labour costs taken from the net all-in hourly rate calculations shown in the Basic costs section, with an addition of 9.091% for administrative costs; and
- materials prices given in the Basic costs section that relate to the purchase of small quantities only and include an allowance of 10% for overheads and profit.

No allowance has been made in the measured rates for travelling time and transport, pre-inspection of the work, any call-out charges or VAT. When estimating for a specific job or for a programme of maintenance work, allowances will have to be made for these items and some guidance on them is given below.

Rates for scaffolding and plant have been given separately in the Basic costs section and may be added to the rates for items of building work where necessary.

## Introduction

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The measured rates represent a reasonable price for carrying out the work described. However, the nature of maintenance work means that no two jobs are identical and no two operatives tackle tasks in the same way. Therefore, in practice, costs for similar items may vary considerably. The table below shows, as an example, the results of work study observations for times taken to renew vinyl floor tiles on five separate occasions.

### Item: Prise up and renew damaged floor tiles

Observation	1	2	3	4	5
Number of tiles	130	18	24	18	26
Total time taken (in minutes)	140.21	19.38	23.43	27.55	26.21
Time per tile (in minutes)	1.08	1.08	0.98	1.53	1.01
Mean time per tile: 1.10 minutes Total range: 0.98 – 1.53 minutes					

As this table shows, the times taken to carry out maintenance work can vary considerably. However, the labour constants in this book give a reasonable guide to average times required to carry out maintenance work items.

### Covid-19

The supply prices of materials and plant hire charges are based on the data collected during January 2021 and in some circumstances will need to be adjusted in the short-term for the effect of the Covid-19 lockdown. Constants for labour are based on working practices common in the first quarter of 2021 and do not reflect the effect of implementing Covid-19 Site Operating Procedures (SOP) and again, in the short-term an adjustment may be necessary to reflect changes in productivity. Users should consider including an adjustment for the Covid-19 impact for estimates based on BCIS Schedule of rates and Price books unit rate data.

### Measured rates – section 5 – roofing

Code	Description of work item	Unit	Labour Hrs	Labour £	Plant Hrs	Plant £	Mats £	Total £
<b>Reroofing</b>								
<b>Pitched roofs</b>								
<b>Strip existing pitched roof of coverings, battens and felt. Allow for temporary tarpaulins and keep building weatherproof during roofing works. Include lowering existing tiles/slates to ground and stacking</b>								
5.1.2	slates	m <sup>2</sup>	0.75	15.16	-	-	2.03	17.19
5.1.3	tiles	m <sup>2</sup>	0.70	14.16	-	-	2.03	16.19
<b>Strip existing pitched roof of corrugated sheeting. Allow for temporary tarpaulins and keep building weatherproof during roofing works</b>								
5.1.6	fibre cement or metal panels	m <sup>2</sup>	0.65	17.31	-	-	2.04	19.35
5.1.7	plastic or polythene sheeting	m <sup>2</sup>	0.55	14.65	-	-	2.04	16.69
5.1.8	asbestos cement sheeting	m <sup>2</sup>	1.10	29.30	-	-	2.04	31.34
<b>Roof coverings, plain clay tiles 265 x 165mm, 65mm lap, nailed every fourth course to and including 19 x 50mm impregnated softwood battens and type 1F felt</b>								
5.2.1	pitched roofs	m <sup>2</sup>	1.30	40.61	-	-	56.66	97.27
5.2.4	double eaves course, pointed	m	0.18	5.62	-	-	12.77	18.39
5.2.5	verge, undercloak, pointed	m	0.30	9.37	-	-	3.37	12.74
5.2.6	ridge/hip tile	m	0.80	24.99	-	-	45.70	70.69