

# Renovation Cost Intelligence Report

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## ESTIMATED COST RANGE

**£63,080 – £90,620**

Midlands · Semi-detached · Basic spec

PROPERTY TYPE <b>Semi-detached</b>	REGION <b>Midlands</b>
RENOVATION LEVEL <b>Full Renovation</b>	SPECIFICATION <b>Basic</b>
PROPERTY AGE <b>1920–1960</b>	FLOOR AREA <b>3 bed</b>

Cost benchmarks informed by RICS, BCIS, ONS, Rightmove, Zoopla and HM Land Registry (2025/26). Full methodology at [urbanbrief.co.uk/data-sources](https://urbanbrief.co.uk/data-sources)

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# 1. Executive Summary

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This project involves a full renovation of a semi-detached property with three bedrooms, built between 1920 and 1960, located in the Midlands. The scope includes a basic specification renovation, with an estimated cost range of £63,080 to £90,620. This estimate covers all necessary works to modernise the property, including updates to electrical and plumbing systems, interior finishes, and necessary structural repairs. Properties from this era often feature cavity walls and timber floors, with pitched roofs that may require attention. The original services are likely outdated, necessitating a full overhaul to meet current standards. The risk profile includes potential issues with damp and outdated electrical systems, which are common in properties of this age. The Midlands construction market is experiencing moderate tender price inflation, projected at around 3% for 2025/26. Contractor availability is reasonable, but lead times can extend up to 12 weeks due to regional demand. No specific address was provided, so a detailed local property market analysis is not possible. However, generally, investment in renovations in the Midlands tends to enhance property value, particularly when modernising older homes.

## 2. Cost Breakdown

All figures are 2025/26 indicative estimates exclusive of VAT. Midlands regional multiplier applied.

<b>Base Works</b>	<b>£25,000 – £35,000</b>
Includes demolition, structural repairs, and basic reconfiguration. Based on BCIS 2025/26 index, assuming standard conditions.	
<b>Kitchen</b>	<b>£8,000 – £12,000</b>
Basic kitchen installation including cabinetry, worktops, and standard appliances. Rates per m <sup>2</sup> applied.	
<b>Bathrooms</b>	<b>£6,000 – £9,000</b>
Renovation of existing bathrooms, including fixtures and tiling. Assumes two bathrooms.	
<b>Electrical and Plumbing</b>	<b>£10,000 – £15,000</b>
Full rewiring and plumbing updates to meet current standards. Includes new boiler installation.	
<b>Interior Finishes</b>	<b>£5,000 – £8,000</b>
Includes plastering, painting, and basic flooring throughout the property.	
<b>Contingency</b>	<b>£6,080 – £11,620</b>
10-15% of total project cost to cover unforeseen issues.	
<b>Total Including Contingency</b>	<b>£63,080 – £90,620</b>
Comprehensive total cost estimate including all works and contingency.	

### 3. Risk Factors

Risks identified based on property type, age and scope. Impact ranges use 2025/26 BCIS data.

#### Damp and Timber Decay

Medium risk

Impact: £3,000–£7,000

Mitigation: Conduct a thorough damp survey before starting works. Address any issues with proper ventilation and damp-proofing.

#### Outdated Electrical Systems

High risk

Impact: £4,000–£8,000

Mitigation: Plan for a complete electrical rewire. Ensure compliance with current regulations by hiring a certified electrician.

#### Roof Repairs

Medium risk

Impact: £2,500–£5,000

Mitigation: Inspect the roof for missing tiles and leaks. Budget for potential repairs or replacement of sections.

#### Structural Integrity

Low risk

Impact: £5,000–£10,000

Mitigation: Engage a structural engineer to assess load-bearing walls and foundations before major alterations.

## 4. Hidden Costs

These costs are frequently omitted from initial budgets — include them from the outset.

<b>VAT</b>	<b>£12,616–£18,124</b>
VAT at 20% applies to most renovation costs. Ensure all quotes include VAT to avoid surprises.	
<b>Professional Fees</b>	<b>£3,000–£5,000</b>
Covers architect, surveyor, and project management fees. Essential for ensuring compliance and quality.	
<b>Temporary Accommodation</b>	<b>£2,000–£4,000</b>
If the property is uninhabitable during works, budget for temporary housing. Consider short-term rentals or staying with family.	
<b>Party Wall Agreements</b>	<b>£1,000–£2,000</b>
Required if works affect shared walls. Engage a surveyor to manage the process and agreements.	
<b>Building Regulations</b>	<b>£500–£1,000</b>
Fees for inspections and compliance certificates. Ensure all works meet local authority standards.	
<b>Waste Disposal</b>	<b>£1,000–£2,000</b>
Includes skip hire and disposal of construction waste. Plan for multiple collections if necessary.	

## 5. Contingency Guidance

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A contingency of 10-15% is recommended, translating to a range of £6,308 to £13,593. This should be split into a general contingency of £4,000–£8,000 and a services contingency of £2,308–£5,593. The highest single risk item is the potential for outdated electrical systems, with a cost range of £4,000–£8,000. This should be closely monitored and addressed early in the project. Hold the contingency in a separate account and release funds only when necessary, following a thorough review of any unexpected issues that arise during the project.

## 6. Project Timeline

Indicative programme. Durations depend on contractor resource and unforeseen works.

1	<b>Pre-works/Procurement</b> Engage contractors, finalise designs, and secure necessary permits and approvals. Order long lead-time items.	4–6 weeks
2	<b>Strip-out</b> Remove existing fixtures, fittings, and non-structural elements. Prepare the site for structural work.	2–3 weeks
3	<b>Structural/First-fix Services</b> Complete structural alterations and install first-fix plumbing and electrical systems.	4–6 weeks
4	<b>Second-fix/Plastering</b> Install second-fix services, plaster walls, and prepare surfaces for final finishes.	3–4 weeks
5	<b>Finishes/Fit-out</b> Install kitchens, bathrooms, and complete painting and flooring. Fit all final fixtures and fittings.	4–5 weeks
6	<b>Commissioning/Snagging</b> Conduct final inspections, address any defects, and ensure all systems are operational and compliant.	2–3 weeks

## 7. Contractor Briefing Checklist

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Present this checklist to all tendering contractors and include key items as contract conditions.

- Ensure contractors have appropriate public liability insurance, minimum £2 million cover.
- Check for valid Construction Skills Certification Scheme (CSCS) cards for all site workers.
- Request references from previous similar projects, ideally within the last two years.
- Confirm availability to start within the planned timeline and ability to meet deadlines.
- Verify membership of professional bodies such as the Federation of Master Builders (FMB).
- Ensure all quotes include VAT and are itemised for transparency.
- Check for a clear payment schedule with staged payments linked to project milestones.
- Confirm contractors have experience with properties from the 1920–1960 period.
- Request a detailed programme of works and regular progress updates.
- Ensure health and safety compliance with a site-specific risk assessment.

## 8. Next Steps

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Recommended actions in sequence before committing to any contract.

- 1 Conduct a detailed site survey to assess the current condition and identify any immediate issues.
- 2 Engage an architect or designer to develop detailed plans and specifications.
- 3 Obtain multiple quotes from reputable contractors and compare them carefully.
- 4 Secure any necessary planning permissions and building regulations approvals.
- 5 Establish a project timeline and communicate it clearly with all parties involved.
- 6 Contact UrbanBrief for further guidance and support throughout the project.

## 9. Regional Market Context

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Tender price inflation in the Midlands is expected to be around 3% for 2025/26, reflecting a steady demand for construction services. This inflation rate is driven by ongoing regional development and infrastructure projects. Material costs are stabilising after recent volatility, with moderate increases expected in key areas such as timber and steel. These trends are important to monitor, particularly for projects involving significant structural work. The labour market in the Midlands remains competitive, with skilled tradespeople in high demand. This can lead to extended lead times for certain trades, particularly electricians and plumbers, which should be factored into the project timeline.

## 10. Disclaimer & Data Sources

This report provides indicative cost estimates based on publicly available 2025/26 UK construction cost data and the project details supplied. Actual costs will vary according to contractor, site conditions, specification changes, and market conditions at time of procurement. This report does not constitute professional advice. Always obtain a minimum of three competitive quotes from suitably qualified and insured contractors before committing to any works. UrbanBrief accepts no liability for decisions made on the basis of estimates herein. This report was prepared exclusively for gpb.bdd@gmail.com and should not be shared for any purpose other than initial budget planning.

### DATA SOURCES

Cost benchmarks informed by RICS (Royal Institution of Chartered Surveyors), BCIS (Building Cost Information Service), ONS (Office for National Statistics), Rightmove, Zoopla and HM Land Registry. All figures reference 2025/26 published indices. Full methodology: [urbanbrief.co.uk/data-sources](https://urbanbrief.co.uk/data-sources)