

Paper Backed Wallcovering versus Paint

A Cost Comparison

This cost comparison is based the following criteria.

- The job is 650m² on new primed plasterboard construction.
- The paint is magnolia and the wallcovering is Newmarket 130cm wide paper backed vinyl.
- All labour costs and paint prices are from a 2017 Decorating Price Guide.

		PAINT (MIST PLUS 2 COATS)		PAPER BACKED WALLCOVERING		
YEAR 1	Materials Standard coloured emulsion = £7.42 per litre. One litre covers 12m ² so the cost per m ² averages at £0.62 x 3 coats = £1.86.	£1209.00		Materials Newmarket paper backed wallcovering £1.14 per m ² Adhesive (Newmor Light) £0.33 per m ²	£955.00	
	Labour £2.10 per m ² for the first coat and £1.50 per m ² for each subsequent coat giving a total of £5.10 per m ² .	£3315		Labour £4.26 per m ² .	£2769.00	
	Total Cost Year 1	£4524		Total Cost Year 1	£3724	
YEAR 4	Materials £0.62 per m ² x 1 coat.	£403.00		Materials	£0.00	
	Labour At £2.10 per m ² (not including preparation)	£1365		Labour	£0.00	
	Total Cost Up to Year 4	£6292		Total Cost Up to Year 4	£3724	

* The life expectancy of paper-backed wallcovering in a normal office environment is in excess of four years and that of paint is around two years. The assumption is that the walls will be repainted with one coat of the same colour emulsion after two years.

Fabric Backed Wallcovering versus Paint A Cost Comparison



This cost comparison is based the following criteria.

- The job is 650m² on new primed plasterboard construction.
- The paint is magnolia and the wallcovering is Zenith 130cm wide fabric backed vinyl with a lifespan in excess of six years
- All labour costs and paint prices are from a 2017 Decorating Price Guide.

		PAINT (MIST PLUS 2 COATS)		FABRIC BACKED WALLCOVERING			
YEAR 1	Materials Standard coloured emulsion = £7.42 per litre. One litre covers 12m ² so the cost per m ² averages at £0.62 x 3 coats = £1.86.	£1209		Materials Zenith fabric backed wallcovering £3.09 per m ² Adhesive £0.67 per m ²	£2444		
	Labour £2.10 per m ² for the first coat and £1.50 per m ² for each subsequent coat giving a total of £5.10 per m ² .	£3315		Labour £3.44 per m ² .	£2769		
	Total Cost Year 1	£4524		Total Cost Year 1	£5213		
YEAR 6	PAINT (TWO FURTHER COATS OVER SIX YEARS)			FABRIC BACKED WALLCOVERING			
	Materials £0.62 per m ² x 2 further coats (years 2 & 4)	£806		Materials	£0.00		
	Labour At £2.10 per m ² (not including preparation) X 2 (years 2 & 4)	£2730		Labour	£0.00		
Total Cost Up to Year 6	£8060		Total Cost Up to Year 6	£5213		Saving to Year 6 £2847	