

ONE HUNDRED AND SEVENTY EIGHTH EDITION

LAXTON'S **BUILDING PRICE BOOK** MAJOR & SMALL WORKS

Chartered Quantity Surveyors • Construction Cost Consultants • Project Managers

EDITED BY V.B. JOHNSON^{LLP} CHARTERED SURVEYORS

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LAXTON'S
**BUILDING
PRICE BOOK**
MAJOR & SMALL WORKS

Edited by **V.B. JOHNSON LLP**

Chartered Quantity Surveyors • Construction Cost Consultants • Project Managers

ONE HUNDRED & SEVENTY EIGHTH EDITION

2006

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INTRODUCTION

Computers are part of the construction process and V B Johnson have utilized these to the full in the production of Laxton's to the extent that individual material prices shown in the Basic Prices of Materials sections are linked directly with the Measurement Rates, the Composite Prices for the Approximate Estimating and the Example Cost Plans. Any adjustments to material prices received late in the production process can be entered and all sections updated.

Laxton's Measurement Rates and prepared utilizing "first principles" practice and the results clearly detailed within the Measurement Rates pages with all prices being updated.

Laxton's is used by Quantity Surveyors, Contractors, Sub-contractors, Architects, Developers, Students, Government and Public Authorities and those interested in the cost and price of Building Works.

Users should understand the limitations of any price book and should familiarise themselves with these introductory sections including "How to Use", "Essential Information", "Regional Variations" and the "Preliminaries Section".

Laxton's has three levels of pricing – 'Major Works' – for works of a value of £500,000 to £1,500,000 with adjustments for tender values from £250,000 to £5,000,000 – 'Small Works' for works of £50,000 – £100,000 with adjustments for tender values from £15,000 to £250,000 – 'Alterations, Repairs and Maintenance Works' for works up to the value of £15,000.

The Blue section - 'Alterations, Repairs and Maintenance Works' - is intended for use by the smaller builder and others carrying out this type of work, collecting materials from merchants as required and not achieving the usual discounts, very little site set up and often working from the back of a van.

The Composite Prices section has the prices linked to those included in the Major and Small works priced sections and is useful for those who wish to produce a quick estimate as a guide perhaps for budget purposes, although care must be taken to include items not described.

The Basic Prices of Materials sections have been repriced and these prices are linked to the built up prices in the delivered to site column of the priced sections.

The analysis of materials as included herein has shown that an item may consist of a number of different materials with different waste factors. The waste % indicated within the book is for the predominant material.

Building costs rose in the year to 2nd quarter 2005 by 7% to include an increase of 60% in the raw material price of steel and considerable oil price rises.

Regional Variations in construction costs are shown at the start of the measured rates sections with Laxton's based upon national average prices of 1.00, however readers should also note that there are Regional Price differentials in the Retail Price Index with London some 9.7% higher than the UK average. Further detail is available from National Statistics online at www.statistics.gov.uk.

The National agreed wage award this year came into force from 27th June 2005. The award represents the final part of a three year agreement adding 9.5% to the rates for craftsmen and General Building operatives, this is reflected within the prices herein.

The Employers contribution to National Insurance remains this year at 12.8% with an adjustment to threshold levels.

The Aggregates Levy was introduced on the 1st April 2002 and is charged at a single flat rate of £1.60p per tonne (£4.00m3 approx). The levy applies to any sand, gravel or crushed rock commercially exploited in the UK or its territorial waters or imported into the UK. The levy will not apply to coal, clay, slate, metals and metal ores, gemstones or semi precious stones, industrial minerals and recycled aggregates.
www.hmce.gov.uk

As in previous years the "Build-up" of the "All-in" labour rates has been re-calculated; adjustment being made to changes in Labour Rates and in National Insurance contributions.

A section is included in Laxton's setting out the requirements of the Construction (Design and Management) Regulations 1994. This is now law and it is a criminal offence not to observe the requirements of these regulations. Clients, Designers (including Quantity Surveyors) and Contractors please note.

As with the previous editions, the maximum amount of pricing information is given in an easy to read format. Price rates are analysed under ten headings to show the complete estimating picture of materials, labour constants, labour rates and sundries all on one page.

Laxton's Building Price Book is structured generally in accordance with the Seventh Edition Revised 1998 of the Standard Method of Measurement of Building Works (SMM7) which follows the format of the 'Common Arrangement of Work Sections for Building Works 2nd edition published to encourage Project Information to be co-ordinated throughout the industry.

Uniclass table J is based on the Common Arrangement and is used for organising information in specifications and bills of quantities and for classifying information on particular types of construction operations.

The user is urged to read the relevant sections of SMM7 which requires certain measurement rules, definition rules and coverage rules to be observed. Certain labours are deemed to be included in the measured items (and prices) without mention and care should be taken to ascertain precisely the extent of these labours by reference to the Coverage Rules in SMM7.

The index on the front cover and the aligned markers on the edge of pages will assist the reader to find the sections in the book. The contents list and comprehensive index will further assist in locating specific items and subjects.

INTRODUCTION

The Landfill Tax (Qualifying Material) Order 1996 gives a lower rate of £2.00 per tonne for inactive (or inert) waste for materials listed and a standard rate for other waste.

Current standard rates are:-

01.04.02 to 31.03.03 – £13.00 per tonne
01.04.03 to 31.03.04 – £14.00 per tonne
01.04.04 to 31.03.05 – £15.00 per tonne
from 01.04.05 – £18.00 per tonne

Subsequently to be increased in years thereafter, to a medium/long term rate of £35.00 per tonne.
www.hmce.gov.uk

Users of Laxton's should note that the Landfill Tax has been included within Disposal items with alternatives for Inert, Active and Contaminated materials. In this edition the standard rate of tax included is £18.00

There are exemptions including Dredgings, Mining and quarrying, Pet cemeteries, Contaminated land, US Forces, Restoration of Landfill sites and filling of quarries subject to qualification.

The Arbitration Act received Royal Assent on 17th June 1996 and came into operation on 31st January 1997. The Arbitration Act 1996 is reproduced in part in the General Information Section.

The Housing Grants Construction and Regeneration Act 1996 came into force on 1st May 1998, it includes mandatory provisions for disputes in construction contracts to be referred to adjudication, including any contracts which do not comply with these requirements. Also included are agreements made between clients and their consultants, further details are included at the end of the Arbitration Section.

The Contracts (Rights of Third Parties) Bill is now in place and provides rights to third parties automatically under a contract unless parties specifically agree to other constraints. JCT and other forms of contract now generally include a clause to restrict the rights of third parties.

The London Congestion Charge and other local congestion charges are not included within Laxton's. Where applicable due allowances should be made to preliminaries and rates, these costs could be considerable.

Laxton's Approximate Estimating section has been costed to enable complete buildings to be priced following the format of the Standard Form of Cost Analysis as published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors. The section gives examples of a detailed analysis for a detached house and an office block together with alternative composite prices enabling quick and comprehensive estimates to be produced and amended as detail design continues. This section has been tailored to the needs of the Contractor and Quantity Surveyor for approximate estimating data in detail but in a simpler format than can be obtained from other sources.

Descriptions in the approximate estimating section have been abbreviated and care must be taken to understand the extent of works included Allowances should be added for any changes from the norm.

Basic Prices of Materials are included in both the Major and Small Work sections. The materials prices in the analysed rates are taken from these sections.

The pricing level of Laxton's is based on an average National level with indicative regional variations for overall pricing shown on the regional factor maps.

All-in labour rates are shown at the head of each page in each of the Work sections. The build-up of these rates is illustrated in the Preliminaries/General Conditions pages.

Prices take account of the wage rates which became operative on 28th June 2005. Material prices used are those current during the second quarter of 2005.

The Company Information Section contains details of internet links to many company and useful websites these may also be accessed via V B Johnson Website and will enable the reader to find further information on materials, products and services and where to source, search or obtain further details.
www.vbjohnson.co.uk

Every endeavour has been made to ensure the accuracy of the information printed in the book but the Publishers and Editors cannot accept liability for any loss occasioned by the use of the information given.

INTRODUCTION

The section headings are as follows:

Introduction		
How to use		
Essential Information		
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Index		
Regional Variations		
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C Existing Site/Buildings/Services	C Existing Site/Buildings/Services	C Existing Site/Buildings/Services
D Groundwork	D Groundwork	D Groundwork
E In-situ concrete/Large precast concrete	E In-situ concrete/Large precast concrete	E In-situ concrete/Large precast concrete
F Masonry	F Masonry	F Masonry
G Structural/Carcassing metal/timber	G Structural/Carcassing metal/timber	G Structural/Carcassing metal/timber
H Cladding/Covering	H Cladding/Covering	H Cladding/Covering
J Waterproofing	J Waterproofing	J Waterproofing
K Linings/Sheathing/Dry partitioning	K Linings/Sheathing/Dry partitioning	K Linings/Sheathing/Dry partitioning
L Windows/Doors/Stairs	L Windows/Doors/Stairs	L Windows/Doors/Stairs
M Surface finishes	M Surface finishes	M Surface finishes
N Furniture/Equipment	N Furniture/Equipment	N Furniture/Equipment
P Building fabric sundries	P Building fabric sundries	P Building fabric sundries
Q Paving/Planting/Fencing/Site furniture	Q Paving/Planting/Fencing/Site furniture	Q Paving/Planting/Fencing/Site furniture
R Disposal systems	R Disposal systems	R Disposal systems
S Piped supply systems	S Piped supply systems	S Piped supply systems
T Mechanical heating/cooling/ refrigeration systems	T Mechanical heating/cooling/ refrigeration systems	T Mechanical heating/cooling/ refrigeration systems
U Ventilation/Air conditioning systems	U Ventilation/Air conditioning systems	U Ventilation/Air conditioning systems
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X Transport systems	X Transport systems	
Basic Prices of Materials	Basic Prices of Materials	
Composite Prices for Approximate	Composite Prices for Approximate	
Estimating: -	Estimating:-	
Cost Plan for an office development	Cost Plan for an office development	
Cost Plan for a detached house	Cost Plan for a detached house	
Composite Prices	Composite Prices	
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Standard Rates of Wages		
Builders' and Contractors Plant		
Guide Prices to Building Types per Square Metre.		
Cost Allowances		
National Working Rule Agreement		
Daywork Charges		
Fees		
Construction (Design and Management)		
Regulations 1994		
Arbitration		
Tables and Memoranda		
Metric System		
BRANDS AND TRADE NAMES		
COMPANY INFORMATION		
PRODUCTS AND SERVICES		

INTRODUCTION

The Editor wishes to thank the Professional bodies, Trade Organisations and firms who have kindly given help and provided information for this edition. For addresses, websites and details see company information section.

ACO Technologies PLC
Air Diffusion Ltd.
Alumasc Interior Building Products
Ancon CCL
Angle Ring Co. Ltd.
Ariel Plastics
Birtley Building Products Ltd.
Blucher UK Ltd.
Boddingtons Ltd.
BRC Ltd.
British Gypsum Ltd.
British Sisalkraft Ltd.
Burlington Slate
CAMAS Building Materials
Caradon Terrain Ltd.
Carter Concrete Ltd.
Celuform Ltd.
Cementation Foundations SKANSKA Ltd.
Civil Engineering Contractors Association.
Civil Engineering Developments Ltd.
Clay Pipe Development Association Ltd.
Construction Confederation
Construction Industry Joint Council
Cordek Ltd
Corus Group Plc
Crescent of Cambridge Ltd.
Crittall Steel Windows Ltd.
Crowthorne Fencing
Dow Construction Products
Drainage Systems
Durable Berkeley.
Electrical Contractors' Association
Eternit Building Materials
Fixatrad Ltd.
Fosroc Ltd.
Grace Construction Products Ltd.
Grass Concrete Ltd.
Halfen Ltd
Hanson Brick
Hanson Concrete Products
Heating and Ventilating Contractors Association
Hepworth Building Products Ltd.
Housing Corporation
H.S.S. Hire Shops
Ibstock Brick Ltd
Jacksons H.S. and Son (Fencing) Ltd.
Jeld-wen UK Ltd
Johnston Pipes Ltd.
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(Northern Ireland)
Joint Industry Board for the Electrical Contracting Industry
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Kee Klamps Ltd.
Kingston Craftsmen Structural Timber
Kirkstone
Klargester Environmental Engineers Ltd
Kufa Plastics Ltd.
Lamps and Tubes Ltd
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Mandor Engineering Ltd.
Marley Buildings Ltd.
Marley Floors Ltd.
Marshall's Mono Ltd.
Masterbill Micro Systems
Mastic Asphalt Council & Employers Federation Ltd.
Milton Pipes Ltd.
National Domelight Company 01276 451555
National Federation of Terrazzo, Marble and Mosaic Specialists
National Joint Council for the Laying Side of the Mastic Asphalt
Industry
Natural Stone Products Ltd.

Oswestry Reinforced Plastics Ltd.
Owens Corning Building Products
Painting & Decorating Association
PreFormed Components Ltd.
Promat Fire Protection
Ramsay & Sons(Forfar) Ltd.
Ranalah Gates Ltd.
R.C. Cutting & Co
Rentokil Ltd.
Rockwool Ltd.
Royal Institute of British Architects
Royal Institution of Chartered Surveyors
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Sadolin(UK) Ltd.
Saint-Gobain Pipe Systems
Sealmaster
Solaglas Ltd.
Stoakes Systems Ltd.
Stowell Concrete Ltd.
Swish Building Products
Syston Rolling Shutters Ltd.
Tarmac (UK) Ltd.
Tarmac Topblock Ltd.
Thermalite
Thorn Lighting Ltd.
Timloc Expamet Building Products
Townscape Products Ltd.
Tremco Ltd.
Velux Co.Ltd.
Wavin Plastics Ltd.
Welconstruct Co Ltd.

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www.vbjw.demon.co.uk
www.vbjohnson.co.uk

June 2005

Laxton's Building Price Book is divided into 6 main sections; the Small Works section is printed on Yellow paper; the Alteration, Repairs and Maintenance section is printed on Blue paper. The sections are:

SECTIONS

1 INTRODUCTION AND PRELIMINARIES

Important information to be used in conjunction with the price book, including how to Use, allowances to be made for Regional Factors, Tender Values and Preliminary items.

2 MAJOR WORKS

Measured rates are given for all descriptions of building work generally in accordance with SMM7 Revised 1998. A complete breakdown is shown for all measured items, under 10 headings. This approach provides the reader with the price build-up at a glance enabling adjustments to be made easily. Net and gross rates are given for each item.

Details of Basic Prices of materials, Composite Prices for Approximate Estimating and examples of a cost plan for an Office Development and a Detached House are included.

Prices reflect national average costs and the Major Works section is intended to apply to a building contract for works within the range £500,000 to £1,500,000, with adjustment factors for tender values from £250,000 to £5,000,000.

3 SMALL WORKS (Yellow paper)

This section follows an identical pattern to Major Works but is intended to apply to a contract in the range £50,000 to £100,000, with adjustment factors for tender values from £15,000 to £250,000.

The type of contract envisaged would involve one of the following :- (a) a small new build project, (b) a conversion and repair of existing dwelling house with small extensions for additional accommodation, (c) the conversion, alteration and repair of existing office, factory or other type of building with a certain amount of internal reconstruction or renovation.

4 ALTERATIONS, REPAIRS AND MAINTENANCE WORKS (Blue paper)

This section follows a similar approach adopted by the Major and Small Works sections with measured rates given for descriptions of building work generally in accordance with SMM7 with items specifically identified as may be required in works of alterations, repair and maintenance.

Works envisaged would be of minor nature up to the value of £15,000. Additional allowances for disproportionate waste factors, preliminary items such as travelling, vehicles, plant and tools, access, out of hours working and abortive journeys met on works of this nature must be added. A separate index is provided for this section.

5 GENERAL INFORMATION

A useful reference section covering: Standard Rates of Wages, Builders' and Contractors' Plant, Guide Prices to Building Types, Cost Allowances, National Working Rule Agreement, Daywork Charges, Construction (Design and Management) Regulations 1994, Fees, Arbitration, Tables and Memoranda and Metric System.

6 BRANDS AND TRADE NAMES - COMPANY INFORMATION - PRODUCTS AND SERVICES

A unique list of Brands and Trade Names with the name and address of the manufacturer given in the adjacent Company Information Section. The Product and Services section provides details of manufacturers and suppliers. These lists are useful for locating a particular branded item. Every company listed has been written to and amendments received entered within the database. The majority of the companies now have websites and links to these websites is on our website at vbjohnson.co.uk, and a useful route should you wish to make frequent visits to these company websites. Simply add our website to your list of favourites.

RATES GENERALLY

Rates given are within the context of a complete contract of construction where all trades work is involved. When pricing sub-contract work careful consideration must be given to the special circumstances pertaining to the pricing of such work and the very different labour outputs that can be achieved by specialists.

In total the Major and Small Works sections of Laxton's contain over 250,000 price elements and constants. The comprehensive index will take the reader straight to any particular measured item.

SCHEDULES OF RATES

In the event that Laxton's is to be used as a Schedule of Rates the employer should at tender stage clearly indicate whether rates are to be adjusted for regional factors, tender values and for overheads and profit.

It is suggested that the employer should state that works are to be valued in accordance with Laxton's Building Price Book 2006 Major Works or Small Works or Alterations, Repairs and Maintenance sections as appropriate. Net Rate column with the addition of a percentage to be stated by the contractor to include for regional factor adjustment, tender value adjustment, overheads, profit and preliminary items not covered elsewhere. A procedure for adjustment of fluctuation should be stated (eg by using future editions of Laxton's or by the use of indices) and dates applicable.

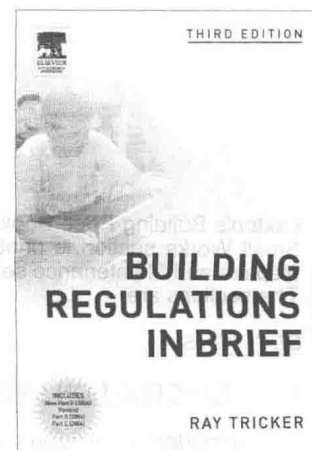
Contractors must recognise that the net rates indicated within Laxton's works sections are national average costs for average projects in the ranges stated. Minor items of maintenance works may require considerable adjustment.

Building Regulations in Brief Third Edition Ray Tricker

This easy-to-understand pocket book gives those working in the UK or with UK organization sufficient and practical information to enable them to comply with UK regulations in the simplest and most cost-effective manner possible. It takes away the mystique of the Building Regulations and provides an in-brief guide to meeting its requirements, providing simple and practical information on how the regulations can be easily and cost effectively adhered to.

The author explains the meaning of the UK regulations, their history, current status, requirements, associated documentation and how local authorities and councils view its importance, also emphasising the benefits and requirements of these regulations.

This third edition includes the latest revisions to Part P, Part A, Part C and Part E published in 2004 and 2005 as well as highlights from the consultation documents for Part L and Part F.



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ESSENTIAL INFORMATION

PRICING AND FORMAT

Materials

The delivered to site price is given together with a percentage allowance for waste on site, where appropriate, the resultant materials cost being shown in the shaded column. The prices used are those included in the Basic Prices of Materials section.

Labour

Hours for craft operative and labourer (General Building Operative) are given, these being applied to the labour rates shown in the top left hand shaded panel, the resultant total labour cost being shown in the shaded column.

Sundries

These are incidental costs not included in the main materials or labour cost columns. Many items previously considered as sundries are now included with materials.

Mechanical Plant

Items of Mechanical Plant not included in Preliminaries/General conditions have been allowed for in the measured rates.

Plant and Transport costs are indicated separately in the measured rates for items where these are a major factor and material costs are insignificant as in the case of some groundwork items.

Rates

Net rates shown in the shaded column are exclusive of overheads and profit.

Gross rates are inclusive of 7.5% Main Contractor's overheads and profit in the Major Works section, 12.5% in the Small Works section and 20% in the Alterations, Repairs and Maintenance section. Readers can, of course, adjust the rates for any other percentages that they may wish to apply.

PERCENTAGE ADJUSTMENTS FOR TENDER VALUES

MAJOR WORKS

The measured rates in the Major Works section are based on new work contracts valued in the range of £500,000 to £1,500,000. As a guide to pricing works of larger value and for cost planning or budgetary purposes, the following adjustments may be applied to overall contract values

Contract value

£1,500,000 to £2,500,000.....	deduct 2.5%
£2,500,000 to £5,000,000.....	deduct 5.0%

SMALL WORKS

The measured rates in the Small Works section are based on new work contracts valued in the range of £50,000 to £100,000. As a guide to pricing works of lower or larger values and for cost planning or budgetary purposes, the following adjustments may be applied to overall contract values

Contract value

£ 15,000 to £ 25,000.....	add 10.0%
£ 25,000 to £ 55,000.....	add 5.0%
£ 50,000 to £100,000.....	rates as shown
£100,000 to £200,000.....	deduct 5.0%
£200,000 to £300,000.....	deduct 7.5%
£300,000 to £500,000.....	deduct 10.0%

ALTERATIONS, REPAIRS AND MAINTENANCE

The measured rates in the Alterations, Repairs and Maintenance Works section are based on order values in the range of £5,000 to £15,000. The rates may be used for orders of lower value however due allowances must be added for disproportion waste factors, working in occupied premises and preliminary items.

RENOVATION WORKS AND WORK IN EXISTING UNOCCUPIED PREMISES

The rates in any of the various Works sections may be used appropriate for this type of work however care must be taken to ensure adequate allowance is made for preparation work, difficulty of access and any double handling.

WORKING IN OCCUPIED PREMISES

Nearly all work of this nature is more costly in execution than it has to be organised to suit the specific working conditions due to occupation and allowances should be made for the following:

- (a) reduction in output arising there from.
- (b) moving tradesmen on and off site as the progress of the contract demands.
- (c) suppression of noise and dust.

As a guide, the extra labour involved in carrying out work in occupied premises could add between 50% and 100% to the labour cost of the same work in unoccupied premises.

REGIONAL VARIATIONS

Laxton's Building Price Book is based upon national average prices. The Regional Variations section and maps indicate factors that may be applied to adjust overall pricing to regional levels from data provided by the B.C.I.S.

USE OF FACTORS AND ADJUSTMENTS

Regional factors and tender value adjustments should only be applied to adjust overall pricing or total contract values. They should not be applied to individual rates or trades.

VALUE ADDED TAX

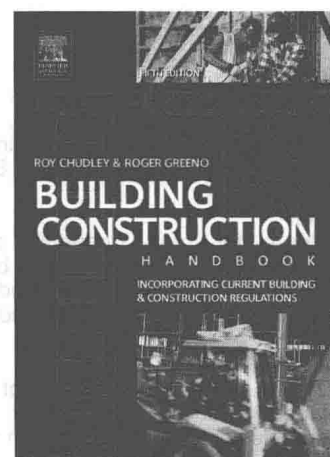
Prices in all sections exclude Value Added Tax.

Building Construction Handbook Fifth Edition R. Chudley & R. Greeno

Building Construction Handbook is an essential text for all building construction students up to, and including, undergraduate level. It summarises all elements of building construction practice, techniques, components and procedures.

The comprehensive coverage and numerous references to the latest Building Regulations, Water Supply Regulations, British and European Standards also makes this book an invaluable reference tool for construction professionals.

The fifth edition consolidates recent amendments to the Building Regulations, including: Part A – Structure; Part C – Site preparation; Part E – Resistance to the passage of sound; Part L – Conservation of fuel and power; and Part M – Access to and use of buildings.



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Textile Conservation Centre University of Southampton

WANTED

Information on garments deliberately concealed in buildings

There is an international folk tradition, from at least the Middle Ages onwards, of concealing old garments and other objects in houses and other buildings as they were being constructed or altered. These deliberately concealed objects are usually thought to be tokens of good luck and to have a protective function. The objects are varied and include bottles, trade tokens, shoes and other types of garment.

There has been no consistent recording of such garment finds and little research into the traditions behind the practice. **The Textile Conservation Centre** is undertaking research that will investigate the extent and significance of this tradition.

Several concealed garments have been brought to the Textile Conservation Centre for advice and treatment. The most notable examples include a mediaeval hat found in a church buttress and the ragged remains of two doublets dated c.1600. The doublets are very rare examples of working class dress of the period: one is a coarse linen fibre doublet c.1600 found in a house in Reigate, Surrey and the other a wool doublet c.1620 found in an attic in Abingdon, Oxfordshire (which was found in association with an 18th century pocket, a 19th century baby's cap and various tokens and hops).

The building trade, through its work, is often familiar with the practice, either by finding historically concealed objects during work, or because the tradition of concealing items in the fabric of buildings continues.

The Textile Conservation Centre would like to hear from anyone who knows of this tradition or anyone who has discovered concealed items. We particularly want to record garment finds. Even if the finds are very ragged or very dirty, we'd still like to know about them. For more information please contact:

The Administrator, Deliberately Concealed Garments
The Textile Conservation Centre
University of Southampton
Winchester Campus
Park Avenue
Winchester SO23 8DL
Tel: 023 8059 7100
Fax: 023 8059 7101
Email: tccuk@soton.ac.uk

The Textile Conservation Centre is an internationally renowned Centre of Excellence for conservation education, research and practice.

This project is funded by the Arts and Humanities Research Board

REGIONAL VARIATIONS

The maps of Regional Factors are adapted from the BCIS Quarterly Review of Building Prices and are current as at the second quarter of 2005. A fuller analysis giving county factors is given in the Review. The information gives an approximate guide to the levels of overall pricing for the various regions of the United Kingdom. Prices in this book are based on a national average (1.00) and by multiplying by the factors indicated, comparative prices for regions may be obtained.

Considerable variations may also occur as a result of specific local factors, in particular within inner city areas and the reader should make allowance for these, further detail may be obtained from BCIS.

Introduction

The cost of a building is affected by its location. Many localised variables combine to produce a unique cost, including market factors such as demand and supply of labour and materials, workload, taxation and grants. The physical characteristics of a particular site, its size, accessibility and topography also contribute. Not even identical buildings built at the same time but in different localities will obtain identical tenders.

While all these factors are particular to a time and place, certain areas of the country tend to have different tender levels than others. The location factors given on the map are an attempt to identify some of these general differences using information derived from the BCIS Tender Price Index. The regions chosen are administrative areas and are not significant cost boundaries as far as the building industry is concerned.

It should be stressed that even within counties or large conurbations great variations in tender levels are evident and that in many cases these will outweigh the effect of general regional factors.

Calculation of Regional/County Factors

The location factors are based upon statistical analysis of the projects included in the BCIS All-in Tender Price Index.

Regional trends are calculated to show the differential movement between each region's tender levels and the national trend.

The individual job factors have been grouped into regions and counties. The Regional/County Factors have been calculated from the mean of the groups. The factors have been subject to statistical analysis that adjusts the individual job factors to reflect the regional trend.

Regions

The information has been analysed by county in England and Wales and by region in Scotland with the exception that Greater London has been further sub-divided into Outer London and London Postal Districts. These locations have been grouped into larger regions to give greater statistical reliability. The larger regions used are the Department of the Environment's Standard Statistical Regions except for the South East Region for which smaller groups are used, the South West Regions which has been divided, The Channel Islands, The Isle of Man, The Shetland Islands and Northern Ireland added.

The regions are defined as follows:

ENGLAND

Northern:

Cleveland, Cumbria, Durham, Northumberland, Tyne and Wear.

Yorkshire and Humberside:

Humberside, North Yorkshire, South Yorkshire, West Yorkshire.

East Midlands:

Derbyshire, Leicestershire, Lincolnshire, Northamptonshire, Nottinghamshire.

East Anglia:

Cambridgeshire, Norfolk, Suffolk.

South East:

Bedfordshire, Essex, Hertfordshire, Kent, Surrey, East Sussex and West Sussex, Berkshire, Buckinghamshire, Hampshire, Isle of Wight, Oxfordshire.

Greater London:

The area of the former Greater London Council.

South West:

Avon, Dorset, Gloucestershire, Wiltshire, Cornwall, Devon Somerset.

West Midlands:

Hereford and Worcester, Shropshire, Staffordshire, Warwickshire, West Midlands.

North West:

Cheshire, Greater Manchester, Lancashire, Merseyside.

WALES

SCOTLAND

NORTHERN IRELAND

THE CHANNEL ISLANDS

THE ISLE OF MAN

THE SHETLAND ISLANDS

Note:

The Regional/County Factors have been shown to represent fairly reliable average differences between locations. They are however averages and any individual project is unlikely to coincide exactly with the average result: the factors provide useful general guidance but on no account should they be used to adjust individual item prices.

This information is abstracted from a more detailed study of location factors which is included in the BCIS Quarterly Review of Building Prices available from BCIS, 12, Great George Street, Parliament Square, London, SW1P 3AD. www.bcis.co.uk

REGIONAL VARIATIONS

REGIONAL FACTORS MAP



Laxton's Building Price Book is based upon national average prices (=1.00). Indicative levels of pricing in regions at the second quarter 2005 are given on this map and the factors shown may be applied to adjust overall pricing.

MAJOR WORKS - TENDER VALUES

The measured rates are based on contracts valued in the range of £500,000 to £1,500,000.
As a guide to pricing works of larger value and for cost planning or budgetary purposes, the following adjustments may be made to overall project values:

Project value:
£1,500,000 to £2,500,000 ... deduct 2.5%
£2,500,000 to £5,000,000 ... deduct 5%

SMALL WORKS - TENDER VALUES

The measured rates are based on contracts valued in the range of £50,000 to £100,000.
As a guide to pricing works of smaller or larger value and for cost planning or budgetary purposes, the following adjustments may be made to overall project values:

Project value:
£15,000 to £25,000 add 10 %
£25,000 to £50,000 add 5%
£50,000 to £100,000 rates as shown
£100,000 to £200,000 deduct 5%
£200,000 to £500,000 deduct 7.5%

ALTERATIONS/REPAIRS/MAINTENANCE

The measured rates are based on contracts valued in the range of £5,000 to £15,000.
The rates may be used for orders of lower value however due allowances must be added for disproportionate waste factors, working in occupied premises and preliminary items.

PRELIMINARIES/GENERAL CONDITIONS

GENERALLY

The prices throughout this section offer in a convenient form the means of arriving at approximate rates for the various operations commonly met in connection with normal types of buildings. The basis on which the rates are estimated is given below and should be examined and understood before making any adjustments necessary to adapt the prices to a specific contract or to rates of wages other than those given.

The basic rates of wages used throughout are those which came into force on June 27th 2005.

BUILDING

Calculation of labour rates used throughout the book:-

		Craft Operative £		General Building Operative £
Guaranteed minimum weekly earnings		351.00		264.03
- 39 hours		9.00		6.77
2,023 hours (includes inclement weather allowance)	at £9.00	18,207.00	at £6.77	13,695.71
Productivity Payments		1,820.70		1,369.57
Non-Productive Overtime 131 hours	at £9.00	1,179.00	at £6.77	886.87
Sick Pay as WR.20 (one week).		93.60		93.60
		21,300.30		16,045.75
National Insurance (Earnings threshold 46.2 weeks at £94.00)....	12.8% of £16,957.50	2,170.56	of £11,702.95	1,497.98
Holidays with Pay (Template) - 226 hours	at £9.00	2,034.00	at £6.77	1,530.02
Training 0.50% of Payroll (CITB Levy)	of £23,333.30	116.67	of £17,575.77	87.88
Retirement Benefit - 52 weeks	at £10.90	566.80	at £10.90	566.88
		26,188.33		19,728.43
Severance Pay 1.5% (Including loss of production during notice period absenteeism and turnover of labour)		392.82		295.93
		26,581.16		20,024.35
Employers Liability and Third Party Insurance	2.5%	664.54	2.5%	500.61
Trade Supervision	3%	797.43	3%	600.73
Cost per annum		28,043.12		21,125.69
Cost per hour - 1,973 working hours		£ 14.21		£ 10.71

Calculation of other skill rates as above would be as follows:-

Skilled Operative Rate:-	Skill Rate 1.	£13.55
	Skill Rate 2.	£13.05
	Skill Rate 3.	£12.22
	Skill Rate 4.	£11.52

Note: Public Holidays now included with Holidays with Pay

BASIC RATES OF WAGES – BUILDING WORKERS ALL-IN LABOUR RATES

Effective Dates of rates used:
Wages June 27th, 2005
National Insurances April 6th, 2005
Holidays with Pay (Template) June 30th, 2004
EasyBuild Stakeholder Pension..... June 30th, 2004
For earlier effective dates of the above see Standard Rates of Wages Section

PRELIMINARIES/GENERAL CONDITIONS

BASIC RATES OF WAGES (Cont'd)

Calculation of Hours Worked used above.

Summer: based on average 45 hours per week working	Hours	Winter: based on average 43 hours per week working	Hours
40 weeks	1800	12 weeks	516
Less Holidays:		Less Holidays: Winter (includes Christmas, Boxing and New Years days)	2 weeks (86)
Summer 2 weeks (90)		10 weeks at 43 hours	430
Easter (includes Easter Monday) 1 week (45)		Less Sick leave 5 days at 8 hours	(40)
37 weeks at 45 hours	1665		390
Less Bank Holidays (Good Friday, May, Spring and Summer Bank holidays) 4 days at 8 hours.	(32)	Add Summer Hours	1633
	1633	Total Hours	2023
		(Less Inclement Weather time)	50
		Total Actual Hours Worked	1973

Calculation of Non-Productive Overtime hours included above

Based on a 45 hour working week in Summer and a 43 hour working week in Winter, the calculation is as follows:-

Summer	6 hours overtime per week at time and a half	=	3 hours x 37 weeks	111
Winter	4 hours overtime per week at time and a half	=	2 hours x 10 weeks	20
Non-Productive hours per annum				131

Holidays with Pay as per W.R. 18

Bank Holidays	63 hours (8 days)
Winter, Spring, and Summer Holidays	163 hours (21 days)
	226 hours (29 days)

PLUMBING

The rates of wages used in the Plumbing and Mechanical Engineering Installations Section are those approved by The Joint Industry Board for Plumbing and Mechanical Engineering Services in England and Wales.

The All-in Labour rate calculations are as follows:

Effective dates of rates used:

Wages January 3rd 2005
National Insurance April 6th 2005
Holiday and Welfare contributions.....August 23rd 2004

		Trained Plumber £		Advanced Plumber £		Technical Plumber £
46 weeks at 37.5 hours = 1725 hours	at £9.28	16,008.00	at £10.82	18,664.50	at £12.02	20,734.50
Welding Supplement 1725 hours (Gas or Arc)		-	at £0.27	465.75	at £0.27	465.75
Travel time		-		-		-
		16,008.00		19,130.25		21,200.25
Allowance for Incentive Pay	15% (a)	2,401.20	15%	2,869.54	15%	3,180.04
		18,409.20		21,999.79		24,380.29
National Insurance 12.8% of	14,085.20	1,802.91	17,765.79	2,262.50	20,056.29	2,567.20
(Earnings Threshold 46.2 weeks at £89.01 = £4112.26)						
less rebate on earnings LEL to UEL 3.50%	14,085.20	-492.98	17,765.79	-618.65	20,056.29	-701.97
Pension Contribution.....of (a)...	7.50%	1,380.69	7.50%	1,649.98	7.50%	1,828.52
Holiday and Welfare Benefit stamps 52 weeks.....at £36.10		1,877.20	at £42.10	2,189.20	at £46.80	2,433.60
		22,977.01		27,482.82		30,507.64
Redundancy Payments	1.5%	344.66	1.50%	412.24	1.50%	457.61
Employer's Liability Insurance	2.5%	574.43	2.50%	687.07	2.50%	762.69
Fares say 4720 miles @ 30p.....		1,416.00		1,416.00		1,416.00
Cost per annum		25,312.09		29,998.13		33,143.95
Cost per hour – 1725 hours		14.67		17.39		19.21
Inclement Weather time	1%	0.15	1%	0.17	1%	0.19
		£ 14.82		£ 17.56		£ 19.41

The Plumber's all-in wage rate used throughout the book is an average of 1 Trained, 3 Advanced and 1 Technical Plumbers rates giving an average rate of £17.38 per hour.

- Note : 1. Total Weekly Stamp Value is the sum of Holiday Contribution and Welfare Credit.
2. Travel time – Discontinued for distances up to 20 miles
3. Tool Allowance – Discontinued

PRELIMINARIES/GENERAL CONDITIONS

BASIC RATES OF WAGES (Cont'd)

ELECTRICAL

The rates of wages used in the Electrical Engineering Installation Section are those approved by the Joint Industry Board for the Electrical Contracting Industry. www.jib.org.uk

The All-in Labour rate calculations using Job reporting operatives with own transport is as follows:

Effective dates of rates used:

Wages..... January 10th 2005
National Insurance..... April 6th 2005

				APPROVED + 50p		APPROVED		ELECT		TECH.	
	days	weeks	hours	rate		rate		rate		rate	
HOURS WORKED (LESS 1 WK SICK)		45.20	45.00	11.96	24326.64	11.46	23309.64	10.57	21499.38	12.91	26258.94
STATUTORY SICK PAY (NOT PAYABLE FOR FIRST THREE DAYS now includes bereavement leave)	2.00	68.20		13.64	27.28	13.64	27.28	13.64	27.28	13.64	27.28
NPOT		45.20	3.50	11.96	1892.07	11.46	1812.97	10.57	1672.17	12.91	2042.36
INCENTIVE PAYMENT	15.00%			15.00%	3649.00	15.00%	3496.45	15.00%	3224.91	15.00%	3938.84
TRAVEL TIME— up to 15 miles - Nil											
TRAVEL ALLOWANCE. — up to 15 miles - Nil											
STAT HOLDS	8.00		7.50	11.96	717.60	11.46	687.60	10.57	634.20	12.91	774.60
sub total A					30612.59		29333.94		27057.94		33042.02
NATIONAL INS (Lower earnings allowance)		45.20		12.80%	3918.41	12.80%	3754.74	12.80%	3463.42	12.80%	4229.38
sub total B					£94.00 -543.85		£94.00 -543.85		£94.00 -543.85		£94.00 -543.85
TRAINING	2.50%of B			2.50%	765.31	2.50%	733.35	2.50%	676.45	2.50%	826.05
TRAVEL ALLOWANCE— up to 15 miles - Nil. (TA TAX & NI EXEMPT ELEMENT)					0.00		0.00		0.00		0.00
JIB STAMP		52.00		44.66	2322.32	44.66	2322.32	41.93	2180.36	49.10	2553.20
sub total					37074.79		35600.50		32834.32		40106.81
SEVERANCE PAY	2.00%			2.00%	741.50	2.00%	712.01	2.00%	656.69	2.00%	802.14
sub total					37816.28		36312.51		33491.01		40908.94
EMP. LIAB & 3rd PARTY				2.50%	945.41	2.50%	907.81	2.50%	837.28	2.50%	1022.72
COST PER YEAR					38761.69		37220.33		34328.28		41931.67
GANG RATE								INDIVIDUAL RATES			
TECH.		41931.67	x	1.00	NON PRODUCTIVE	41931.67	£20.62				
APPROVED ELEC. +		38761.69	x	1.00	100%PRODUCTIVE	38761.69	£19.06				
APPROVED ELEC.		37220.33	x	2.00	100%PRODUCTIVE	74440.65	£18.30				
ELEC.		34328.28	x	4.00	100%PRODUCTIVE	137313.12	£16.88				
						292447.13					
AVERAGE MAN HOURS		45.20	x	45.00	2034	hrs					
AVERAGE COST PER MAN				Men	7.00	working	£20.54				