

**Painting and decorating
price book
2021**

Twenty-eighth edition

Foreword to the twenty-eighth edition

This new edition of the *BCIS Painting and decorating price book* has been thoroughly revised and updated with prices and specifications current as at January 2021.

The abiding aim of this book is to provide a quick source of reference for painting and decorating prices and information appertaining to the trade.

This price book contains guide prices for redecoration work in existing properties as well as for decoration work in new buildings. It includes internal and external work and a full range of surface treatments. The pricing information is presented in two sections; firstly, in the form of prices 'per operation' or 'per coat', enabling the user to build up an infinite number of unit rates by combining these prices to meet a particular job specification, and secondly, in the form of composite, or compound, prices in which total rates are given for a range of the most common painting and decorating specifications for rapid estimate calculation. This method provides the user with a flexible and easy-to-use database.












For every price, the detailed labour content and material usage is shown. A summation of hours involved in the various items included in the specification items will give the total labour resources required for the job to enable work planning, scheduling and sequencing to be carried out for large or small contracts. Similarly, a review of the material usage and prices will enable quantities to be easily calculated and optimum supply packs and discounts obtained.

Thus, the *BCIS Painting and decorating price book* is for the small firm, the large firm, the new firm or the established concern. Contractors, surveyors, estimators, interior designers, in fact, everyone involved in the trade will find it a valuable ready reference.

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Contents

	Category	Section	Page
	Preface		Beginning
	Copyright		Beginning
	Acknowledgments		Beginning
	Index		i
	Introduction		1
	General information		7
	Basic rates		13
	New work – internally	VA–VG	25
	New work – externally	VH–VM	79
	Wall coverings	VN	108
	Redecoration – internally	VO–VP	115
	Redecoration – externally	VQ	133
	Composite prices	VZ	141
	Useful addresses		163



Introduction

The aim of this book is to provide painting and decorating contractors and all those involved in the provision of estimates for painting and decorating work with a guide to current net cost unit prices at 'national average' competitive rates. Pricing information is current as at January 2021 with labour rates based upon the national wage agreement effective from June 2020 (see under 'Labour') and has been derived from the BCIS Database.

A further aim is to provide reference information of particular interest to the trade including the names and addresses of those associations, institutions and other bodies connected with the industry and useful technical information and conversion factors.

In calculating the labour hours required for the various items of work and in seeking prices for materials, it has been assumed that rates are for painting and decorating work up to a contract value of about £30,000. For very small works, allowance must be made to the rates for material purchases in small (and more expensive) quantities, possible increased wastage in part-used cans, etc. and lack of continuity in labour utilisation, increase in transport and other overheads, etc. Similarly, for very large painting and decorating works, the user should in particular anticipate more favourable trade discounts on bulk orders for materials, deliveries, etc.

Note: Prices exclude Value Added Tax

Prices are based upon site working conditions being reasonable – other trades being completed, or largely so, providing the painting and decorating contractor with proper access to the works, continuity of operation and all normal site facilities.

Descriptions of work and units are based upon the 6th edition of the *Standard Method of Measurement of Building Works* authorised by agreement between the Royal Institution of Chartered Surveyors and the Building Employers' Confederation.

Prices in the New work sections are given separately for first or priming coats (which include for preparation of the surfaces to be painted), undercoats and finishing coats. The total cost of decoration will be combinations of these individual coat prices in accordance with the required specification. A large number of permutations for various specifications is therefore possible. Refer to Composite prices section for examples of prices for composite painting and decorating items.

The undercoat and finishing coat prices should be similarly applied to the Redecoration section which gives preparation prices and primers for the treatment of previously painted surfaces, again providing a large number of permutations for various redecorations which may be specified.

It must be stressed that the prices in this book are **guide prices** and cannot be guaranteed. Quotations for materials should be obtained for particular projects and detailed specifications, site working arrangements, scale and locations should be carefully taken into account by the user. In particular, regional variations in prices must be considered and, for an indication of the price differences, please refer to the section 'Regional variations' below.

Overheads and profit

The prices included in this book are net unit prices and **exclude** all overheads and profit which should be added by the user in accordance with the circumstances and management policy at the time of tender.

Allowance must be made by the user for all site overheads (e.g. plant, equipment, access scaffold, ladders, steps, dust sheets, etc. and supervision, storage, messing facilities and services) as may be required in any particular project – as well as for off-site overheads (e.g. office, administration, insurances, transport, stores, etc.). Brush and small tools allowances have been included in the prices (see section 'Brush allowances').

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.

The Covid-19 restrictions and the implementation of compliant SOP may also affect site overheads, potentially bringing about lengthening and thickening of preliminaries due to extended contract periods, the increased cost of supervision, additional welfare facilities and provision of Personal Protective Equipment (PPE). Off-site office overheads and profit may also need to be adjusted to reflect market conditions brought about by the Covid-19 pandemic such as reduced demand, reduced availability of resources, increased overheads and/or reduced profit.



Regional variations

The prices generally are based upon average national price levels.

Individual prices may be calculated by applying the relevant local rates obtained for labour and plant, to the hourly constants indicated against each item, together with the local cost of materials, using the methods described in this database.

In order to provide some guidance on regional pricing levels and adjustment the BCIS Location study can be found under *Tender Price Studies*. This information is based on the *Tender Price Indices*, which relate to tenders for new construction work, but may also be used as an indicator for adjustment of maintenance and repair works.

It is stressed that this can only provide an approximate overall guide to the level of pricing of complete projects and will not necessarily be applicable to individual trades or items.

Labour

Labour costs have been calculated in accordance with the recommendations of the *Code of Estimating Practice* published by the Chartered Institute of Building.

The calculations of hourly labour costs have been based on the Building and Allied Trades Joint Industry Council wage award and allowances payable to operatives from 22 June 2020.

The hourly rate calculations have been made to the nearest whole penny.

An enhanced 'plus rate' has been inserted in the calculation to suit local labour market conditions.

The hourly rates used for the calculations are therefore as follows:

Advanced craft	£18.50 per hour
General operative	£14.04 per hour

Note: National Insurance rates have been based on those applicable from 6 April 2020.

As travelling allowances vary with the distance of working sites from the contractor's office, they have been excluded from the calculation of the hourly labour costs. Allowances for travelling time and/or expenses should be made in 'overheads'.

Trade supervision has been excluded from the calculation of the hourly labour costs. Where specific trade supervision is required, particularly on larger projects, separate allowances should be made in 'overheads'.

Allowance for overtime in the calculation of the hourly labour costs has been based on total hours less holidays. The non-productive element in the overtime amounts to an average of 37 hours per operative, per annum.

The labour constants, in the form of hours, against each item in the price book have been rounded off to two decimal places after calculation.

The labour constants are based on the assumption that operatives are working under average 'motivated' conditions (implying incentive payments in some cases), the cost of which must be allowed for as necessary in the contractor's rates or in his 'overheads', and that they are provided with reasonable working conditions, continuity of work and the tools and equipment suitable for the job.



Unit rates		Man-hours	Net labour price £	Net mats price £	Net unit price £	Unit
043	Edges of opening casements	0.06	1.07	0.10	1.17	m
044	Frames, linings and associated mouldings:					
	over 300 mm girth	0.20	3.64	1.47	5.11	m2
	not exceeding 150 mm girth	0.06	1.09	0.25	1.34	m
	150–300 mm girth	0.09	1.65	0.45	2.10	m
	Oil on woodwork – externally					
045	Prepare; one coat raw linseed oil, general wood surfaces					
046	First coat to untreated surfaces:					
	wrought softwood:					
	over 300 mm girth	0.13	2.44	0.48	2.92	m2
	not exceeding 150 mm girth	0.03	0.61	0.07	0.68	m
	150–300 mm girth	0.06	1.02	0.13	1.15	m
	isolated; not exceeding 0.50 m ²	0.08	1.48	0.23	1.71	Nr
	sawn softwood:					
	over 300 mm girth	0.17	3.05	0.66	3.71	m2
	not exceeding 150 mm girth	0.04	0.81	0.10	0.91	m
	150–300 mm girth	0.07	1.22	0.15	1.37	m
	isolated; not exceeding 0.50 m ²	0.10	1.85	0.30	2.15	Nr
047	Second and subsequent coats:					
	wrought softwood:					
	over 300 mm girth	0.13	2.44	0.43	2.87	m2
	not exceeding 150 mm girth	0.03	0.61	0.07	0.68	m
	150–300 mm girth	0.06	1.02	0.12	1.14	m
	isolated; not exceeding 0.50 m ²	0.08	1.48	0.21	1.69	Nr
	sawn softwood:					
	over 300 mm girth	0.17	3.05	0.56	3.61	m2
	not exceeding 150 mm girth	0.04	0.81	0.09	0.90	m
	150–300 mm girth	0.07	1.22	0.13	1.35	m
	isolated; not exceeding 0.50 m ²	0.10	1.85	0.26	2.11	Nr
048	Prepare; one coat boiled linseed oil, general wood surfaces					
049	First coat to untreated surfaces:					
	wrought softwood:					
	over 300 mm girth	0.13	2.44	0.48	2.92	m2
	not exceeding 150 mm girth	0.03	0.61	0.07	0.68	m
	150–300 mm girth	0.06	1.02	0.13	1.15	m
	isolated; not exceeding 0.50 m ²	0.08	1.48	0.02	1.50	Nr
	sawn softwood:					
	over 300 mm girth	0.17	3.05	0.66	3.71	m2
	not exceeding 150 mm girth	0.04	0.81	0.11	0.92	m
	150–300 mm girth	0.07	1.22	0.15	1.37	m
	isolated; not exceeding 0.50 m ²	0.10	1.85	0.31	2.16	Nr