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# SPON'S 2010

# PRICE BOOKS UPDATE

## NR. 3

## Publishers

Taylor & Francis  
2 Park Square  
Milton Park, Abingdon  
Oxon OX14 4RN  
Tel: 0207 017 6001  
Fax: 0207 017 6699  
[www.pricebooks.co.uk](http://www.pricebooks.co.uk)

**INCORPORATING CHANGES UP TO 30<sup>th</sup> APRIL 2010**

This *Update* covers the *Architects' and Builders' Price Book*, the *Civil Engineering and Highway Works Price Book*, the *External Works and Landscape 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* appears on page 4, the *Civil Engineering and Highway Works Price Book* on page 5, the *External Works and Landscape Price Book* on page 6, and the *Mechanical and Electrical Services Price Book* on page 7.

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

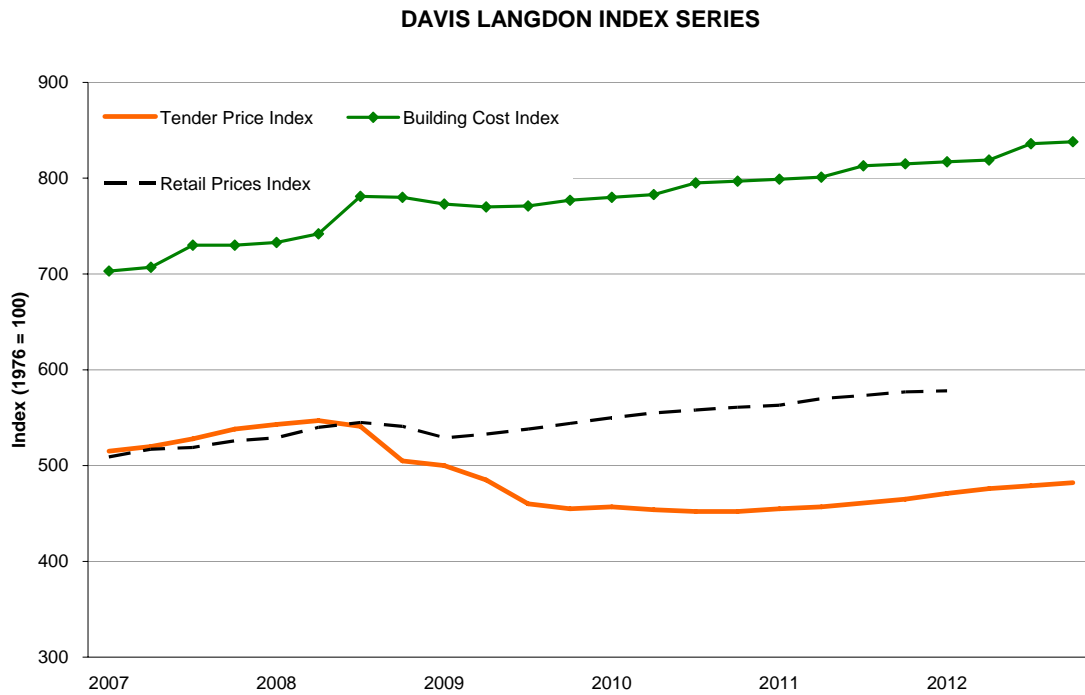
Spon's 2011 Price Books are planned to be published in August 2010.

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

## The Construction Climate

Following six consecutive quarters of falling prices in which the cost of construction dropped 17% from the price peak in the second quarter of 2008, the trend came to a halt in the first quarter of 2010 when average prices edged up a little. Analysis of tenders received by Davis Langdon in the first three months of 2010 shows those prices were 0.5% higher than in the last quarter of 2009.

## Indices



## Labour

Directly employed building and civil engineering operatives have had their pay frozen since June 2008. Workers employed under the Building and Allied Trades Joint Industrial Council agreement, generally working for smaller builders under the umbrella of the Federation of Master Builders, have secured a 2% wage deal that will come into effect in September this year. It is anticipated that operatives working for larger companies under the Construction Industry Joint Council working rule agreement will secure a similar deal though negotiations have only just begun.

## Materials

### Price Changes of Construction Materials May 2009 – March 2010

<i>From BIS series January 2010</i>	Percentage change
Imported softwood	28.3%
Sawn softwood	9.4%
Clay bricks	1.5%
Windows & Doors: Softwood	1.0%
Plastic pipes - flexible	0.5%
Paints, water based	0.0%
Paints, non-water based	-0.1%
Plastic pipes - rigid	-0.7%
Pre-cast concrete products	-0.8%
Concrete reinforcing bars	-1.2%
Sand and gravel	-4.5%
Fabricated structural steelwork	-4.9%
Cement	-5.0%
Ready-mixed concrete	-6.3%

Figures from the ONS show construction materials prices have risen 4.3% since last July. Many materials prices have not moved but the price of imported softwood and plywood has risen sharply, partly because of the weak pound but also because of increased demand from around the world and mothballing of processing plants.

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## SPON'S ARCHITECTS' AND BUILDERS' PRICE BOOK 2010

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### Costs and Tender Prices Indices

#### Building Costs Indices

p 59

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2009	773	770	771	777	773
2010	780 (P)	783 (F)	795	797	789
2011	799	801	813	815	807
2012	817	819	836	838	827

P = Provisional; F = Forecast thereafter

#### Tender Prices Indices

p 60

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2009	500	485	460	455	475
2010	457 (P)	454 (F)	452	452	454
2011	455	457	461	465	459
2012	471	476	479	482	477

P = Provisional; F = Forecast thereafter

Please ensure that you apply these indices correctly. A worked example can be found on page 62 of the *Architects' and Builders' Price Book*.

### Prices for Measured Works

#### Materials Prices

Reference should be made to the material price changes notified on page 3 of this *Update*.

#### Erratum

##### The Landfill Tax

p 33

Calculation for inactive waste should read:

Spon's A & B 2010 net rate	£12.69 per m <sup>3</sup> (not £17.96)
Tax, 2 t per m <sup>3</sup> (un-bulked) @	<u>£ 5.00 per m<sup>3</sup></u>
Spon's rate including tax	£17.96 per m <sup>3</sup> (not £22.96)

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# SPON'S CIVIL ENGINEERING AND HIGHWAY WORKS PRICE BOOK 2010

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## Cost Indices

### Price Adjustment Formulae Indices

pp 538 to 543

The table of Price Adjustment Formulae Indices on p 539 may be supplemented as follows:

Index nr		1	2	3	4	5	6	7	9	10	11a
2009	Q1	1869	1249	1883	2195	1733	2290	4401	4288	1158	617
	Q2	1867	1249	1902	2157	1686	2379	4537	4983	1127	588
	Q3	1867	1251	1951	2166	1657	2386	4539	5048	1253	581
	Q4	1869	1253	1863	2159	1638	2389	4941	5390	1318	572
2010	Q1 (P)	1869	1277	1842	2161	1643	2384	4794	6017	1374	623

P = Provisional

Note: last month of quarter figures.

### A Constructed Cost Index based on the Price Adjustment Formulae Indices

p 540

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

Year	First quarter	Second quarter	Third quarter	Forth quarter	Year average
2009	2099	2129	2167	2225	2155
2010	2244 (P)				

P = Provisional

## Prices for Measured Works

### Materials Prices

Reference should be made to the material price changes notified on page 3 of this *Update*.

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# SPON'S EXTERNAL WORKS AND LANDSCAPE PRICE BOOK 2010

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## Cost Indices

### The Constructed Landscaping Cost Index

*p 19*

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

<b>Year</b>	<b>First quarter</b>	<b>Second quarter</b>	<b>Third quarter</b>	<b>Fourth quarter</b>	<b>Annual average</b>
2009	787	788	792	798	791
2010	800				

P = Provisional

## Prices for Measured Works

### Materials Prices

Reference should be made to the material price changes notified on page 3 of this *Update*.

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# SPON'S MECHANICAL AND ELECTRICAL SERVICES PRICE BOOK 2010

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## Cost Indices

p 70

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

### Mechanical Installations

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2009	581	578	576	577 (P)	578 (P)
2010	576 (P)	576	578	586	579

### Electrical Installations

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2009	720	721	724	737 (P)	726 (P)
2010	759 (P)	760	761	771	763

P = Provisional; F = Forecast thereafter

## Prices for Measured Works

### Materials Prices

Reference should be made to the material price changes notified on page 3 of this *Update*.