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<p>Publishers</p> <p>Taylor & Francis</p> <p>2 Park Square Milton Park, Abingdon Oxon OX14 4RN</p> <p>Tel: +44 (0) 207 017 6000</p> <p>www.taylorandfrancis.com</p>	
<p>INCORPORATING CHANGES UP TO 28 FEBRUARY 2019</p>	

This *Update* covers the 2019 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 3 to 5, the *Civil Engineering and Highway Works Price Book* on pages 6 and 7, the *External Works and Landscape Price Book* on page 7, and the *Mechanical and Electrical Services Price Book* on pages 9 and 10.

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

Spon's 2020 Price Books are planned to be published in September 2019.

The Construction Climate

Construction activity trends

Construction all work output saw a notable rebound in 2018 Q3, according to the Office for National Statistics' (ONS) latest data release. The bump up is likely a combination of some additional momentum and a catch-up effect resulting from the extended period of adverse weather earlier in 2018. Private housing once more, and infrastructure, provided the main impetus to the yearly rate of change. The public sector, private industrial and commercial sectors detracted from the overall picture — the latter two reflective of broader trends in uncertainty surrounding the UK economy. New work output also posted a respectable increase in 2018 Q4.

Tender prices increased by 3.5 per cent over the year at Q4 2018. Construction price inflation is still clearly present in the supply chain and remains a source of commercial tension.

Building cost index

Materials and labour input costs continue to rise. A composite index for building costs at 2018 Q4 is up by 5% since the same quarter a year ago. Demand for construction labour and materials, combined with a weaker sterling and its effect on imports are creating commercial pressures for the supply chain.

Materials

Construction material prices rose on a yearly basis. The 'All Work' construction material price index increased by 3.8% from January 2018 to January 2019.

Since the book prices were compiled in May 2018 the materials experiencing the largest price increases and decreases are:

	Percentage change May 2018–January 2019
Increases	
Imported plywood	+5%
Fabricated structural steel	+3%
Insulating materials	+3%
Precast concrete products	+2%
Cement	+2%
Decreases	
Ready-mixed concrete	0%
Imported plywood	0%
Concrete reinforcing bars (steel)	-1%

Source: BEIS

Labour

Average weekly earnings published by the Office for National Statistics (ONS) show total pay including bonuses, in construction rose to £645 in January 2019, up from £606 in May 2018.

Wage awards have been announced by the Construction Industry Joint Council (CIJC); Building and Allied Trades Joint Industrial Council (BATJIC). Details are shown in the following pages as applicable to each book.

SPON'S ARCHITECTS' AND BUILDERS' PRICE BOOK 2019

Costs and Tender Prices Indices

Building Costs Indices

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

Year	Index	% change
2010	100	
2011	103	3.5
2012	105	1.7
2013	108	2.6
2014	109	1.2
2015	110	1.1
2016	112	1.5
2017	116	3.9
2018	122	4.8
2019	127 (F)	3.9
2020	131	3.6

(F) = Forecast thereafter

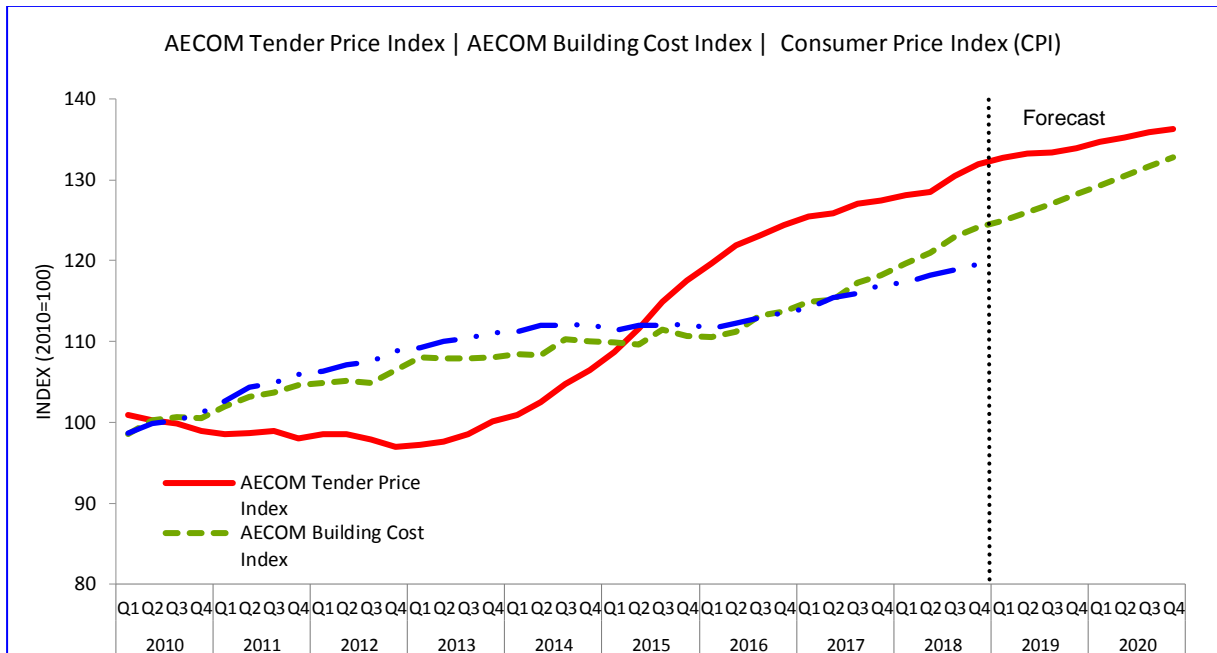
Tender Prices Indices

p 40

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2015	492	505	520	532	512
2016	542	552	557	563	554
2017	568	570	575	577	573
2018	580	582	591	597 (P)	587 (P)
2019	601 (F)	603	604	606	603
2020	610	612	615	617	613

(P) = Provisional; (F) = Forecast thereafter



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The table of CIJC rates of pay is updated as follows:

The following basic rates of pay came in to effect from 25 June 2018	Rate per 39-hour week (£)	Rate per hour (£)
Craft Rate	480.09	12.31
Skill Rate 1	457.08	11.72
Skill Rate 2	440.31	11.29
Skill Rate 3	412.23	10.57
Skill Rate 4	389.22	9.98
General operative	361.14	9.26

Apprentice rates – effective from 25 June 2018	Rate per 39-hour week (£)	Rate per hour (£)
Year 1	214.50	5.50
Year 2	257.40	6.60
Year 3 without NVQ2	300.30	7.70
Year 3 With NVQ2	384.15	9.85
Year 3 With NVQ3	480.09	12.31
On Completion of Apprenticeship With NVQ2	480.09	12.31

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The table of BATJIC rates of pay is updated as follows:

Rates effective 25 June 2018	Rate per 39-hour week (£)	Rate per hour (£)
Craft operative (NQV3)	485.55	12.45
Craft operative (NQV2)	418.08	10.72
Adult general operative	371.28	9.52

The CIJC labour calculations are amended as follows:

		Craft Operatives		General Operatives	
		£	£	£	£
Wages at standard basic rate					
Productive time	44.1 weeks	480.09	21,171.97	361.14	15,926.27
Lost time allowance, say	0.9 weeks	480.09	432.08	361.14	325.03
Overtime	0 weeks	0.00	0.00	0.00	0.00
		21,604.05		16,251.30	
Extra payments under National Working Rules	45 weeks				
Holiday pay & Public holiday pay	6.0 weeks	480.09	2,880.54	361.14	2,166.14
Employer's contribution to:					
CITB Levy (0.50% of payroll)	0.50 year		122.42		92.09
EasyBuild Stakeholder Pension	52 weeks	7.50	390.00	7.50	390.00
National Insurance (average weekly payment)	52 weeks	42.62	2,216.36	26.52	1,379.19
		27,213.37		20,279.42	
Severance pay and sundry costs, say	Plus	1.5%	408.20	1.5%	92.09
		27,621.57		20,583.61	
Employer's Liability and Third Party Insurance	Plus	2.0%	552.43	2.0%	411.67
Total cost per annum		28,174.01		20,995.29	
Total cost per hour		£16.38		£12.21	
Total cost per week		638.87		£476.08	

The CIJC calculations result in the following costs per hour:

Based on basic rates of pay that came in to effect 25 June 2018	Rate per hour (£)
Craft Operative	16.38
Skill Rate 1	15.57
Skill Rate 2	14.99
Skill Rate 3	14.00
Skill Rate 4	13.19
General Operative	12.21
Rates for responsibilities:	
Foreman	17.37
Ganger	13.19

Prices for Measured Works

Materials Prices

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

Rates of Wages

Reference should be made to the material prices changes notified on page 2 of this *Update*

SPON'S CIVIL ENGINEERING AND HIGHWAY WORKS PRICE BOOK 2019

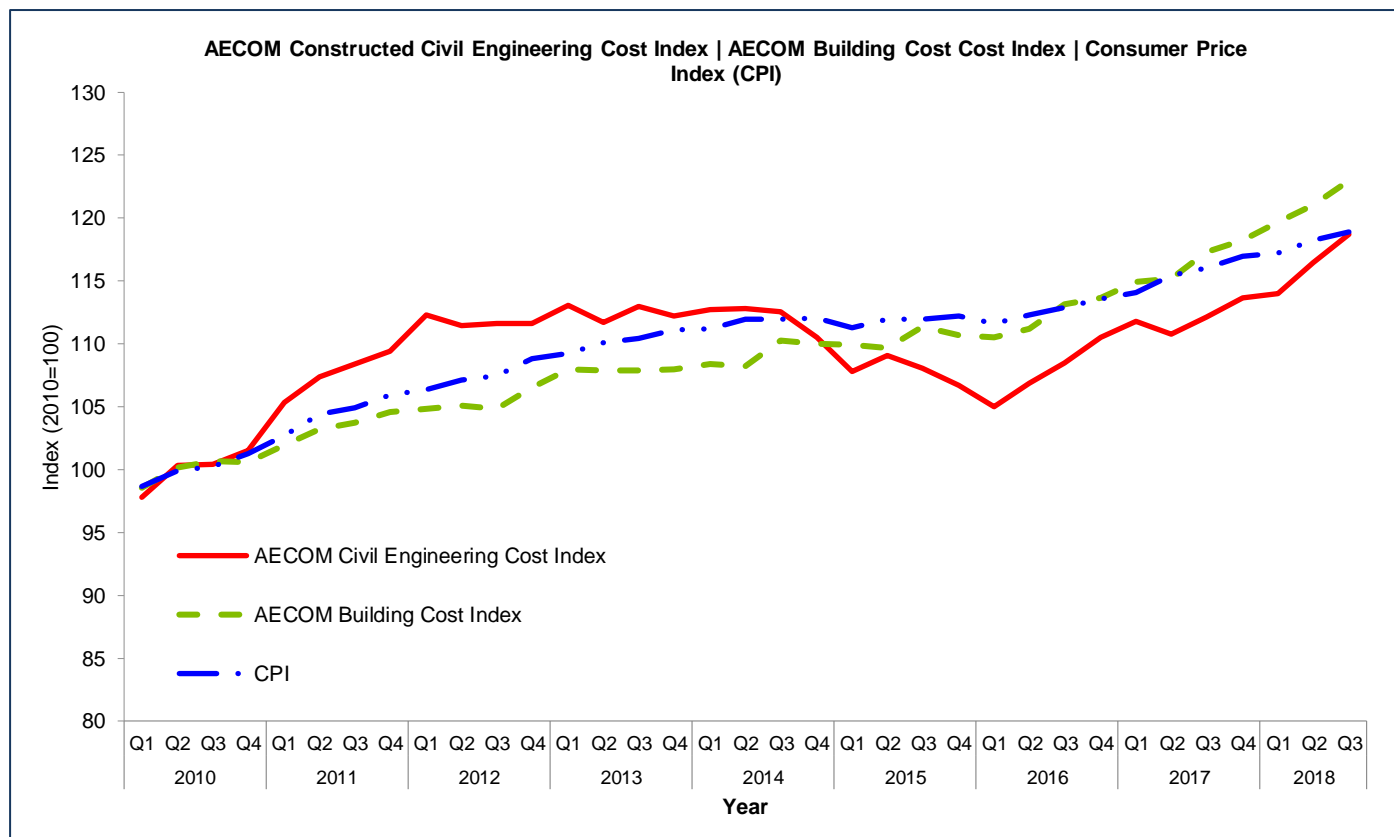
Cost and Tender Price Indices

pages 57-58

The table and chart for the Constructed Civil Engineering Cost Index may be supplemented as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2015	108	109	108	107	108
2016	105	107	108	111	108
2017	112	111	112	114	112
2018	114	116	119	119 (P)	117 (P)

(P) = Provisional



The Road Construction Price Index

pages 58-59

The table and chart may be supplemented as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
2015	110	111	110	110	110
2016	108	110	111	112	110
2017	114	113	114	116	114
2018	116	118	120	120 (P)	118 (P)

(P) = Provisional

Prices for Measured Works

Materials Prices

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

Rates of Wages

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

p 63

The table of CIJC rates of pay is updated as follows:

The following basic rates of pay came in to effect from 25 June 2018	Rate per 39-hour week (£)	Rate per hour (£)
Craft Rate	480.09	12.31
Skill Rate 1	457.08	11.72
Skill Rate 2	440.31	11.29
Skill Rate 3	412.23	10.57
Skill Rate 4	389.22	9.98
General operative	361.14	9.26

SPON'S EXTERNAL WORKS AND LANDSCAPE PRICE BOOK 2019

Cost Indices

The Constructed Landscaping Cost Index

p 24

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
2015	99.0	99.8	100.8	100.4	100.0
2016	100.1	100.9	102.4	103.4	101.7
2017	104.1	104.2	106.0	106.5	105.2
2018	107.0	107.7	110.4	110.8 (P)	109.0 (P)

(P) = Provisional

Prices for Measured Works

Materials Prices

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

Rates of Wages

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

p 29

The table of CIJC rates of pay is updated as follows:

The following basic rates of pay came in to effect from 25 June 2018	Rate per 39-hour week (£)	Rate per hour (£)
Craft Rate	480.09	12.31
Skill Rate 1	457.08	11.72
Skill Rate 2	440.31	11.29
Skill Rate 3	412.23	10.57
Skill Rate 4	389.22	9.98
General operative	361.14	9.26

SPON'S MECHANICAL AND ELECTRICAL SERVICES PRICE BOOK 2019

Cost Indices

p 114

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	Annual Average	Annual change
2015	99.8	99.7	99.3	101.0	100.0	
2016	101.1	101.9	102.5	104.4	102.5	2.5%
2017	105.6	105.8	106.5	108.5	106.6	4.0%
2018	110.0	110.6	111.0	112.0 (P)	110.7 (P)	3.8%
2019	113.5 (F)	114.1	114.9	116.0	114.6 (F)	3.5%
2020	117.3	118.1	118.8	120.0	118.6	3.5%

(P) = Provisional; (F) = Forecast thereafter

Electrical Services

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average	Annual change
2015	100.2	100.2	99.9	99.7	100.0	
2016	102.3	102.5	102.5	102.9	102.6	2.6%
2017	104.9	105.1	105.0	105.3	105.1	2.4%
2018	107.9	108.6	109.0	108.6	108.5	3.2%
2019	110.3	111.0	111.7	112.3	111.3	2.6%
2020	114.1	114.8	115.5	116.2	115.2	3.5%

(P) = Provisional; (F) = Forecast thereafter

Prices for Measured Works

Materials Prices

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

Rates of Wages

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Building & Engineering Services Association have published details of 2018 & 2019 wage awards

The increase for 2018 wages and allowances show an increase of 2.5% over the 2017 agreement.

Main Grades	From 1 October 2018 p/hr
Foreman	17.23
Senior Craftsman (+2nd welding skill)	14.80
Senior Craftsman	14.24
Craftsman (+2nd welding skill)	13.67
Craftsman	13.11
Operative	11.83
Adult Trainee	9.98
Mate (18 and over)	9.98
Mate (16–17)	4.63
Modern Apprentices	
Junior	6.47
Intermediate	9.18
Senior	11.83

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