

## Editors

Davis Langdon, An AECOM Company  
MidCity Place  
71 High Holborn  
London WC1V 6QS  
Tel: +44 (0) 20 7061 7000  
Fax: +44 (0) 870 048 0789  
e-mail: [spons@davislangdon.com](mailto:spons@davislangdon.com)  
[www.davislangdon.com](http://www.davislangdon.com)  
[www.aecom.com](http://www.aecom.com)

# SPON'S 2011 PRICE BOOKS UPDATE

## NR. 3

## Publishers

Taylor & Francis  
2 Park Square  
Milton Park, Abingdon  
Oxon OX14 4RN  
Tel: +44 (0) 207 017 6000  
Fax: +44 (0) 207 017 6699  
[www.taylorandfrancis.com](http://www.taylorandfrancis.com)



INCORPORATING CHANGES UP TO 30<sup>th</sup> APRIL 2011

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 pages 3 and 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 pages 7 and 8.

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

Spon's 2012 Price Books are planned to be published in September 2011.

## The Construction Climate

Tender prices are still falling while material costs and wages are rising.

Overall tender prices in the first quarter of 2011 fell slightly and a divergent market looks to open up between London and the rest of the country.

The *Architects' and Builders' Price Book 2011* has a tender price index of 468. We are currently forecasting a tender price index of 446 for the first quarter of 2011 – an inferred reduction of 4.9%.

## Labour

Electricians and scaffolders were the biggest earners in construction last year, earning more than £560 a week on average.

Plumbers and heating and ventilating operatives saw the biggest increases in pay last year (although wage agreements were frozen) while floor and wall tilers and railway workers suffered the largest pay packet falls.

## Materials

Price Adjustment Formulae Indices, compiled by the Building Cost Information Service, are designed for the calculation of increased costs on fluctuating or variation-of-price contracts. They provide useful guidance on cost changes in various trades and industry sectors and on the differential movement of work sections in Spon's Price Books.

Since the book material prices were collated in May 2010 the following changes to key materials have been identified:

Percentage change May 2010 – April 2011	
Fabricated structural steel	29.82%
Concrete reinforcing bars	20.06%
Sawn wood	7.03%
Doors and windows: timber	4.82%
Builders woodwork	4.55%
Concrete blocks, bricks and flagstones	4.13%
Sand and gravel	3.77%
Pre-cast concrete products	3.49%
Pipes and fittings (flexible)	3.28%
Ready-mixed concrete	1.79%
Cement	-0.07%
Clay bricks	-0.76%

Source: BIS April 2011

## Costs and Tender Prices Indices

### Building Costs Indices

p 40

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2010	780	793	797	798 (P)	792
2011	807 (P)	817	831	831	822
2012	837	844	858	869	852

P = Provisional; F = Forecast thereafter

Source: Davis Langdon April 2011

### Tender Prices Indices

p 40

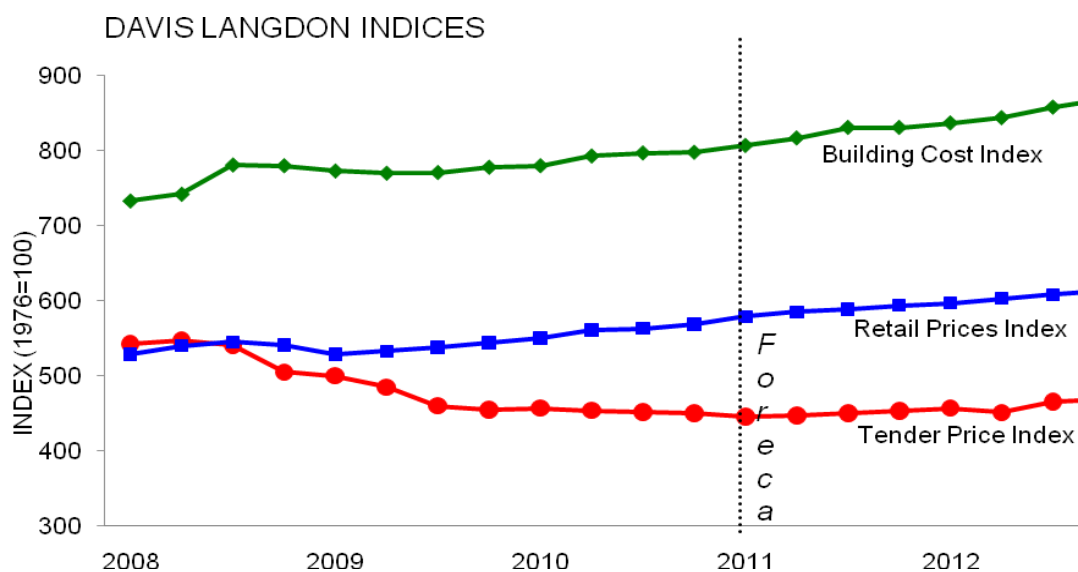
The table of tender price indices may be updated as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2010	457	454	452	448	453
2011	446 (P)	447 (F)	450	453	449
2012	457	451	466	469	461

P = Provisional; F = Forecast thereafter

Source: Davis Langdon April 2011

Please ensure that you apply these indices correctly. A worked example can be found on page 42 of the *Architects' and Builders' Price Book*.



## Regional Variations

p 42

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 our provisional first quarter 2011 tender price index for each region, based upon an outer London forecast figure of 446, and the percentage adjustments advised to the Major Works measured rates section of *Spon's Architects' and Builders' Price Book 2011*, with an index of 468 (1976 = 100).

Region	Tender forecast first quarter 2011*	% adjustment to Spon's Major Works section Tender Index = 486
Outer London	446	-4.7%
Inner London	473	1.0%
East Anglia	401	-14.2%
East Midlands	384	-18.0%
Northern	392	-16.1%
Northern Ireland	308	-34.2%
North West	384	-18.0%
Scotland	401	-14.2%
South East	428	-8.5%
South West	428	-8.5%
Wales	392	-16.1%
West Midlands	392	-16.1%
York and Humberside	392	-16.1%

\* Mid-point of forecast range from the Davis Langdon Tender Price Forecast published April 2011.

Source: Davis Langdon April 2011

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

### Erratum

#### Rates of Wages

p 174

Delete 'First part effective from 4 January 2010'

#### Prices for Measured Works – Major Works

p 264

The sixth priced item on the page for 140 mm thick medium dense smooth faced blocks should be PC £ = 9.16 **and not** 19.01. The **Total rate** £ of 23.68 is correct.

---

# SPON'S CIVIL ENGINEERING AND HIGHWAY WORKS PRICE BOOK 2011

---

## Cost Indices

### Price Adjustment Formulae Indices

*p 557*

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

	Index	1	2	3	4	5	6	7	9	10	11a
2010	Q1	1869	1268	1863	2200	1651	2384	4774	6060	1374	632
	Q2	1869	1275	1887	2223	1650	2485	4966	6128	1462	727
	Q3	1869	1274	1977	2231	1644	2485	4857	6027	1541	709
	Q4*	1869	1273	1962	2208	1640	2485	4939	6657	1537	695
2011	Q1*	1869	1282	2021	2204	1649	2634	5202	7921	1499	759

\* Provisional

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

Source: BIS April 2011

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

*p 558*

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2010	2226	2284	2285	2309*	2276*
2011	2402				

\* Provisional

Source: Davis Langdon April 2011

### The Road Construction Tender Price Index

*p 559*

The table may be supplemented as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2010	157	163*	169	169	165

\* Provisional

Source: BIS April 2011

## Prices for Measured Works

### Materials Prices

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

---

# SPON'S EXTERNAL WORKS AND LANDSCAPE PRICE BOOK 2011

---

## Cost Indices

### The Constructed Landscaping Cost Index

p 19

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average
2010	799	804	808	811*	805
2011	818				814

\* Provisional

Source: Davis Langdon April 2011

### Regional Variations

p 20

The table may be updated as follows:

Region	Adjustment factor
Outer London	1.00
Inner London	1.06
East Anglia	0.90
East Midlands	0.86
Northern	0.86
Northern Ireland	0.69
North West	0.86
Scotland	0.90
South East	0.96
South West	0.96
Wales	0.88
West Midlands	0.88
Yorkshire and Humberside	0.88

Source: Davis Langdon April 2011

## Prices for Measured Works

### Materials Prices

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

# SPON'S MECHANICAL AND ELECTRICAL SERVICES PRICE BOOK 2011

## Cost Indices

p 77

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

### Mechanical Services

Year	First quarter	Second quarter	Third quarter	Fourth quarter
2010	576	583	585	592*
2011	599**	602	605	614
2012	619	622	625	636

\* Provisional; \*\* Forecast thereafter

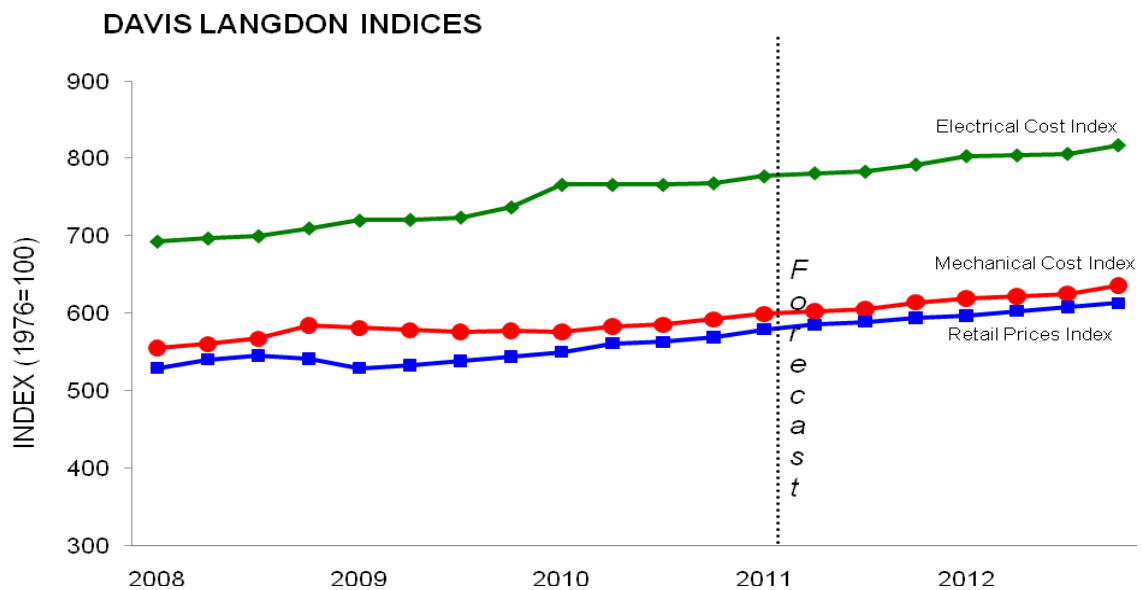
Source: Davis Langdon April 2011

### Electrical Services

Year	First quarter	Second quarter	Third quarter	Fourth quarter
2010	760	766	766	768*
2011	777**	781	783	792
2012	803	804	806	817

\* Provisional; \*\* Forecast thereafter

Source: Davis Langdon April 2011



## Regional Variations

p 78

The table may be updated as follows:

Region	Adjustment factor
Outer London	1.00
Inner London	1.06
East Anglia	0.90
East Midlands	0.86
Northern	0.86
Northern Ireland	0.69
North West	0.86
Scotland	0.90
South East	0.96
South West	0.96
Wales	0.88
West Midlands	0.88
Yorkshire and Humberside	0.88

Source: Davis Langdon April 2011

## Prices for Measured Works

### Materials Prices

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