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SPON'S 2012

PRICE BOOKS UPDATE

ONE

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INCORPORATING CHANGES UP TO 31st NOVEMBER 2011

This *Update* covers the 2012 editions of 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 4 to 9, the *Civil Engineering and Highway Works Price Book* on page 10, the *External Works and Landscape Price Book* on page 11, and the *Mechanical and Electrical Services Price Book* on pages 12 and 13.

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

Spon's 2013 Price Books are planned to be published in September 2012.

The Construction Climate

The *Architects' and Builders' Price Book 2012* has a tender price index of 454. We are currently forecasting a tender price index of 446 for the fourth quarter of 2011 – an inferred fall of approximately 1.8%.

Industry's input costs surged between September 2010 and April 2011 in response to higher oil and other commodity prices. Since April, prices have been generally steady and the headline measure actually shows a slight fall over the last six months, mainly reflecting price falls in crude oil and imported metals.

Metal prices have fallen significantly over the last six months in response to the weakening global economy and are now all lower than a year ago.

Tender price index

Tender prices were flat in the second and third quarters of 2011 and prices may now have bottomed out in London, if not elsewhere. Declining workload over the year ahead will make it difficult for contractors to raise prices nationally.

Building cost index

Building costs have risen 3% over the past 12 months, and approximately 1.2% since the books' were compiled, almost entirely the result of materials prices as labour wage agreements have been frozen. A small increase has now been secured by building operatives and costs are forecast to rise by a similar amount over the next year.

Retail prices index

Consumer price inflation has been more than double target throughout 2011. In June prices were flat enabling the annual percentage to decline fractionally to 5% for RPI and 4.2% for CPI. Both measures are expected to rise again as higher utility prices kick in.

Labour

Building and civil engineering operatives saw basic wage rates increase by 1.5% from 5 September after a pay freeze since June 2008. They will be disappointed given that plumbers secured a 3% wage rise and steelworkers a 4.7% increase at the beginning of the year. Self-employed and agency rates remain under extreme pressure.

The current wage rates for heating and ventilating operatives have been in force since October 2010. It is understood that no negotiations are currently under way to review these rates.

The normal anniversary date for pay reviews for electricians is January. Current rates have been in force since January 2010. The Electrical Contractors Association and Unite failed to agree on any revised rates of pay or other terms and conditions for 2011. No changes to terms and conditions for 2012 have yet been agreed.

National Wage Awards between editions

Below we include a schedule indicating current wage awards and when the next reviews are expected.

| Agreements (in books) | Next review | Notes |
|--|--------------|---------------------|
| Building and Civil Engineering Industry wages | June 2012 | |
| The Joint Industry Board for Plumbing Mechanical Engineering Services in England and Wales | January 2012 | Rates will rise 3% |
| Scottish and Northern Ireland Joint Industry Board for the Plumbing Industry | June 2012 | |
| The Joint Conciliation Committee of the Heating, Ventilating and Domestic Engineering | Uncertain | |
| The Joint Industry Board for the Electrical Contracting Industry | Uncertain | Wages remain frozen |

Materials

Materials prices continue to rise and commodities such as steel remain volatile and subject to sudden price increases as a result of unexpected world events such as the Australian floods at the beginning of the year.

Another difficult year for the construction industry lies ahead. As a result, there is likely to be little opportunity for contractors to increase margins. Materials costs may come under further pressure again next year, especially if the world economy picks up speed, resulting in a further rise in commodity prices. The anticipated further fall in workload means that competition will only become more intense and, while companies survive, prices nationally will probably show a further decline.

Since the book material prices were collated in May 2011 the following changes to key materials have been identified:

| | Percentage change May 2011 – September 2011 |
|---------------------------------|--|
| Concrete reinforcing bars | 3.29% |
| Plastic pipes – rigid | 2.44% |
| Imported softwood | 1.83% |
| Sand and gravel | 1.67% |
| Paints, non-water based | 1.32% |
| Plastic pipes – flexible | 1.12% |
| Clay bricks | 1.09% |
| Cement | 0.89% |
| Windows and Doors: Softwood | 0.66% |
| Sawn softwood | 0.63% |
| Pre-cast concrete products | 0.08% |
| Ready-mixed concrete | -0.95% |
| Fabricated structural steelwork | -3.17% |

Source BIS

The Landfill Tax

p 35

The Landfill Tax (Qualifying Material) Order 2011 came into force on 1 April 2011. This has amended the qualifying criteria that are eligible for the lower rate of landfill tax. The revisions introduced arose primarily from the need to reflect changes in wider environmental policy and legislation since 1996, such as the implementation of the European Landfill Directive.

A waste will be lower rated for landfill tax from 1 April 2011 only if it is listed as a qualifying material in the Landfill Tax (Qualifying Material) Order 2011.

The principal changes to qualifying material are:

- Rocks and sub-soils that are currently lower rated will remain so.
- Topsoil and peat will be removed from the lower rate, as these are natural resources that can always be recycled/re-used.
- Used foundry sand, which has in practice been lower rated by extra-statutory concession since the tax's introduction in 1996, will now be included in the lower rate Order.
- Definitions of qualifying ash arising from the burning of coal and petroleum coke (including when burnt with biomass) will be clarified.
- The residue from titanium dioxide manufacture will qualify, rather than titanium dioxide itself, reflecting industry views.
- Minor changes will be made to the wording of the calcium sulphate group of wastes to reflect the implementation of the Landfill Directive since 2001.
- Water will be removed from the lower rate – water is now banned from landfill so its inclusion in the list of lower rated wastes is unnecessary; where water is used as a waste carrier the water is not waste and therefore not taxable.

Costs and Tender Prices Indices

Building Costs Indices

p 42

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

| Year | First quarter | Second quarter | Third quarter | Fourth quarter | Annual average |
|------|---------------|----------------|---------------|----------------|----------------|
| 2011 | 807 | 818 | 824 (P) | 827 (F) | 819 |
| 2012 | 831 | 836 | 851 | 862 | 845 |
| 2013 | 867 | 872 | 893 | | 877 |

P = Provisional; F = Forecast thereafter

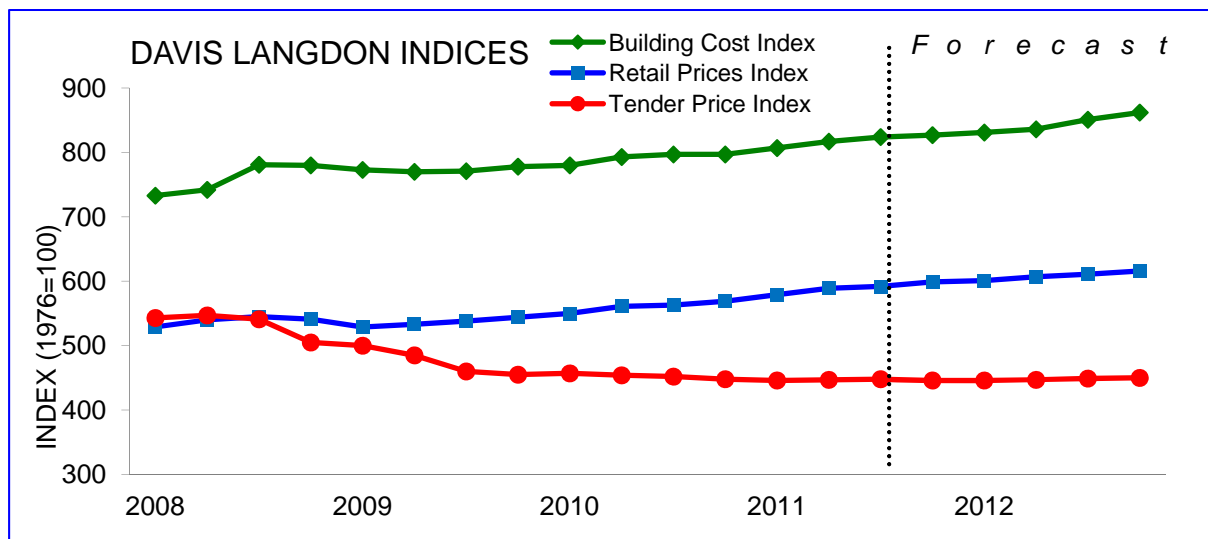
Tender Prices Indices

p 42

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

| Year | First quarter | Second quarter | Third quarter | Fourth quarter | Annual average |
|------|---------------|----------------|---------------|----------------|----------------|
| 2011 | 446 | 447 | 448 (P) | 446 (F) | 447 |
| 2012 | 446 | 447 | 449 | 450 | 448 |
| 2013 | 452 | 455 | 457 | | 454 |

P = Provisional; F = Forecast thereafter



Regional Variations

p 44

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 fourth quarter 2011 tender price index for each region, based upon an outer London forecast figure of 446, and the percentage adjustments advised to the Measured Works section of *Spon's Architects' and Builders' Price Book 2012*, with an index 454.

| Region | Forecast fourth quarter 2011 Tender Index = 446* | % adjustment to Spon's 2012 Tender Index = 454 |
|---------------------|---|---|
| Outer London | 446 | -2 |
| Inner London | 490 | +8 |
| East Anglia | 431 | -5 |
| East Midlands | 395 | -13 |
| Northern | 381 | -16 |
| Northern Ireland | 250 | -45 |
| North West | 390 | -14 |
| Scotland | 409 | -10 |
| South East | 445 | -2 |
| South West | 431 | -5 |
| Wales | 381 | -16 |
| West Midlands | 386 | -15 |
| York and Humberside | 400 | -12 |

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

Rates of Wages

The CIJC following basic rates of pay came into effect from 5 September 2011.

The table on p 65 can be updated as follows:

| | Rate per 39-hour week (£) | Rate per hour (£) |
|-------------------|---------------------------|-------------------|
| Craft Rate | 407.94 | 10.46 |
| Skill Rate 1 | 388.83 | 9.97 |
| Skill Rate 2 | 374.40 | 9.60 |
| Skill Rate 3 | 350.22 | 8.98 |
| Skill Rate 4 | 330.72 | 8.48 |
| General operative | 306.93 | 7.87 |

Trainee rates

The table on p 66 can be updated as follows:

| | Rate per 39-hour week (£) | Rate per hour (£) |
|---|---------------------------|-------------------|
| Year 1 | 169.65 | 4.35 |
| Year 2 | 219.18 | 5.62 |
| Year 3 without NVQ2 | 256.62 | 6.58 |
| Year 3 with NVQ2 | 326.04 | 8.36 |
| Year 3 with NVQ3 | 407.94 | 10.46 |
| On Completion of Apprenticeship with NVQ2 | 407.94 | 10.46 |

Labour Rate Calculations

Building craft operatives and labourers

With effect from 5 September 2011 the guaranteed minimum weekly earnings in the London area for craft operatives and general operatives, rates of £407.94 and £306.93 will apply respectively; to these rates have been added allowances for the items below in accordance with the recommended procedure of the Chartered Institute of Building in its Code of Estimating Practice. The resultant hourly rates on which the Prices for Measured Work have generally been based are £13.73 and £10.23 for craft operatives and labourers, respectively.

The table on p 70 can be updated as follows:

| | | Craft £ | Operatives £ | General £ | Operatives £ |
|--|-------------|-------------------|-----------------|-------------------|-----------------|
| Wages at standard basic rate | | | | | |
| Productive time | 44.10 weeks | 407.94 | 17,990.15 | 306.93 | 13,535.61 |
| Lost time allowance | 0.9 weeks | 407.94 | 367.15 | 306.93 | 276.24 |
| Overtime | 0 weeks | 0 | 0 | 0 | 0 |
| | | 18,357.30 | | 13,811.85 | |
| Extra payments under National Working Rules | 45.2 weeks | | | | |
| Sick Pay | 1 week | | | | |
| CITB Allowance (0.50% of payroll) | 1 year | | 104.02 | | 78.27 |
| Holiday pay | 4.20 weeks | 407.94 | 1,713.35 | 306.93 | 1,289.11 |
| Public Holiday pay | 1.80 weeks | 407.94 | 734.29 | 306.93 | 552.47 |
| Employer's contribution to: | | | | | |
| EasyBuild Stakeholder Pension | 52 weeks | 5.00 | 260.00 | 5.00 | 260.00 |
| National Insurance (average weekly payment) | 48 weeks | 34.01 | 1,632.48 | 20.94 | 1,005.12 |
| | | 22,801.44 | | 16,996.82 | |
| Severance pay and sundry costs | Plus 1.5% | 342.02 | | 254.95 | |
| | | 23,143.46 | | 17,251.77 | |
| Employer's Liability and Third Party Insurance | Plus 2.0% | 462.87 | | 345.04 | |
| Total cost per annum | | £23,606.33 | | £17,596.81 | |
| Total cost per hour | | £13.73 | | £10.23 | |

The table on pp 71 – 72 can be updated as follows:

| Gang | Total Gang rate £/hour | Productive unit rate £/hour | Alternative labour rates £/hour | | | |
|---|---|--------------------------------|---------------------------------|-------|-------|-------|
| | | | Normal | +10% | +20% | +30% |
| Groundwork Gang 1 Ganger 6 Labourers | 1 x 11.05 = 11.05 6 x 10.23 = 61.38 <hr/> 72.43 | ÷ 6.5 = | 11.14 | 12.30 | 13.45 | 14.62 |
| Concreting Gang 1 Foreman 4 Skilled Labourers | 1 x 14.55 = 14.55 4 x 11.05 = 44.20 <hr/> 58.75 | ÷ 4.5 = | 13.06 | 14.41 | 15.76 | 17.11 |
| Steelfixing Gang 1 Foreman 4 Steelfixers | 1 x 14.55 = 14.55 4 x 13.73 = 54.92 <hr/> 69.47 | ÷ 4.5 = | 15.44 | 17.02 | 18.61 | 20.19 |
| Formwork Gang 1 Foreman 10 Carpenters 1 Labourer | 1 x 14.32 = 14.55 10 x 13.73 = 137.30 1 x 10.07 = 10.23 <hr/> 162.08 | ÷ 10.5 = | 15.44 | 17.02 | 18.61 | 20.20 |
| Bricklaying/Light Blockwork Gang 1 Foreman 6 Bricklayers 3 Labourers | 1 x 14.55 = 14.55 6 x 13.73 = 82.38 3 x 10.23 = 30.69 <hr/> 127.62 | ÷ 6.5 = | 19.63 | 21.65 | 23.68 | 25.70 |
| Dense Blockwork Gang 1 Foreman 6 Bricklayers 4 Labourers | 1 x 14.55 = 14.55 6 x 13.73 = 82.38 4 x 10.23 = 40.92 <hr/> 137.85 | ÷ 6.5 = | 21.21 | 23.39 | 25.58 | 27.76 |
| Carpentry/Joinery Gang 1 Foreman 5 Carpenters 1 Labourer | 1 x 14.55 = 14.55 5 x 13.73 = 68.65 1 x 10.23 = 10.23 <hr/> 93.43 | ÷ 5.5 = | 16.99 | 18.73 | 20.48 | 22.23 |
| Craft Operative (Painter, Slater, etc.) | 1 x 13.73 = 13.73 | ÷ 1 = | 13.73 | 15.14 | 16.55 | 17.96 |
| 1 and 1 Gang 1 Craft Operative 1 Skilled Labourer | 1 x 13.73 = 13.73 1 x 11.05 = 11.05 <hr/> 24.78 | ÷ 1 = | 24.78 | 27.34 | 29.89 | 32.45 |
| 2 and 1 Gang 2 Craft Operatives 1 Skilled Labourer | 2 x 13.73 = 27.46 1 x 11.05 = 11.05 <hr/> 38.51 | ÷ 2 = | 19.26 | 21.24 | 23.22 | 25.21 |
| Small Labouring Gang (making good) 1 Foreman 4 Skilled Labourers | 1 x 14.55 = 14.55 4 x 11.05 = 44.20 <hr/> 58.75 | ÷ 4.5 = | 13.06 | 14.41 | 15.76 | 17.11 |
| Drain Laying Gang/Clayware 2 Skilled Labourers | 2 x 11.05 = 22.10 | ÷ 2 = | 11.05 | 12.20 | 13.34 | 14.49 |

Prices for Measured Works

Materials Prices

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

Rates of Wages

Reference should be made to the labour rates changes notified on page 2 of this *Update*

Errata

p xxviii

In the example the bottom row should be:

| | PC £ | Labour hours | Labour £ | Material £ | Unit | Total Rate £ |
|---|------|--------------|----------|------------|----------------|--------------|
| Therefore, 100 mm Toplite block price = | 6.70 | 0.41 | 9.02 | 7.86 | m ² | 16.88 |

p xxx

Total Order of Cost Estimate should be **£23,459,000**

p 26, 4th paragraph from bottom should read:

The effect of this Directive has been to dramatically reduce the hazardous disposal capacity post July 2004, resulting in a **SIGNIFICANT** increase in remediating costs. There are now approximately 20 commercial landfills licensed to accept hazardous waste as a direct result of the implementation of the Directive! There is one site in Scotland, none in Wales and only limited capacity in the South of England. This has significantly increased travelling distance and cost for disposal to landfill. The increase in operating expenses incurred by the landfill operators has also resulted in higher tipping costs.

p 29, the first row of the table should read:

**Indicative costs of land remediation techniques for 2011
(excluding general items, testing, landfill tax and backfilling)**

| Remediation technique | Unit | Rate (£/unit) |
|-------------------------|-------------------------------------|---------------------|
| Removal – non-hazardous | disposed material (m ³) | 30 – 60 (not 50-80) |

Final bullet point on p 29 should be August 2011 (not May 2011)

p 31

First table date reference should be 2011 (not 2010)

Landfill tax, increased on 1 April 2011 to £56 a tonne for active waste (not £48 a tonne)

p 35

Second bullet point: All other taxable waste should be £56 per tonne, not £48 per tonne

pp 44 – 46

All references to Spon's A&B 2011 should be Spon's A&B 2012

The two calculation examples should read:

| | | |
|----------|---|------------------|
| A | Estimated value of items priced using Spon's A&B 2012 i.e. Tender Price Index = 454 | £ 1,564,000 |
| B | Adjustment to reduce value of A to forecast price level for second quarter 2012 i.e. Forecast Tender Price Index 447 (447- 454) / 454 x 100 = say -1.54% x £1,564,000 | -24,086 |
| | | 1,539,914 |
| C | Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2012 | 725,000 |
| | | 2,264,914 |
| D | Allowance for preliminaries @ 11% | 249,141 |
| E | Total value of estimate at second quarter 2012 price levels £ | 2,514,055 |

Errata cont

Alternatively, for a similar estimate in Scotland:

| | £ |
|--|------------------|
| A Value of items priced using Spon's A&B 2012 i.e. Tender Price Index 454 | 1,564,000 |
| B Adjustment to reduce value of A to forecast price level for second quarter 2011 for Scotland (from regional variation table) i.e. Tender Price Index 393 (393 – 454) / 454 x 100 = -13.44% x £1,564,000 | -210,202 |
| | 1,353,798 |
| C Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2012 | 725,000 |
| | 2,078,798 |
| D Allowance for preliminaries @ 11% | 228,668 |
| E Total value of estimate at second quarter 2012 price levels | 2,307,466 |

pp 230 – 231

| | Unit | Total rate £ |
|---|----------------|--|
| Disposal load lorry by machine active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax | m ³ | Should be £126.86 (<i>not</i> £80.68) |
| Disposal load lorry by hand active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax | m ³ | Should be £140.24 (<i>not</i> £29.05) |

SPON'S CIVIL ENGINEERING AND HIGHWAY WORKS PRICE BOOK 2012

Cost and Tender Price Indices

Price Adjustment Formula Indices

p 62

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

| Year | Q | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 9 | 10 | 11a |
|------|-------|------|------|------|------|------|------|------|------|------|-----|
| 2010 | 1 | 1869 | 1268 | 1863 | 2200 | 1651 | 2384 | 4774 | 6060 | 1374 | 632 |
| | 2 | 1869 | 1275 | 1887 | 2223 | 1650 | 2485 | 4966 | 6128 | 1462 | 727 |
| | 3 | 1869 | 1274 | 1977 | 2231 | 1644 | 2485 | 4875 | 6027 | 1541 | 709 |
| | 4 | 1869 | 1273 | 1962 | 2208 | 1640 | 2485 | 4939 | 6657 | 1537 | 695 |
| 2011 | 1 | 1869 | 1282 | 1923 | 2204 | 1665 | 2634 | 5164 | 8033 | 1499 | 785 |
| | 2 | 1876 | 1282 | 1952 | 2242 | 1673 | 2634 | 5277 | 7766 | 1504 | 808 |
| | 3 (P) | 1913 | 1303 | 2005 | 2276 | 1678 | 2634 | 5384 | 7878 | 1514 | 820 |

P = Provisional

Note: The indices shown relate to the third month of each quarter.

A Constructed Cost Index based on the Price Adjustment Formula Indices

p 63

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 | 2396 | 2443 (P) | 2464 (P) | | 2434 (P) |

P = Provisional

The Road Construction Tender Price Index

p 64

The table may be supplemented as follows:

| Year | First quarter | Second quarter | Third quarter | Fourth quarter | Annual average |
|------|---------------|----------------|---------------|----------------|----------------|
| 2010 | 157 | 163 | 168 | 170 | 165 |
| 2011 | 171 (P) | 169 (P) | | | |

P = Provisional

Prices for Measured Works

Materials Prices

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

Rates of Wages

Reference should be made to the labour rates changes notified on page 2 of this *Update*.

Erratum

p 47

All other taxable waste should be £56 per tonne, *not* £48 per tonne

SPON'S EXTERNAL WORKS AND LANDSCAPE PRICE BOOK 2012

Cost Indices

The Constructed Landscaping Cost Index

p 20

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 | 819 | 828 (P) | 838 (P) | | 828 (P) |

P = Provisional

Regional Variations

p 21

The table may be updated as follows:

| Region | % Adjustment factor |
|--------------------------|---------------------|
| Outer London | 0.98 |
| Inner London | 1.19 |
| East Anglia | 0.86 |
| East Midlands | 0.73 |
| Northern | 0.71 |
| Northern Ireland | 0.30 |
| North West | 0.76 |
| Scotland | 0.79 |
| South East | 0.94 |
| South West | 0.90 |
| Wales | 0.71 |
| West Midlands | 0.75 |
| Yorkshire and Humberside | 0.77 |
| Channel Islands | 1.15 |

Prices for Measured Works

Materials Prices

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

Rates of Wages

Reference should be made to the labour rates changes notified on page 2 of this *Update*.

Erratum

p 107

The lake measurement unit should be 1000m², *not 1000m*

SPON'S MECHANICAL AND ELECTRICAL SERVICES PRICE BOOK 2012

Cost Indices

p 84

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

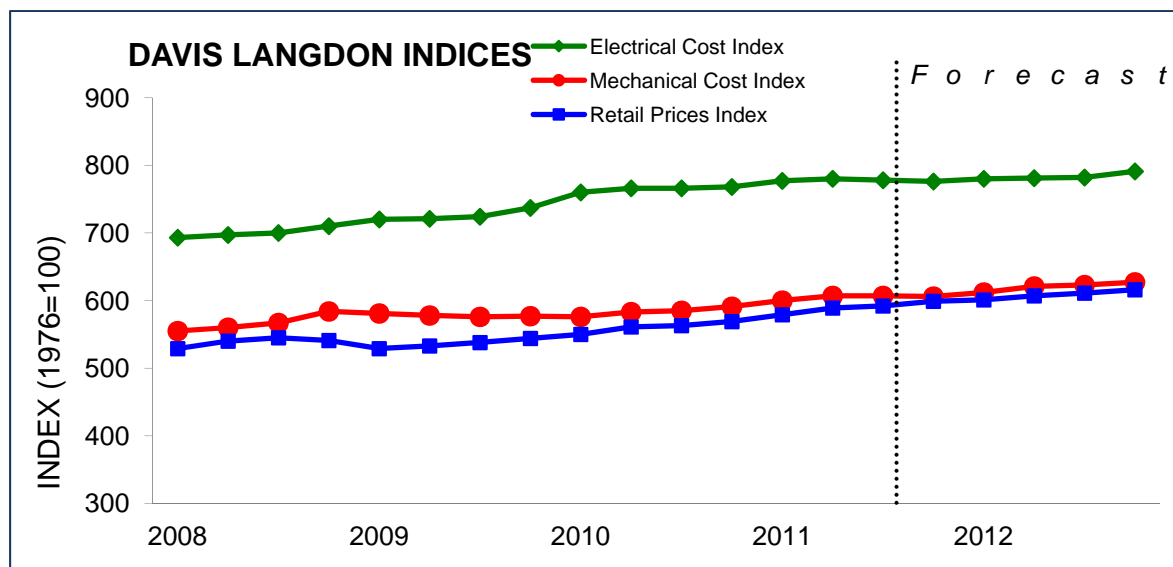
Mechanical Installations

| Year | First quarter | Second quarter | Third quarter | Fourth quarter |
|------|---------------|----------------|---------------|----------------|
| 2010 | 576 | 583 | 585 | 591 |
| 2011 | 600 | 607 | 607 (P) | 606 (F) |
| 2012 | 612 | 621 | 623 | 627 |

Electrical Installations

| Year | First quarter | Second quarter | Third quarter | Fourth quarter |
|------|---------------|----------------|---------------|----------------|
| 2010 | 760 | 763 | 766 | 768 |
| 2011 | 777 | 780 | 778 (P) | 776 (F) |
| 2012 | 780 | 781 | 782 | 791 |

P = Provisional; F = Forecast thereafter



Regional Variations

p 85

The table may be updated as follows:

| Region | Adjustment factor |
|--------------------------|-------------------|
| Greater London | 1.11 |
| East Anglia | 0.88 |
| East Midlands | 0.77 |
| Northern Ireland | 0.56 |
| North West | 0.79 |
| Scotland | 0.83 |
| South East | 0.95 |
| South West | 0.92 |
| Wales | 0.76 |
| West Midlands | 0.78 |
| Yorkshire and Humberside | 0.80 |

Prices for Measured Works

Materials Prices

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

Mechanical services materials prices have been virtually static since April while electrical services materials prices have eased down by 2%, in response to the fall in world copper prices.

Rates of Wages

Reference should be made to the labour rates changes notified on page 2 of this *Update*.

- **Heating and ventilating operatives**

The current wage rates for heating and ventilating operatives have been in force since October 2010. It is understood that no negotiations are currently under way to review these rates.

- **Electricians**

The normal anniversary date for pay reviews for electricians is January. Current rates have been in force since January 2010. The Electrical Contractors Association and Unite failed to agree on any revised rates of pay or other terms and conditions for 2011. No changes to terms and conditions for 2012 have yet been agreed.