

BCIS Dilapidations price book

Ninth edition

Preface

The ninth edition of the Dilapidations price book has been thoroughly revised and updated. This edition has been produced to comply with the RICS New rules of measurement (NRM).

This publication has been produced in response to many enquiries about how to apply the BCIS Building maintenance price book and other estimating price books, to the pricing of schedules of dilapidations.

The publication of the RICS guidance note on dilapidations provided a focus for BCIS to discuss the most appropriate format for this price advice with members of the RICS Dilapidations working group.

The objective has been to provide practitioners with guide prices, presented in such a way that they can be used in schedules of dilapidations to give a reasonable starting point for negotiation, to enable discussions to concentrate on the amount of work involved and the circumstances that might affect the costs.

BCIS is indebted to all contributors for their invaluable advice and help in preparing this price book.

BCIS welcomes constructive criticism of the information and guidance presented in this publication, together with suggestions for improving its scope and content in future editions.

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Part 1 – Introduction

Introduction

This edition of the *BCIS Dilapidations price book* has been produced in recognition of the need for a primary resource for practical cost data and information for chartered surveyors and other built environment professionals undertaking the costing of schedules of dilapidations. It presents supporting information on the relevant issues associated with the price data and sources of further information.

The data contained in the price book relates primarily to items of removal, repair, cleaning, reinstatement and new building works or decoration for residential, commercial and industrial property.

The compilers of this price book recognise the substantial variation in prices quoted for materials and the effect of market conditions on labour rates.

It is, therefore, important that practitioners consider any necessary adjustments when using this price book to reflect local market conditions including labour availability, workload and materials prices, as well as adjustments in wage rates and associated costs.

For support with any changes required, see the supplementary pricing information presented in **Part 4**.

Structure

Part 1 provides a general introduction to the structure of the price book, with the pricing basis of the data and an explanation of additional guidance presented.

Part 2 sets out basic information on the presentation and use of the price data in preparing claims using schedules of dilapidations and sources of further information for practitioners.

Part 3 presents the measured rates for building works, structured in building elements format, in accordance with the RICS New rules of measurement (NRM), listed. They are generally set out under five key categories:

Removal

Repairs

Cleaning

Replacement and reinstatement

New work

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- Substructure
- Superstructure
 - Frame
 - Upper floors
 - Roof
 - Stairs and ramps
 - External walls
 - Windows and external doors
 - Internal walls and partitions
 - Internal doors
- Internal finishes
 - Wall finishes
 - Floor finishes
 - Ceiling finishes
- Fittings, furnishings, and equipment
- Services
 - Sanitary installations
 - Disposal installations
 - Water installations
 - Heat source and air conditioning
 - Space heating and air conditioning
 - Ventilation
 - Electrical installations
 - Lift and conveyor installations
 - Fire and lightning protection
 - Communication, security and control systems
 - Builders' work in connection with services
- External works
 - Roads, paths, pavings and surfacing
 - Soft landscaping, planting and irrigation systems
 - Fencing, railings and walls
 - External fixtures
 - External drainage
 - External services

Part 1 – Introduction

prudent contractor would allow to cover the actual overhead costs involved and to allow for a reasonable profit.

6 Prices in this price book exclude temporary works, preliminaries (site overheads), contingencies, fees and VAT.

The labour constants and materials and plant content are based on the experience of the compilers, with advice from estimators in specialist areas of building works.

Labour prices

It has been assumed that in some trades, one craft operative and one labourer, or a plumber and apprentice always work together. In some instances, this might not happen. However, it is thought that the overall labour allowance reflects the total labour required, whether the work is carried out by a single operative or two.

Additions of 18% on labour all-in hourly rates have been made for overheads and profit.

Out of hours working

The prices in this book allow for work to be carried out during normal working hours. Additional costs will be incurred if work is carried out at night or at weekends.

The level of additional costs will vary depending on the working practices of the contractor but the nationally agreed overtime rates from The Building and Allied Trades Joint Industrial Council (BATJIC) for building workers presented below provide an indication.

Overtime	Basic rates plus
Monday to Friday	
- first three hours	50%
- after first three hours	100%
Saturday	
- up until 4.00 pm	50%
- after 4.00 pm	100%
Sunday	100%

Shift and night work

Extra payment when operatives are required to work double-day shifts or night shifts:

- for morning and afternoon shifts - 15% of the appropriate hourly rate
- for night shift - one third of the appropriate hourly rate.

Where overtime is worked on such shifts, the shift premium accrues towards calculating the overtime premium.

3.02 – Floor finishes

Code	Description of work item	Unit	Total (incl OHP) £
Non flexible board or tile finishes			
Other floor finishes			
Raised access floors			
3.02.2.E.01.31	300 x 300 x 28mm terrazzo floor tiles (PC £27.30/m ²); in isolated area 50–250m ²	m ²	86.69
3.02.2.E.01.32	300 x 300 x 28mm terrazzo floor tiles (PC £27.30/m ²); in isolated area exceeding 250m ²	m ²	82.07
Staircase areas			
3.02.2.E.02.10	extra over non-flexible floor finishes for work to staircase areas	10%	-
3.02.3	Other floor finishes		
3.02.3.A	Removal		
Take up existing flooring; cart away; prepare base to receive new finish			
3.02.3.A.01.11	max 75mm thick cementitious paving or screed; in isolated area not exceeding 10m ²	m ²	14.94
3.02.3.A.01.12	max 75mm thick cementitious paving or screed; in isolated area 10–50m ²	m ²	14.07
3.02.3.A.01.13	max 75mm thick cementitious paving or screed; in isolated area 50–250m ²	m ²	11.55
3.02.3.A.01.14	max 75mm thick cementitious paving or screed; in isolated area exceeding 250m ²	m ²	11.01
3.02.3.C	Cleaning		
Clean flooring; clean down treated concrete floors; wash with proprietary cleaner			
3.02.3.C.01.11	in isolated area not exceeding 10m ²	m ²	3.41
3.02.3.C.01.12	in isolated area 10–50m ²	m ²	3.17
3.02.3.C.01.13	in isolated area 50–250m ²	m ²	2.63
Raised access floors			
3.02.3.C.01.14	in isolated area exceeding 250m ²	m ²	2.22
3.02.3.D	Replacement		
Take up existing flooring; prepare base to receive new finish; lay new flooring to match existing			
3.02.3.D.01.11	75mm thick granolithic paving; in isolated area not exceeding 10m ²	m ²	78.59
3.02.3.D.01.12	75mm thick granolithic paving; in isolated area 10–50m ²	m ²	73.74