

Estimating Building Costs

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Estimating of Building Costs

Estimating of building costs are needed for:

- Dilapidations claims when you're negotiating the cost of repairing the breach of the covenant of the lease.
- In building surveys when you are looking at the cost to bring the freehold property into a good condition that, for example, would minimise future maintenance costs for the next ten years.
- If you are looking at proposed developments.
- Could be essential in a disputes situation where work is required.
- In fact anywhere where the client has to make an informed decision without going through the process of preparing a Bills of Quantity or drawings or having a Specification prepared and going to a builder.

CBS & Building Costs



It's an estimate of cost relevant to the work being under taken so it does not need to be exact

Aim - Gives the client a better understanding of options

Estimate of costs with recommendations

Where we have offered an estimate of building costs please remember we are not experts in this area.

We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes).

Labour Costs

- For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) £25 minimum.
- For tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. £50 minimum.



Materials

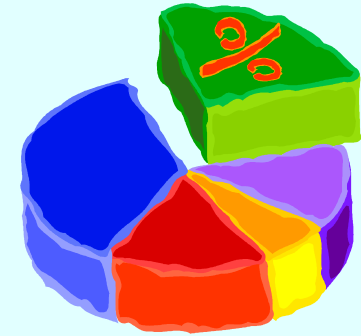


Other variations include the quality and quantity of materials used

For Dilaps we would use a percentage addition for each trade:

- ❖ Painter and Decorator Labour plus 10% - 20%
- ❖ Bricklayer plus 50%

% Adjustment



Will change

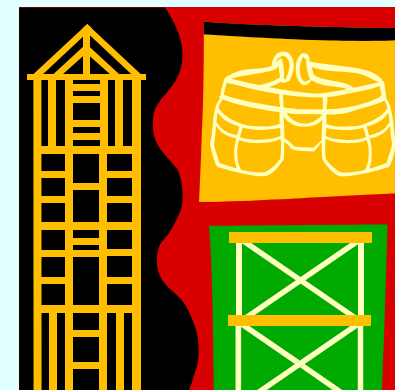
1. As you get more experienced
2. Type of work
3. Cost of materials changes and labour changes



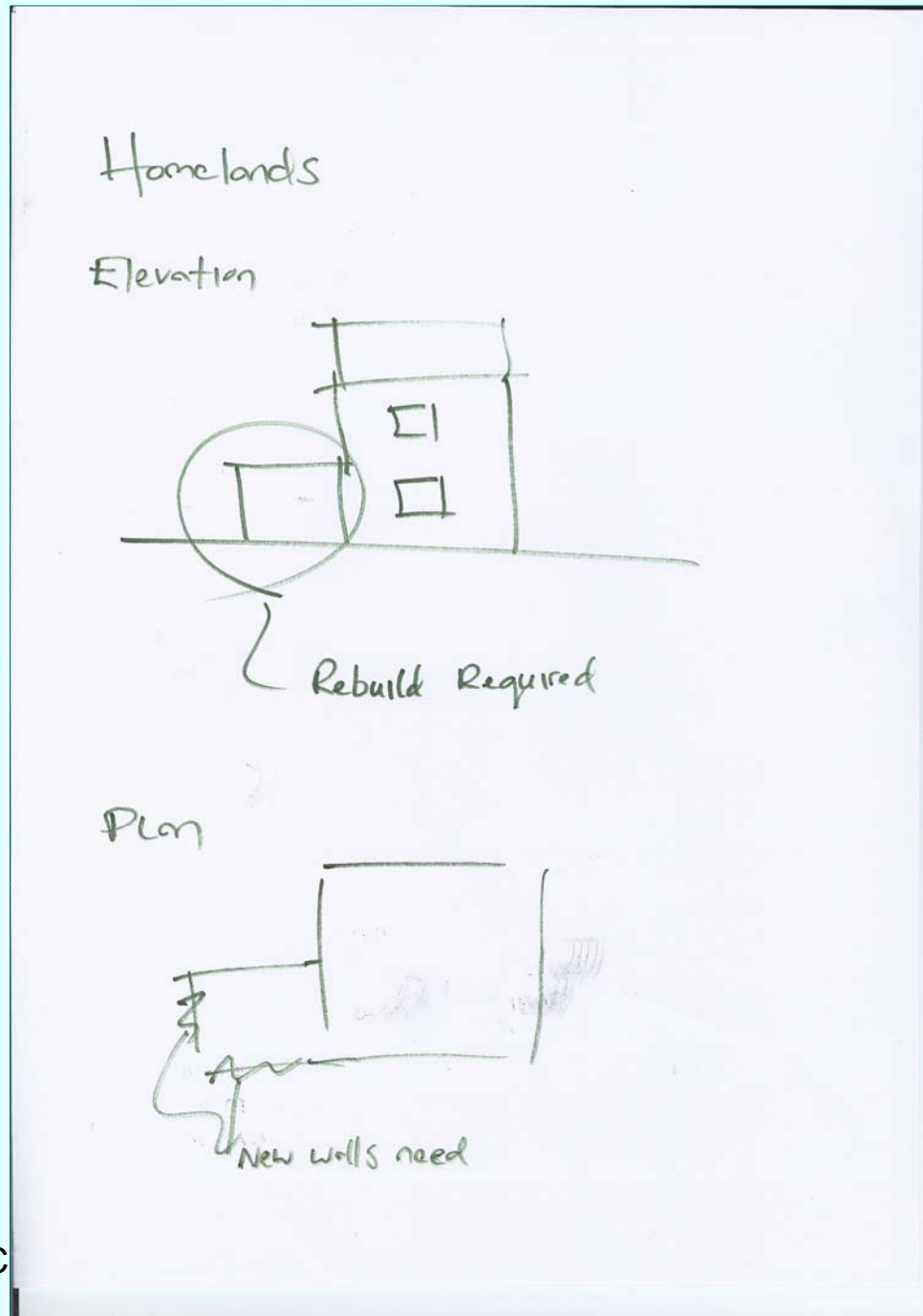
Access and Buildability

How the work is carried out, for example off ladders or from scaffold.

Use a lump sum say £1,000.



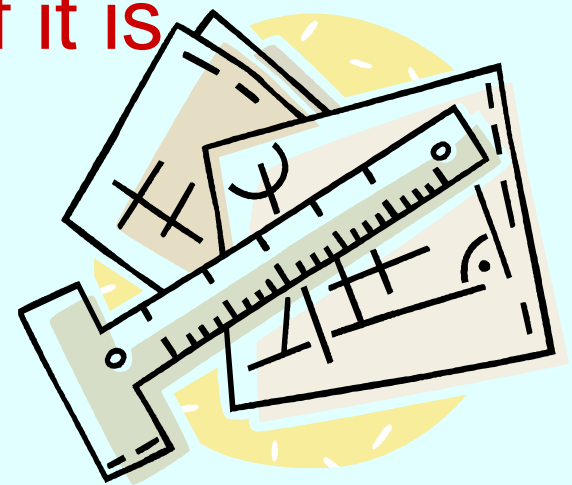
Example



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Get Builders' Quotes Too

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex.





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We were also advised that the structural engineers from the local authority had been called out that night, as they were uncertain if the building should be classified as a 'dangerous structure' or not.



This had resulted in various acrow props (the trade name for supports) being put underneath the roof of the structure to hold it in place and local builders being called out to board up the property.

There was a hole in the wall, to both the side and front of the property, which was approximately 12 metres squared (far larger than a car). As mentioned, it had taken part of the front and part of the side of the property from ground floor to roof level in some areas, the debris being pushed through the hallway and into the adjoining bathroom and lounge, as well as into the front garden area.



Front door in the living room

The mains water supply had also been damaged, bending the pipes over, which had duly been turned off by the emergency services, along with the electricity.



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Bricks and blocks are strong in compression but not in tension

The sheer mass of debris is due to a wall being far stronger in compression, which is the downward force, than in tension, which are sideways forces (trees are very strong in tension so don't run into one of these, as the car will be far worse off).



The hitting of the wall with the side of the car almost causes an “explosion” of brick and blockwork, which does make the accident seem much worse than it is.

In the cold light of day; the structural problem, or not?

In the cold light of day we can see that the acrow props really had been a belt and braces measure (as we often find with engineers!) as although the roof timbers have been exposed they were supported by the remaining perimeter walls and an internal studwork wall.



The hallway with the car bumper

Inspecting the rest of the house for structural damage



We still thought it was worth inspecting the rest of the property for further structural problems. Our main areas of concern were the two storey gable end wall and the roof as the property was approximately 100 to 150 years old.

The wall was being rendered so we weren't certain of the construction and the roof may well have had other problems, such as wet rot, dry rot or woodworm, which would have caused further problems too.

**write a list of the work needed
to be done and the trades
people required to do it**



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We would summarise the work as follows:

- Remove the rubble
- Make safe and secure
- Check the water supply and check the electricity supply are safe
- Prepare a brief specification in your head!
- Decide whether the job should be split into trades or one builder 'managing' the whole process
- Decide on the different trades - in this case we needed a bricklayer, plumber, electrician, plasterer and screeder (in this case it was the same person), a decorator to paint the walls and ceilings, carpet fitter and a double glazer to replace a window, and a roofer to check the roof.

Next to each trade put down what you want them to do and the materials they will need, here is an example for you:

Trade	Work	Materials
Bricklayer	Build the wall	Bricks and blocks, wall ties, fast fix (to fix the brick and block to the house), insulation for between the bricks and blocks, cement and sand for the mortar, and in this case, most importantly, water, as we didn't have any when I arrived as it had been turned off. A cement mixer, wheelbarrow, trellis to work off
Plumber		
Electrician		
Plasterer		
etc		
etc		

You can do the same exercise for the other trades mentioned.

Here is a list of all the materials we required:

1. 500 bricks that we were buying at 55 pence each which covered an area of ??? metres squared £????
2. 60 blocks for the inner wall which covered a ???? metre square area £????
3. Wall ties to hold them together £????
4. Damp proof material of approximately 10 metres £????
5. Mortar, which consists of sand and cement; eight bags of cement, twenty of sand £????
6. Cement mixer £????
7. Wheelbarrow £????
8. Brush £????

9. Trellis work and scaffold boards for access to the higher level brickwork £?????
10. Wall tie to allow the bricks and blocks to be tied into the existing hall, known as a brick extender £?????
11. Delivery costs on top of all of this (the bricklayer comes with the rest of the tools) £?????
12. Some pre-mix to make the concrete for re-building the flower bed to the front of the property £?????
13. Dot and dab plasterboard with skim coat finish £?????
14. New skirtings and two new internal doors £?????
15. Redecoration of everything £?????
16. Electric test, as some of the socket points were damaged £?????

One element that we can't price is the late night repair work, which included the acrow props and the boarding up.

We then needed to look at the time/labour element of this:

- | | | |
|-----|--|-------|
| 17. | We had one day to clear the site of the rubble and set it up ready to build | £???? |
| 18. | One day to build the inner blockwork | £???? |
| 19. | Two days to build the outer brickwork | £???? |
| 20. | Further day for general tidying up | £???? |
| 21. | Plumbing work mentioned above. One days work for plumber to repair the water pipe that had been run over and switch the water back on. | £???? |
| | The total cost being | £???? |

Work Progressing



Blockwork inner skin



Blockwork up to ceiling height; work progressing on day two.



Brickwork starting on day two

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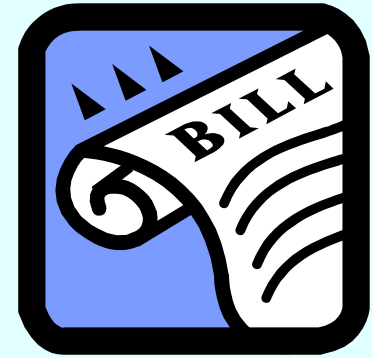


The finished brickwork



Close up of completed brickwork

How much did it all cost?



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Trades Time and Material Costs

Rule of thumb:

- Bricklayer
- Plasterer
- Hanging doors
- Painter
- Plumber
- Electrician

