


<p>Editors AECOM Aldgate Tower 2 Lemn 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</p> <p>TWO</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

Construction new work output grew 4 per cent year-on-year expansion in Q3 2019. Revisions to the data set helped to propel this rate of expansion, after what was looking like an uneven year of industry growth. At 1.9 per cent, the month-on-month movement for the all work measure was welcome, reversing the preceding monthly data point when output dipped by 2.2 per cent

Tender prices increased by 2.3 per cent over the year at Q4 2019. Although still positive on a yearly basis, it is the fourth consecutive quarter where the rate of change slowed.

Building cost index

Materials and labour input costs continue to rise. A composite index for building costs at 2019 Q4 is up by 3.4% since the same quarter a year ago.

Materials

ONS Construction 'All Work' material prices index for January 2020 shows a slight fall of 1% on a yearly basis compared to a year earlier with 40% of materials showing a reduction in price levels.

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

	Percentage change May 2019–January 2020
Increases	
Builders ironmongery	3.6%
Woodwork; doors and windows	2.0%
Kitchen furniture	1.6%
Plastic products; doors and windows	1.5%
Decreases	
Plastic products; pipes and fittings (rigid)	-1.1%
Fabricated structural steel	-7.1%
Imported sawn or planed wood	-10.2%
Concrete reinforcing bars (steel)	-11.1%
Imported plywood	-15.5%

Source: BEIS

Labour

Average weekly earnings published by the Office for National Statistics (ONS) show total pay including bonuses, in construction rose to £658 in December 2019, up from £644 in December 2018.

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	Annual change
2019	112.8	114.2	115.2	114.6 (P)	114.2	3.4%
2020	115.0 (F)	116.0	117.0	118.0	116.5	2.0%
2021	119.0	119.9	120.8	121.7	120.4	3.3%
2022	122.6	123.5	124.4	125.4	124.0	3.0%

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

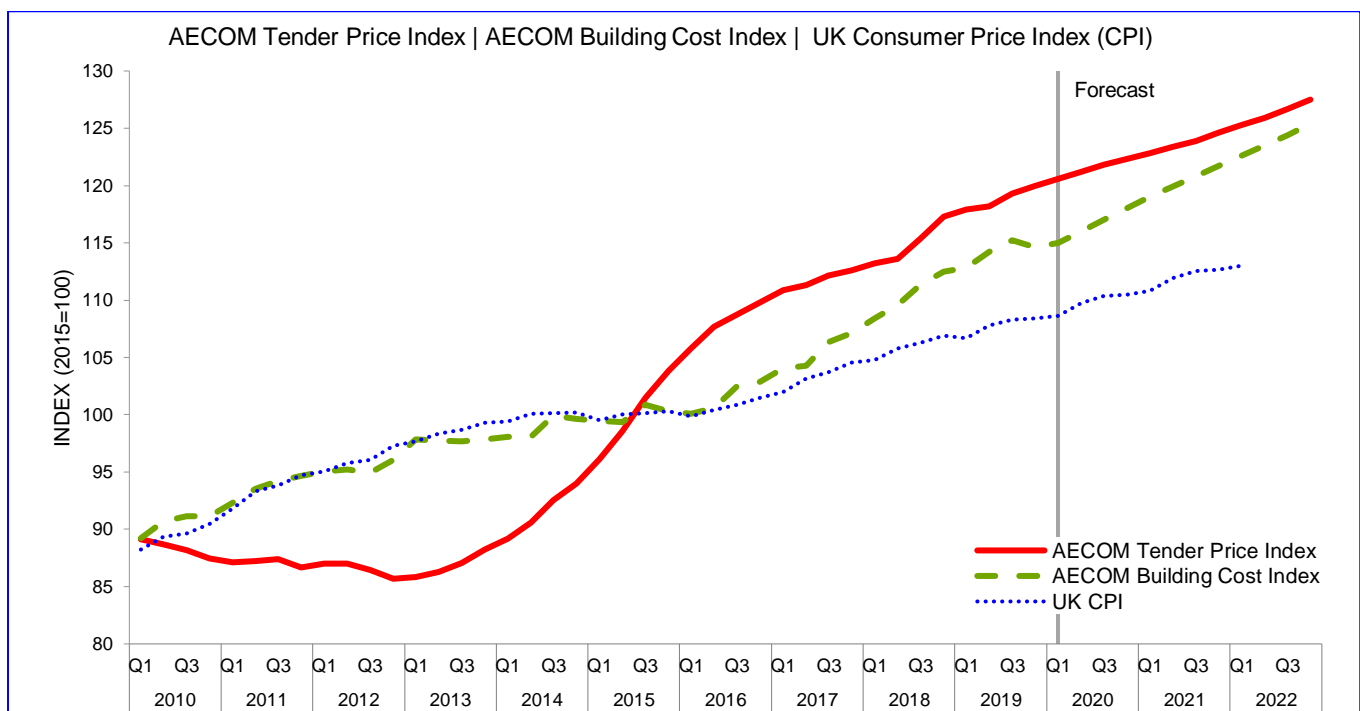
Tender Prices Indices

p 44

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

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average	Annual change
2019	117.9	118.2	119.3	120.0 (P)	118.9	3.5%
2020	120.6 (F)	121.2	121.8	122.3	121.5	2.2%
2021	122.8	123.4	123.9	124.6	123.7	1.8%
2022	125.3	125.9	126.7	127.5	126.4	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

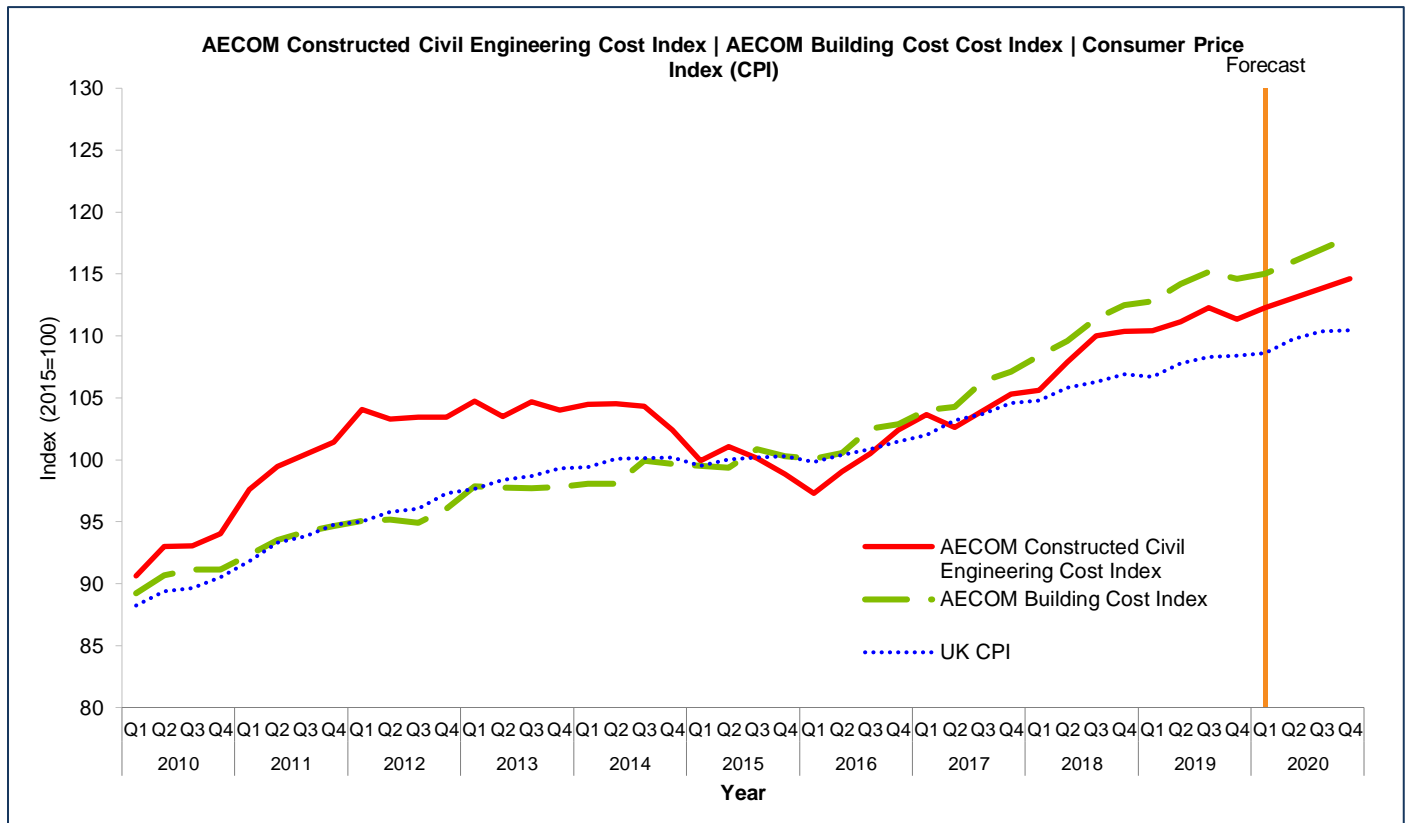
Cost and Tender Price Indices

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
2019	110.4	111.1	112.3	111.3 (P)	111.3	2.6%
2020	112.3 (F)	113.1	113.8	114.6	113.5	1.9%

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



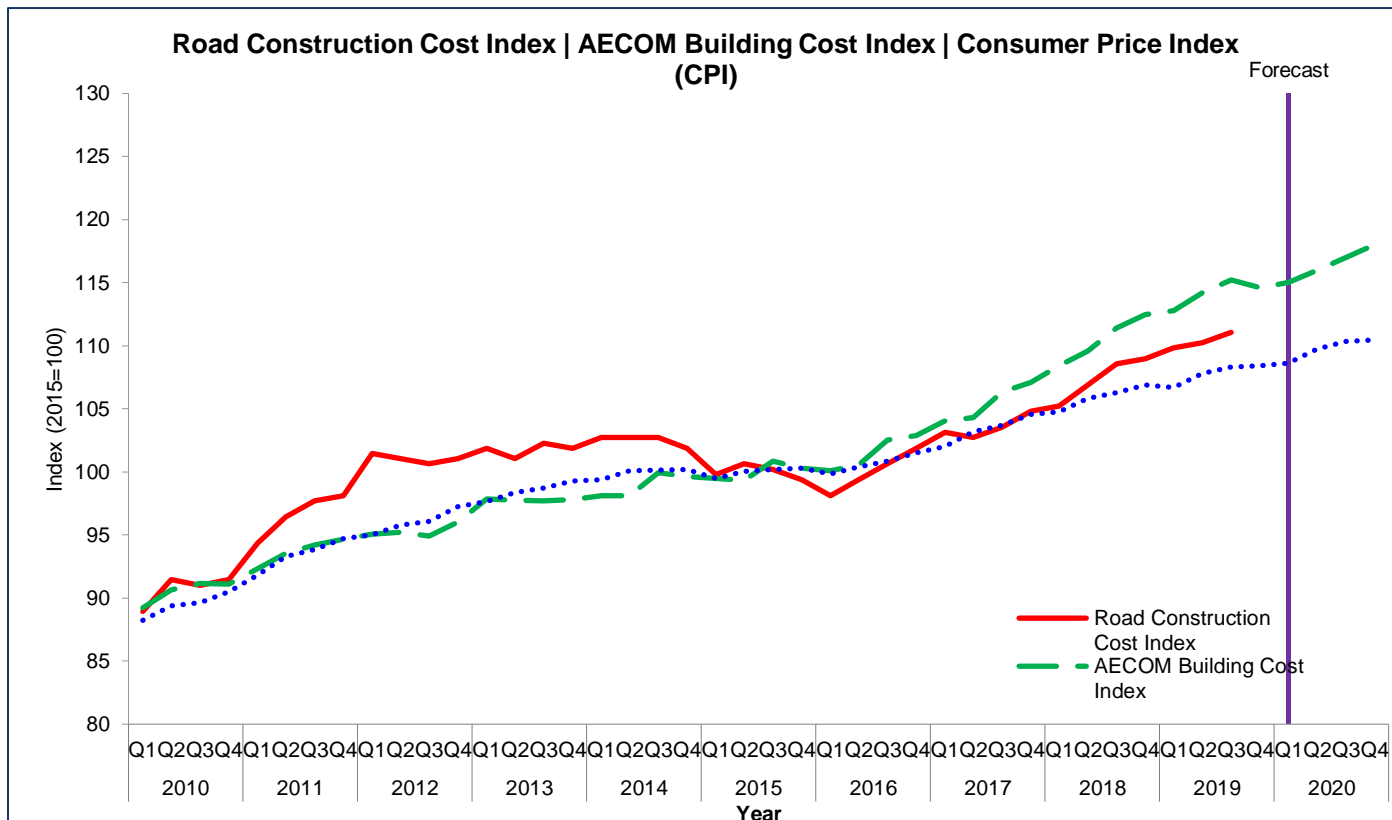
The Road Construction Price Index

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	109.8	110.2	111.1 (P)	0.0	110.4	2.8%

(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	Annual change
2019	112.2	113.6	114.9	114.4 (P)	113.8	4.2%
2020	115.6 (F)	116.2	116.9	117.6	116.6	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

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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
2019	112.6	114.0	114.2	114.8	113.9	2.8%
2020	115.8	116.5	117.2	118.4	117.0	2.7%
2021	119.7	120.4	121.2	122.4	120.9	3.4%
2022	123.7	124.5	125.2	126.5	125.0	3.3%

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

Electrical Services

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average	Annual change
2019	108.7	110.3	111.3	110.8	110.3	1.8%
2020	111.8	112.4	113.1	113.8	112.8	2.3%
2021	115.5	116.1	116.7	117.3	116.4	3.2%
2022	119.0	119.6	120.2	120.8	119.9	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*.