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<p>Publishers Taylor & Francis 2 Park Square Milton Park, Abingdon Oxon OX14 4RN Tel: 0207 017 6001 Fax: 0207 017 6699</p>	
<p style="text-align: center;">INCORPORATING CHANGES UP TO 1st MARCH 2006</p>	

The *Update* covers the *Architects' and Builders' Price Book*, the *Civil Engineering and Highway Works Price Book*, the *Landscape and External Works Price Book* and the *Mechanical and Electrical Services Price Book*. Details of changes in material prices, wage rates etc. are given and the various indices and adjustment factors presented in the books are brought up to date.

Each of the Price Books is dealt with separately in its own section of the *Update*. Information on changes to the *Architects' and Builders' Price Book* appear on pages 5 to 9, the *Civil Engineering and Highway Works Price Book* on pages 10 to 12, the *Landscape and External Works Price Book* on page 13 and the *Mechanical and Electrical Services Price Book* on pages 14 to 16.

Corrections are headed '*Erratum*' and boxed to distinguish them from updated information.

Since the 2002 edition, each series of published updates throughout the year no longer includes a complete history of prior changes. Therefore, if, at any time, you have not previously obtained a copy of an earlier *Update*, please go on-line at www.pricebooks.co.uk to download a version.

Year 2007 editions of Spon's Price Books should be available in August 2006.

Unless otherwise stated, wages and prices within the four books are still current.

Key Trends

- **Tender prices.** Prices continued their upward trend in the fourth quarter 2005, rising another 1.3% over the previous three months. Although material prices were largely collected in April 2005, the June 2005 wage award was also included in the 2006 book, with the result that the overall index for the book at 480 still sits comfortably with our forecast index for the 1st quarter 2006 of 479.
- **Building costs.** The Building Cost Index rose 6.6% over the year to the fourth quarter 2005. This reflects the substantial pay rise for building operatives last June and an annual rise of 2.2% in materials prices. The 2006 wage award has not yet been negotiated but with increasing energy and transport costs, materials prices are expected to rise higher than last year.
- **Steel prices** continue to drift downwards, but other base metals, such as copper, zinc and aluminium, are still on the rise.
- **Consumer Prices Index.** The Consumer Prices Index rose 2.0% over the year, down from 2.5% in September. The CPI is now exactly in line with Treasury aims. Gordon Brown forecasts that the index will fall to 1.75% by the end of 2006 before coming back into line at 2% in 2007.

The Construction Climate

Construction output in 2005 may have recorded a slight drop for the first time since 1994, in which case it can be blamed on two sectors – infrastructure and public non-housing work.

Infrastructure output in the first three quarters of last year was 10% lower, following workload declines of 9% in 2003 and 13% in 2004. But a 50% increase in the value of new orders last year means that civils contractors face a much brighter 2006.

Private sector housebuilding has picked up steadily since 2001/2, but social housing provision continued to fall until last year when there was a slight recovery. Additional funding provided in the 2004 Comprehensive Spending Review should ensure further improvement over the next couple of years. However the private sector probably peaked in 2004/5. Lower demand has resulted in house-builders cutting back on site development, though most continue to blame the planning process for holding back construction. The measures outlined in the Pre-Budget Report are unlikely to ease this process for at least a year or two and private sector housebuilding is unlikely to mark an increase before 2007.

Investment in both the private residential and commercial sectors may be given a boost in the medium term by the introduction of Real Estate Investment Trusts (REITs), providing possible further funding for development. Industry experts predict that output in 2006 will be fractionally higher than last year but the downside risk to this may be greater than the upside if government spending comes under pressure.

Tender prices in London have been more subdued than most other regions over the last couple of years but 2006 may see workload in the capital rise faster than elsewhere as commercial activity grows stronger. Given this, tender prices are forecast to rise by 4 to 5% this year and probably by a similar amount in 2007 as Olympic expectations begin to build.

National Wage Awards between Editions

Below we include a schedule indicating those wage awards expected within this series of three *Updates* for the 2006 editions.

Agreements (in books)	Next review (in 2006 editions)	Notes
1. Building and Civil Engineering Industry wages (<i>Spon's A&B 2006 pp. 75-76, 82-84</i>) (<i>Spon's CE 2006 pp. 33-38</i>)	June 2006 (27 June 2005) (27 June 2005)	The June 2006 wage award (under negotiation) will be included in Spon's 2007 editions
2. BATJIC wages (<i>Spon's A&B 2006 p. 76</i>)	June 2006 (13 June 2005)	The 12 June 2006 wage award (under negotiation) will be included in Spon's 2007 editions
3. The Joint Industry Board for Plumbing Mechanical Engineering Services in England and Wales (<i>Spon's A&B 2006 pp. 77, 85</i>) (<i>Spon's M&E 2006 pp. 556-558</i>)	2 January 2006 (3 January 2005) (3 January 2005)	Details of the first part of a new wage agreement are included in this <i>Update</i> (basic rates will rise by 3.5%)
4. Scottish and Northern Ireland joint Industry Board for the Plumbing Industry (<i>Spon's A&B 2006 p. 78</i>)	June 2006 (30 May 2005)	The June 2006 wage award will be included in Spon's 2007 editions
5. New wages for Agricultural workers as Order 2004 (Number 1) (<i>Spon's Landscape 2006 p. 8</i>)	1 October 2005 (1 October 2004)	Details of a new wage agreement were included in <i>Update 2006/1</i>
6. The Joint Conciliation Committee of the Heating, Ventilating and Domestic Engineering Industry (third and final part of a three-year agreement) (<i>Spon's M&E 2006 pp. 63-67, 552-555</i>)	October 2006 (3 October 2005)	The October 2006 wage award will be included in Spon's 2007 editions
7. The Joint Industry Board for the Electrical Contracting Industry (second part of a new two-year agreement) (<i>Spon's M&E 2006 pp. 423-425, 559-563</i>)	8 January 2007 (9 January 2006)	Planned for Spon's 2007 edition (basic rates will rise by 5%)

Hot Rates

As usual we include examples of 'key' rates across a number of trades. The rates are for Standard Method of Measurement of Building Works level items and are representative of schemes with straightforward access and normal ground conditions for medium sized building projects in the £1-10m total value range. Rates include for overheads and profit but exclude any allowance for preliminaries. Within regions rates can vary considerably. The rates shown are averages from successful competitively bid tenders received over the last three months.

Description	Unit	Sample	Spon's A&B 2006 rates £	Tender rates average £	Tender rates range £
Excavate trenches; > 0.3m x 2m deep	m3	7	6.50	9.61	8.95 – 10.05
Disposal off site	m3	5	16.36	18.08	14.04 – 20.28
Hardcore Filling; > 250mm thick	m3	4	27.56	30.54	28.27 – 32.80
Granular Filling; type 2; < 250mm thick	m3	3	29.74	31.11	26.22 – 33.67
Plain in situ concrete in foundations	m3	6	90.34	100.08	89.14 – 109.30
Reinforced in situ concrete in beds not exceeding 150mm	m3	7	103.70	112.25	102.27 – 116.51
Reinforced in situ concrete in suspended slabs 150 - 450mm	m3	8	115.69	111.24	100.63 – 116.48
Formwork to foundations 250 – 500mm	m	8	17.40	16.45	13.56 – 19.97
Formwork to soffit of slabs	m2	9	31.05	38.19	30.00 – 38.21
16mm diameter hot rolled mild steel bars to BS 4449	tonne	6	732.22	792.08	774.96 – 831.44
Mesh fabric reinforcement A193 (3.02 kg/m2)	m2	4	3.39	4.81	4.42 – 5.21
Facing bricks in half brick wall	m2	4	46.96	41.05	26.80 – 52.88
100mm Blockwork	m2	3	18.07	22.80	18.62 – 27.20
140mm Blockwork	m2	4	22.38	34.25	32.38 – 36.64
Structural steelwork including erection	tonne	4	1385.60	1258.77	1118.13 – 1409.21
50 x 100mm Sawn softwood floor members	m	3	3.30	6.10	5.59 – 6.44
13mm Plaster to walls	m2	3	9.46	9.80	8.08 – 11.93
3mm Skim coat to walls	m2	2	4.26	6.97	5.24 – 8.69
12.5mm Plasterboard to ceilings	m2	5	9.14	13.61	7.50 – 12.50
12.5mm Plasterboard to walls with skim coat	m2	5	15.17	14.18	11.73 – 15.00
One mist and two coats of emulsion	m2	4	3.33	3.77	2.55 – 4.02
100mm 'Supersleve' vitrified clay drainage pipes	m	4	7.44	12.50	11.00 – 15.00

Spon's Architects' and Builders' Price Book 2006

Plumbing Operatives all-in rate per hour

p. 85

The all-in rate for plumbing operatives rose by approximately +3.5% following a national increase to hourly rates on 2nd January 2006.

Together with 7.5% overheads and profit, this will have the effect of adding approximately + 3.8% to the labour content of all above-ground plumbing items in sections R, S and T in both the Major and Minor Works sections of this book.

		Technical Plumber		Trained Plumber	
		£	£	£	£
Wages at standard basic rate productive time	1687.5 hrs	12.44	20,992.50	9.60	16,200.00
	0				
Overtime (paid at std basic rate)	225.00 hrs	12.44	2,799.00	9.60	2,160.00
Overtime	0.00 hrs	18.66	0.00	14.40	0.00
Plumbers welding supplement (gas and arc)	1912.5 hrs	0.46	879.75		0.00
			<u>24,671.25</u>		<u>18,360.00</u>
Tool allowance - now discontinued					
Employer's contributions to holiday credit/welfare stamps (to provide for 30 days)	52.00 wks	64.50	3,354.00	49.70	2,584.40
pension (6.5% of earnings)	46.20 wks	39.44	1,822.13	29.47	1,361.51
Holiday top-up funding (provided by employer)	52.00 wks	0.10	5.20	0.08	4.16
National Insurance	47.00 wks	55.17	<u>2,592.99</u>	37.98	<u>1,785.06</u>
			32,445.57		24,095.13
Severance pay and sundry costs	Plus	1.5%	<u>486.68</u>	1.5%	<u>361.43</u>
			32,932.25		24,456.56
Employers liability and third-party insurance	Plus	2.0%	<u>658.65</u>	2.0%	<u>489.13</u>
Total cost per annum			<u>£ 33,590.90</u>		<u>£ 24,945.69</u>
Total cost per hour			<u>£ 17.56</u>		<u>£ 13.04</u>
Average all-in rate per hour				<u>£ 15.30</u>	

Major and Minor Measured Works Prices

pp. 103 to 697

The following table shows the main changes in materials and fuel costs as reflected in the Office for National Statistics Producer Price Indices:

Industry generally	Percentage change over the last 12 months Feb 2005 to Feb 2006*	Percentage change over the last 10 months April 2005 to Feb 2006*
Consumer Prices Index (CPI)	+2.1%	+1.2%
Materials and fuels purchased by manufacturing industry	+14.98%	+13.26%
Materials and fuel purchased by manufacturing industry excluding food, beverages, tobacco and petroleum industries	+15.05%	+12.27%

More specific figures from the DTI's Monthly Statistics of Building Materials and Components show that, since the spring of 2005, when the majority of Spon's prices were collected, overall construction material prices have varied very little:

	Percentage change over the last 9 months April 2005 to Jan 2006*
Construction materials generally	+0.5%
Non-house building materials (other work)	-0.8%
House building materials	+1.57%
Repair and maintenance	+1.20%

* Provisional figures

Changes to key materials since book material prices were collected in April/May 2005 are presented from two sources:

- The Department of Trade and Industry (DTI) and The Office of National Statistics (ONS), and
- Those reported to us by manufacturers

Key materials

Percentage changes

	DTI/ONS indices	Reported
Clay bricks and tiles	+ 3.4%	+ 10%
Concrete, blocks	+ 2.2%	+ 5%
Concrete, ready mixed	+ 3.6%	+ 9%
Concrete reinforcing bars	- 5.7%	- 8%

Key materials (cont'd)

Percentage changes

	DTI/ONS indices	Reported
Glass	- 2.7%	+ 2.5%
Hardwood, imported	+ 10.8%	-
Paints, non-water based	+ 2.5%	+ 3%
Paints, water based	+ 2.2%	+ 3%
Plaster	+ 3.3%	+ 4.8%
Plasterboard partitions and linings	- 3.6%	+ 5%
Sand and gravel	- 2.5%	-
Sawn softwood	+ 3.6%	+ 3%
Structural steelwork	- 12.5%	- 15%

Approximate Estimating

Building Costs and Tender Prices Index

Building Costs

p. 701

Major influences to recent material price rises have been oil/transport and energy cost increases.

The table of building cost indices may be updated as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2004	579	586	617	618	600
2005	621	623	660	660 (P)	641 (P)
2006	661 (F)				

Tender Prices

p. 702

The table of tender price indices may be updated as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2004	434	436	442	454	442
2005	459	458	466	472 (P)	464 (P)
2006	479 (F)				

P = Provisional; F = Forecast

All forecasts are constantly under review and regularly re-published in *Building* magazine.

Regional Variations

pp. 703 to 706

The table below indicates how building prices vary around the country. The figures are averages and, inevitably, not all trades or items of work will vary exactly in line with the differences shown. The principal driving force behind the variations is differing labour rates between the regions.

The table indicates current variations in price level from outer London for the various regions of the UK. It also shows a forecast first quarter 2006 tender price index for each region, based upon an outer London forecast figure of 479 and the percentage adjustments advised to the Major Works measured rates section of *Spon's Architects' and Builders' Price Book 2006*, with an index of 480 (1976=100).

	Forecast first quarter 2006 tender price index 479*	% adjustment to <i>Spon's Major Works</i> section 480
Outer London	479	- 0.2
Inner London	520	+ 8.3
East Anglia	445	- 7.3
East Midlands	412	- 14.2
Northern	422	- 12.1
Northern Ireland	308	- 35.8
North West	422	- 12.1
Scotland	409	- 14.8
South East	465	- 3.1
South West	431	- 10.2
Wales	409	- 14.8
West Midlands	416	- 13.3
York/Humberside	412	- 14.2

* Mid-point of forecast range from the *Tender Price Forecast* published February 2006.

The figures represent broad averages for the regions. Differences will occur within regions and further adjustments will be needed for city centre or isolated locations.

Building Prices per Functional Unit

Building Prices per Square Metre

Approximate Estimates

pp. 707 to 839

Building prices given under these headings are average prices on a 'fluctuating basis' for typical buildings based upon DL's tender price index level of 480 (1976=100) and include preliminaries. The forecast index for the first quarter of 2006 is 479. Therefore prices in these sections approximately reflect current levels in the Outer London area.

Cost Limits and Allowances

HOSPITAL BUILDINGS

p. 841

These allowances can be updated in accordance with the latest MIPS indices. The latest figures and forecasts available from Quarterly Briefing are:

	Firm price tenders	Variation of price tenders
2004 Q1	414	400
2004 Q2	425	416
2004 Q3	433 (P)	420 (P)
2004 Q4*	438	426
2005 Q1*	444	433
2005 Q2*	449	441
2005 Q3*	455	447
2005 Q4*	460	452
2006 Q1*	466	458

P = Provisional; * = Forecast

Property Insurance

pp. 875 to 877

The allowances for inflation should be updated in accordance with the latest cost and tender indices for pages 701-702. Longer term forecast figures for updating the PROPERTY INSURANCE EXAMPLE are as follows:

	4Q Cost Index	4Q Tender Index
2005	660	472
2006	685	494
2007	711	516
2008	741	547

Spon's Civil Engineering and Highway Works Price Book 2006

Resources

Basic Materials Prices

pp. 39 to 116

Corus have announced a £20/tonne price increase to structural sections as from 26 Feb 2006, and brick prices have risen between 10 -12% on the year. Further information on other material price changes are provided in the *Spon's Architects' and Builders' Price Book* section of this *Update*.

Erratum

p. 102

The first extra size line should now read:

		Unit	£
Size	lengths 3,000mm to under 9,000mm in 100mm increments	t	15.00

And not 'to under 6,000mm', as shown

Unit Costs

pp. 149 to 478

Published prices are still relevant

Cost and Tender Prices Indices

Price Adjustment Formula Indices

pp. 547 to 548

The table of Price Adjustment Formulae Indices may be supplemented as follows:

Year	Q	1	2	3	4	5	6	7	9	10	11a
2004	1	1406	999	1697	1787	1116	1769	2906	2268	999	437
	2	1415	1006	1882	1754	1122	1777	2927	2510	1068	551
	3	1506	1038	1667	1780	1133	1777	2929	2952	1033	546
	4	1506	1042	1650	1783	1133	1820	2853	2872	975	540
2005	1	1507	1057	1657	1873	1171	1826	3022	3291	977	508
	2	1523	1063	1705	1919	1238	1815	3079	3573	986	459
	3	1639	1105	1661	1889	1234	1820	3081	4179	988	446
	4	1639*	1106*	1608*	1913*	1240*	1839*	3095*	3775*	1018*	454*

* Provisional

Note: The figures published relate to the third month of each quarter.

A Constructed Cost Index based on the Price Adjustment Formula Indices

pp. 549 to 550

The table of the Constructed Civil Engineering Cost index may be supplemented as follows:

<i>Year</i>	<i>First quarter</i>	<i>Second quarter</i>	<i>Third quarter</i>	<i>Fourth quarter</i>	<i>Annual average</i>
2004	1503	1560	1596	1597	1564
2005	1611	1652	1722	1724*	

* Provisional

The Road Construction Price Index

pp. 551 to 552

Latest figures for civil engineering tender prices as measured by the DETR's 'Tender Price Index of Road Construction' are reproduced below:

The DETR has rebased its series of indices from 1990 = 100 to 1995 = 100. To convert these figures to 1990 = 100 the multiplier is 1.245.

Tender Price Index of Road Construction - Base 1995 =100

<i>Year</i>	<i>First quarter</i>	<i>Second quarter</i>	<i>Third quarter</i>	<i>Fourth quarter</i>	<i>Annual average</i>
2004	120	120	120	127*	120*
2005	132*	135*			

* Provisional

Source: DETR

Approximate Estimates

Industrial and Commercial Buildings and Civil Engineering Facilities

pp. 573 to 574

Building prices per square metre given under this heading are average prices on a 'fluctuating basis' for typical buildings based upon DL's tender price index level of 483. (1976=100). The forecast index for the first quarter of 2006 is 479. Therefore prices in this section should be decreased by approximately - 1% to reflect current levels in the Outer London area.

Tables and Memoranda

EARTHWORK – Weights of typical materials handled by excavators

Errata
p. 619

Lines 15-17; Material, should read:

Rock: Earth mixture (75:25) – unchanged
Rock: Earth mixture (50:50) – corrected
Rock: Earth mixture (25:75) – corrected

Index

Erratum
p. 743

Glazed Walling
External walls

The page number should read 519, and not 518,
as shown

Spon's Landscape and External Works Price Book 2006

Cost Information

Rates of Wages

2.2.2 Agricultural Wages, England and Wales

p. 8

The Agricultural Wages Order 2005 (Number 1) has been published and applies from 1 October 2005. Key features of the October 2005 changes include:

- Six grades, where previously there were two
- With the exception of the Grade 1 Basic Trainee, Young Trainee, Apprentice categories and age-related pay differentials have been abolished
- Most minimum rates and allowances have been increased by about 3.3%. This has increased the current Standard Worker rate (previously 'Basic Pay' – now the new Grade 2) from £5.40 an hour to £5.58 an hour.

Full details are available from <http://www.defra.gov.uk/farm/agwages>

3.6 COST INDICES

The Constructed Landscaping Cost Index

p. 22

The *Constructed Landscaping (Hard Surfacing and Planting) Cost Index* may be updated as follows:

<i>Year</i>	<i>First quarter</i>	<i>Second quarter</i>	<i>Third quarter</i>	<i>Fourth quarter</i>	<i>Annual average</i>
2004	602	610	639	639	623
2005	641	648	684	685*	665*
2006	681*				

* Provisional

Prices for Measured Works

pp. 53 to 235

Material Prices

Reference should be made to the material prices changes notified in the *Spon's Architects' and Builders' Price Book* section of this *Update*.

Spon's Mechanical and Electrical Services Price Book 2006

Approximate Estimating

DIRECTIONS

COST INDICES

p. 4

The tables of cost indices for Mechanical Services and Electrical Services should be revised as follows:

Mechanical Services

<i>Year</i>	<i>First quarter</i>	<i>Second quarter</i>	<i>Third quarter</i>	<i>Fourth quarter</i>
2003	443	446	447	453
2004	458	464	467	483
2005	486	488	491 (P)	507 (F)
2006	510 (F)	512 (F)	514 (F)	529 (F)

Electrical Services

<i>Year</i>	<i>First quarter</i>	<i>Second quarter</i>	<i>Third quarter</i>	<i>Fourth quarter</i>
2003	530	533	533	541
2004	571	574	576	589
2005	607	608	608 (P)	615 (F)
2006	630 (F)	631 (F)	632 (F)	642 (F)

P = Provisional; F = Forecast

ELEMENTAL RATES FOR ALTERNATIVE ENGINEERING SOLUTIONS

OFFICES

MECHANICAL SERVICES

Erratum

p. 11

The range rates for 2 pipe fan coil comfort cooling over 3,000m² should be £54 to £62/m² and not £62 to £54/m², as indicated.

Mechanical Installations

Material Costs/Measured Work Prices – Mechanical Installations

pp. 69 to 422

According to national statistics, the average inflation in mechanical engineering materials prices over the past ten months from April 2005 to February 2006, is + 2.4%.

Electrical Installations

Material Costs/Measured Work Prices – Electrical Installations

pp. 427 to 550

According to national statistics, the average inflation in electrical materials prices over the past ten months from April 2005 to February 2006, is + 2.1%.

Rates of Wages

Mechanical Installations

PLUMBING MECHANICAL ENGINEERING SERVICES INDUSTRY

pp. 556 to 558

New basic rates of pay apply from 2 January 2006

Applicable in England and Wales	Hourly rate £
Operatives	
Technical plumber and gas service technician	12.44
Advanced plumber and gas service engineer	11.20
Trained plumber and gas service fitter	9.60
Apprentices	
4th year of training with NVQ level 3	9.30
4th year of training with NVQ level 2	8.42
4th year of training	7.42
3rd year of training with NVQ level 2	7.32
3rd year of training	6.02
2nd year of training	5.34
1st year of training	4.65
Adult Trainees	
3rd 6 months of employment	8.38
2nd 6 months of employment	8.04
1st 6 months of employment	7.50

The normal working week (Monday to Friday) continues to be 37½ hours, but overtime rates now apply after 43 hours worked in a week, rather than after 45 hours, as previously.

Daily travel time allowance plus return fares – effective as from 2 January 2006

All daily travel allowances are to be paid at the daily rate as follows :

Over	Not exceeding	All Operatives	3rd & 4th Year Apprentices	1st & 2nd Year Apprentices
20	30	£3.55	£2.25	£1.40
30	40	£8.20	£5.30	£3.35
40	50	£9.40	£5.50	£3.55

Responsibility/incentive pay allowance (unchanged)

As from Monday 3rd September 2003, employers may, in consultation with the employees concerned, enhance the basic graded rates of pay by the payment of an additional amount, as per the bands shown below, where it is agreed that their work involves extra responsibility, productivity or flexibility.

Band 1 -an additional rate of £ 0.24 per hour

Band 2 -an additional rate of £ 0.44 per hour

Band 3 -an additional rate of £ 0.64 per hour

Band 4 -an additional rate of £ 0.84 per hour

From 2 January 2006

Mileage allowance £0.40 per mile

Lodging allowance (unchanged) £21.00 per night

Subsistence allowance (London only) (unchanged) £4.18 per night

Plumbers welding supplement (unchanged)

Possession of Gas or Arc Certificate..... £0.27 per hour

Possession of Gas and Arc Certificate..... £0.46 per hour

Weekly Holiday Credit Contributions (Public and Annual Holidays 2006 - 30 days- 34th Issue Stamps Option)

	Gross Credit Value, £	Gross Holiday Value*, £
Technical Plumber and Gas Service Technician	64.50	60.90
Advance Plumber and Gas Service Engineer	58.10	54.90
Trained Plumber and Gas Service Fitter	49.70	47.00
Adult Trainee	37.30	36.30
Apprentice in last year of training	37.30	36.30
Apprentice 3rd year	26.80	26.00
Apprentice 2nd year	23.90	23.20
Apprentice 1st year	20.80	20.20
Working Principal	26.90	25.20
Ancillary Employee	32.80	31.10

* Gross holiday value is the gross credit value less JIB administration value.