


<p>Editors AECOM Aldgate Tower 2 Leaman Street London E1 8FA Tel: +44 (0) 20 7061 7000 e-mail: spons.europe@aecom.com www.aecom.com</p>	<p>SPON'S 2020 PRICE BOOKS UPDATE ONE</p>
<p>Publishers Taylor & Francis 2 Park Square Milton Park, Abingdon Oxon OX14 4RN Tel: +44 (0) 207 017 6000 www.taylorandfrancis.com</p>	
<p>INCORPORATING CHANGES UP TO 31 OCTOBER 2019</p>	

This *Update* covers the 2020 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 4, the *Civil Engineering and Highway Works Price Book* on pages 5 to 6, the *External Works and Landscape Price Book* on page 7, and the *Mechanical and Electrical Services Price Book* on page 8.

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

Spon's 2021 Price Books are planned to be published in September 2020.

The Construction Climate

Construction activity trends

Headline construction new work output posted a modicum of growth in 2019 Q3 measured year-on-year. It is expansion all the same, and positive news is reassuring to offset uncertainty elsewhere. However, the annual rate of change in growth was slower than that posted in 2019 Q1 by a factor of almost a half. Additionally, the quarter-on-quarter change, which was negative in 2019 Q2, showed an increase to 0.6% for 2019 Q3.

Tender prices increased by 2.8% over the year at 2019 Q3. Commercial supply chain pressures moved prices higher annually, but now with less speed on a quarter-to-quarter basis.

Building cost index

Materials and labour input costs continue to rise. A composite index for building costs at 2019 Q3 is up by 3.7% since the same quarter a year ago.

Materials

Construction material prices rose on a yearly basis. The 'All Work' construction material price index increased by less than 1% in October 2019 compared to a year earlier with 25% of materials showing a reduction.

Since the book prices were compiled in May 2019 the materials experiencing the largest price increases and decreases are:

	Percentage change May 2019–October 2019
Increases	
Plastic doors and windows	1.5%
Crushed rock (excluding levy)	1.2%
Paint (aqueous)	1.0%
Insulating materials (thermal or acoustic)	0.7%
Precast concrete blocks, brick, tiles	0.5%
Decreases	
Fabricated structural steel	-1.2%
Concrete reinforcing bars (steel)	-4.0%
Imported sawn or planed wood	-4.7%
Imported plywood	-11.8%

Source: BEIS

Labour

Average weekly earnings published by the Office for National Statistics (ONS) show total pay including bonuses, in construction rose to £667 in September 2019, up from £642 in June 2019. Annually, total earnings increased by 6% to September 2019.

SPON'S ARCHITECTS' AND BUILDERS' PRICE BOOK 2020

Costs and Tender Prices Indices

Building Costs Indices

p 43

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average	% change year-on-year
2018	108.4	109.6	111.4	112.5	110.5	4.8%
2019	112.8	114.1	115.5 (P)	116.5 (F)	114.7 (F)	3.9%
2020	117.6	118.6	119.6	120.7	119.1	3.8%
2021	121.6	122.6	123.5	124.4	123.0	3.3%
2022	125.3	126.3	127.2	128.2	126.8	3.0%

(F) = Forecast thereafter

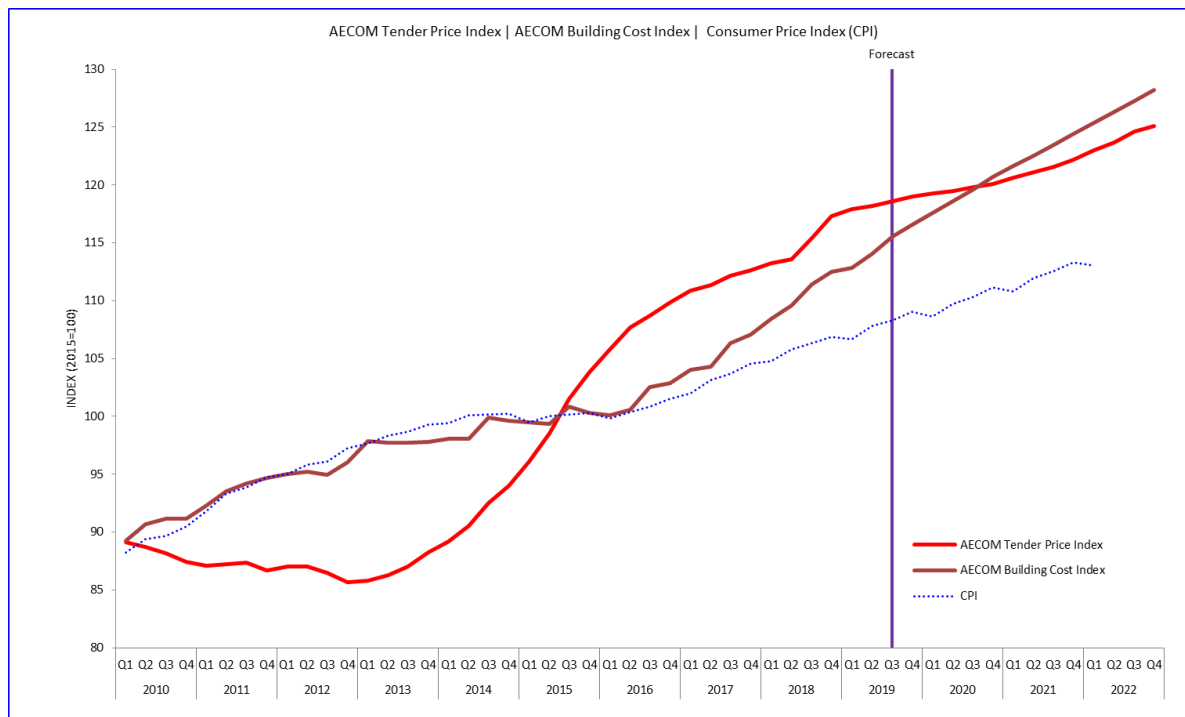
Tender Prices Indices

p 44

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average	% change year-on-year
2018	113.2	113.6	115.4	117.3	114.8	2.7%
2019	117.9	118.2	118.6 (P)	119.0 (F)	118.4 (F)	3.1%
2020	119.3	119.5	119.8	120.1	119.7	1.1%
2021	120.6	121.1	121.6	122.2	121.4	1.4%
2022	123.0	123.7	124.6	125.1	124.1	2.2%

(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

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 2020

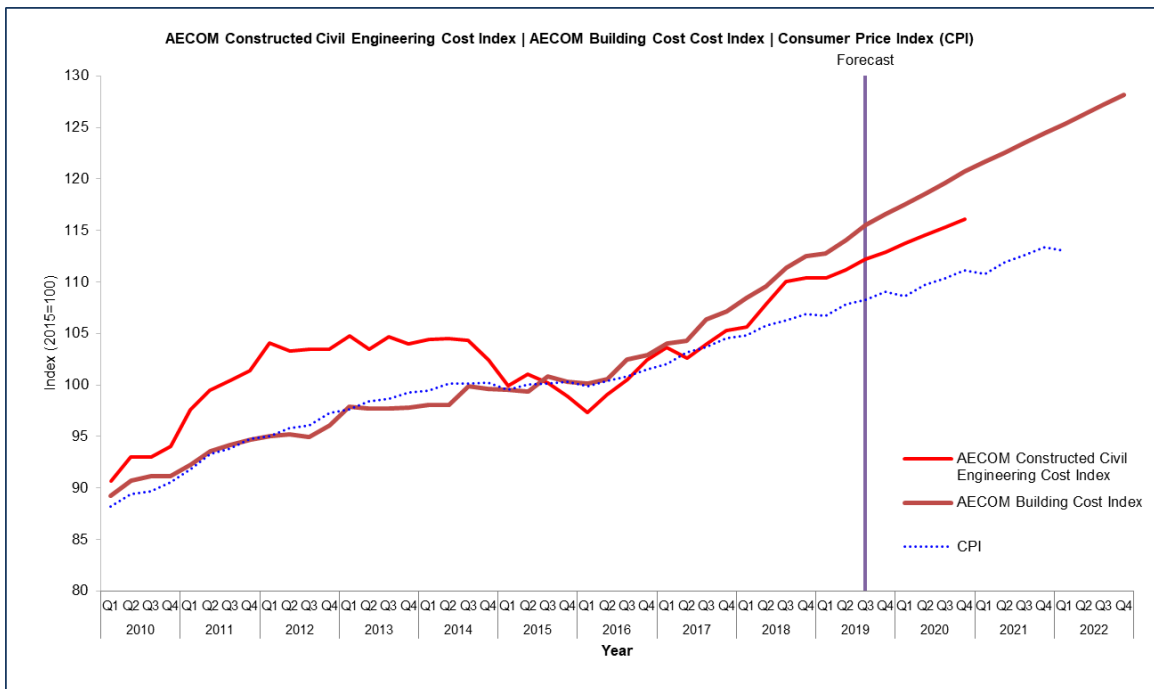
Cost and Tender Price Indices

pages 59-60

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	Annual change
2018	105.6	107.9	110.0	110.4	108.5	3.7%
2019	110.4	111.1	112.2 (P)	112.9 (F)	111.7 (F)	4.2%
2020	113.7	114.5	115.3	116.1	114.9	3.0%

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



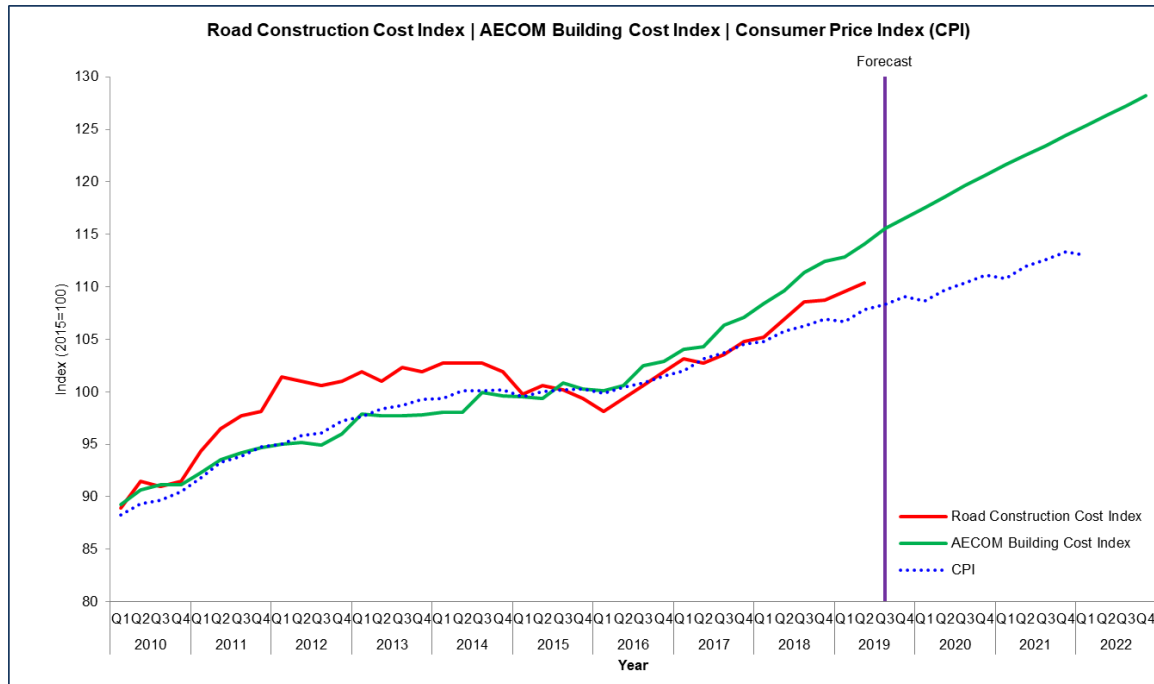
The Road Construction Price Index

pages 60-61

The table and chart may be supplemented as follows:

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average	Annual change
2018	105.2	106.9	108.6	108.8	107.4	3.7%
2019	109.6	110.4 (P)	0.0	0.0	110.0	2.5%

(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*.

Erratum

P 265 - Class M: STRUCTURAL STEELWORK

06 ERECTION OF FABRICATED MEMBERS FOR FRAMES

Erection of Frames

Trial erection; should be £279/t (not £679.01)

Permanent erection; should be £279/t (not £679.01)

SPON'S EXTERNAL WORKS AND LANDSCAPE PRICE BOOK 2020

Cost Indices

The Constructed Landscaping Cost Index

p 26

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	
2018	107.2	108.0	110.5	110.8	109.1	3.7%
2019	112.2	113.6	114.9	114.4	113.8	4.2%
2020	116.2	116.9	117.6 (P)	118.3 (F)	117.2 (F)	3.0%

(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*.

Erratum

P 101 - 8.3.2 EXTERNAL PLANTING

Spread and lightly consolidate topsoil brought from spoil heap not exceeding 100 m; in layers not exceeding 150 mm; grade to specified levels; remove stones over 25 mm; all by machine

Unit should be per 100 m² (*not per m²*) for all four thicknesses

P 447

Subsoil filling to wildflower meadows

Average thickness 300 mm; filling of poor nutrient value soil to form seedbed for wildflower area; grading to level and preparing to medium tilth

from stockpile on site: **Plant £** should be £283.00 (*not £26.65*). Therefore, **Total Rate £** should be £283.00 (*not £26.65*)

imported subsoil fill: **Labour £** should be £64.40 (*not £0*); **Material £** should be £1023.41 (*not £0.85*); **Plant £** should be £119.53 (*not £26.65*). Therefore, **Total Rate £1200.00** (*not £27.50*)

SPON'S MECHANICAL AND ELECTRICAL SERVICES PRICE BOOK 2020

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
2018	109.6	110.7	110.7	112.3	110.8	4.0%
2019	112.4	114.2	114.3	115.5	114.1	2.9%
2020	116.8	117.5	118.2	119.4	118.0	3.4%
2021	120.7	121.4	122.2	123.4	121.9	3.4%
2022	124.7	125.5	126.3	127.6	126.0	3.4%

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

Electrical Services

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average	Annual change
2018	107.8	108.6	109.0	107.9	108.3	3.1%
2019	108.5	110.0	111.2	111.9	110.4	1.9%
2020	113.7	114.4	115.1	115.8	114.7	3.9%
2021	117.5	118.1	118.7	119.3	118.4	3.2%
2022	121.0	121.7	122.3	122.9	122.0	3.0%

(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

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