



Estimating for decorating? Check the following.

There's a form to fill in overleaf

For each room	Check for	Notes
Size (length x breadth)	If not a rectangle break into a number of rectangles. Nearest 0.5m is accurate enough	n/a
Current decoration walls	Painted / paper	If paper and it needs to be stripped check if multiple layers If Artex anywhere we need to know
Current decoration ceiling	Painted / paper	If paper and it needs to be stripped see if multiple layers If Artex anywhere we need to know
Number of doors	Are we painting or staining and does it include the architrave. Any Georgian (lots of small panes)	Are they wooden (some doors may be PVC).
Number of windows	Are we painting or staining and does it include the cills. Any Georgian?	Are they wooden or PVC
General condition of current decor	Substantial dirt, grease, damage that needs filling etc.	
New décor required for walls, ceilings, doors, skirting, architrave	On walls and ceiling paint or paper, finish on woodwork (gloss, silk, matt)	If changing light to dark colour or vica versa we need to know as more paint layers are required
If hall / stairs / landing check access - can we use ladders is any scaffold etc. needed		
If room will be empty or if we need to move furniture or fixtures and fittings		

Room							
Length							
Breadth							
Windows							
Doors							
Notes (see checklist above)							

About decorating

1 Internal

Internal decorating costs vary considerably depending on:

- whether it's a 'freshen up' or a full redecoration
- the condition of the room(s).

1.1 A 'Freshen Up'

A 'freshen up' is the cheap and cheerful method of decoration. It will leave a room clean with new paint and can be undertaken if the room is in good decorative order, there's no wall or ceiling papering involved and no substantial colour change.

The work can sometimes be completed in a day and will comprise:

- sugar soaping the ceiling (if being painted), walls and paintwork
- making good a small number of minor discrepancies
- rubbing down the woodwork
- applying a single coat of 'one coat' paint on the walls
- applying a single coat of top coat on woodwork.

The cost will be around:

- one day's labour if the amount of woodwork is small and there is no ceiling work
- up to two day's labour if there are e.g. doors and windows to paint and a ceiling to paint
- plus the materials.

1.2 A full redecoration

The costs of a full redecoration are predominantly dependent on:

- the room size
- the existing condition
- if any wall or ceiling papering is involved
- the amount of woodwork to redecorate.

We calculate the costs using standard formulae and by adding an amount for the preparation based on the condition of the room. If this is not fully apparent (e.g. if paper is potentially hiding loose plaster), then we will make a best guess estimate.

2 Outside decoration

There is no equivalent of a 'freshen up' for external decoration with the possible exception of 'painting' stained windows which, if in good order, can sometimes be successfully covered with a single coat and the application of which is faster than gloss or satin paint.

We calculate external painting based on:

- wall area to be covered (where the walls are being painted)
- the number, approximate size and the glazing particulars of windows to be decorated
- the number, approximate size and the glazing particulars of doors to be decorated
- the condition of the areas to be decorated including whether there is any rotten/rotting woodwork.

Please note that for external works photographs are most helpful.