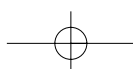
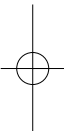
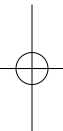
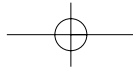


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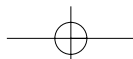
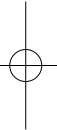
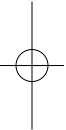
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INTRODUCTION

GENERAL

The Quarterly Building Price and Cost Indices contain full details of the Tender Price Index of Public Sector Building Non-Housing (PUBSEC Index), the Tender Price Index of Social House Building (TPISH Index), the Tender Price Index of Road Construction (ROADCON Index), Resource Cost Indices for Building, Roads, Infrastructure, and Building Maintenance (NOCOS through to HOMACOS), and the Projected Formula Variation of Price Index (FORVOP Index) which are all prepared within the Industry Economics and Statistics Division of the Department of Trade and Industry.

Also contained extracts from the Output Price Index for All New Construction Work (OUTPUT Index), also prepared within the Department for Business, Enterprise and Regulatory Reform, the full details of which are available in other publications. Acknowledgement of the source of this index is given with the table.

The information contained in this issue supersedes that contained in previous issues.

BASE DATE

The BASE DATE for indices in this publication is 1995 = 100.

Multipliers, for the conversion of the price indices only to other base dates, are given at the end of the appropriate tables.

PUBSEC INDEX

The PUBSEC Tender Price Index is based on the rates for measured work contained in Bills of Quantities for accepted tenders within the Public Sector, excluding housing, civil engineering, mechanical engineering, electrical engineering and minor alteration works projects.

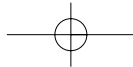
Participating departments include the Departments of Education, Health, Social Security, the Home Office, the Scottish Office, the Ministry of Defence, the Ministry of Agriculture Fisheries and Foods, the Lord Chancellors Department and Various Local Authorities in England, Scotland and Wales.

Table 1 shows the PUBSEC Tender Price Indices from 1950.

After the latest provisional index, Table 1.3 shows indicative indices for the next eight quarters. These indicative indices are a projection only of the way in which the PUBSEC Tender Price Index may move. They are based upon the trend indicated by the most recently calculated indices.

In order to eliminate erratic movement in the PUBSEC Tender Price Indices, caused by unreliable sample sizes, the published indices from Q1/90 in Table 1.3 are smoothed. The method of smoothing adopted, which is based upon the moving average principle, only firms up the provisional index two quarters before the latest being calculated and therefore the last two calculated indices contained in Table 1.3 are provisional. It should be noted, however, that the earlier of the provisional indices is unlikely to change significantly when firmed up.

The PUBSEC Tender Price Index is a smoothed median current weighted index.



INTRODUCTION (continued)

PROVISION OF INFORMATION FOR THE PUBSEC INDEX

The calculation of the PUBSEC Tender Price Indices depends on DTI receiving information on tenders let. Would all users of the indices, responsible for letting new build works in the public sector, falling within the definition given in the notes on the PUBSEC Tender Price Index above, ensure the Bills of Quantities and other tender information are submitted for indexing.

Details of the other information required and submission address is available from the enquiry point for the PUBSEC Index given at the end of this section.

LOCATION STUDY OF PUBSEC INDICES

The Location Study is an analysis of all the projects sampled in the most recent twelve quarters and included in the PUBSEC Tender Price Index. The study standardises all indices and sorts them into eight predetermined locations, each given a code. The location codes are detailed in the Locations Section at the end of this publication.

Table 2 shows the Location Factors which are derived from the Location Study from 1980 with the sample sizes from which they are derived. These factors may be applied to the PUBSEC Index to determine an index adjusted for locality.

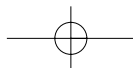
In order that the Location Factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.

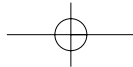
FUNCTION STUDY OF PUBSEC INDICES

The Function Study is an analysis of all of the projects sampled in the most recent twelve quarters and included in the PUBSEC Tender Price Index. The study standardises all indices and sorts them into six predetermined building functions, each given a code.

Table 3 identifies the Building Functions within each Function Code and shows the Function Factors which were derived from the Function Study from 1980 with the sample sizes from which they are derived. These factors may be applied to the PUBSEC Index to determine an index adjusted for building function.

In order that the Function Factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.





INTRODUCTION (continued)

CALCULATING A BUILDING PROJECT INDEX

The method of calculating an index for a particular project, using the PUBSEC Index, the Location Study and the Function Study is shown giving worked examples.

TPISH INDEX

The TPISH Tender Price Index (formerly PIPSH) is based on pricing details contained in accepted tenders for Social Housebuilding obtained from Local Authorities and Housing Associations in England and Wales.

Table 4 shows the Smoothed All-In NEW BUILD TPISH Tender Price Indices from 1985 with sample sizes from which they were derived (see notes on smoothing below). The table also shows REHAB TPISH Tender Price Indices which are derived from the NEW BUILD TPISH Tender Price Indices.

In order to eliminate erratic movement in the TPISH Tender Price Index, caused by reducing sample sizes, the published indices are smoothed. The method of smoothing adopted is as described for the PUBSEC Index above.

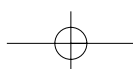
Since the provision of some information for the TPISH Tender Price Index is sometimes delayed and in order not to omit available data from a reducing sample size it is necessary to hold the latest three quarters as provisional pending the input of delayed data. This situation is continually monitored and may be revised in future.

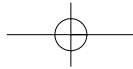
The TPISH Tender Price Index is a smoothed base weighted index.

PROVISION OF INFORMATION FOR THE TPISH INDEX

The calculation of the TPISH Tender Indices depends on the DTI receiving information on tenders let. Would all users of the indices, responsible for letting new social Housing contracts falling within the definition given in the notes on the TPISH Tender Prices Index above, please ensure DTI Quarterly Returns are submitted.

Information on the Quarterly Returns is available from the enquiry point for the TPISH Index given at the end of this section.





INTRODUCTION (continued)

LOCATION STUDY FOR THE TPISH INDEX

The location study is an analysis of all the projects sampled in the most recent twelve quarters and included in the TPISH Tender Prices Index. The study standardises all indices and sorts them into seven predetermined locations each given a code. The locations are detailed in the Location Section at the end of this publication.

Table 5 shows the Location Factors, derived from the location study from 1985 with the sample sizes from which they were derived. These factors may be applied to the relevant TPISH Index to determine an index adjusted for locality.

In order that the Location Factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.

CALCULATING A HOUSE BUILDING INDEX

The method of calculating an index for a particular housing project, using the TPISH Index and the Location Study is shown giving working examples.

ROADCON INDEX

The Road Construction Tender Price Index is based on priced rates contained in accepted tenders for Road Construction, Motorway Widening and Major Maintenance Schemes costing over £0.25m obtained from the Highways Agency and Local Authorities in England, Scotland and Wales.

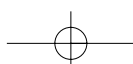
Table 6 shows the Smoothed All-In Road Construction Tender Price Index (RCPTI) from 1985 with the sample sizes from which they were derived (see notes on smoothing below).

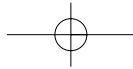
In order to eliminate erratic movement caused by reducing sample sizes the published indices are smoothed. A Bayesian method of smoothing has been adopted.

Since the provision of some information for the ROADCON Tender Price Index is sometimes delayed and in order not to omit available data from a reducing sample size it is necessary to hold the latest two quarters as provisional pending the input of delayed data.

This situation is continually monitored and may be revised in future.

The ROADCON Tender Price Index is a smoothed median current weighted index.





INTRODUCTION (continued)

PROVISION OF INFORMATION FOR THE ROADCON INDEX

The calculation of the ROADCON Tender Prices Indices depends on DTI receiving information on tenders let. Would all users of the indices responsible for letting new road works contracts, falling within the definition given in the notes on the ROADCON Tender Price Index above, please ensure the Bills of Quantities are submitted with a DTI Quarterly Return.

Information on the Quarterly Return is available from the enquiry point for the ROADCON Index given at the end of this section.

LOCATION STUDY OF ROADCON INDICES

The location study is an analysis of all the projects sampled in the most recent twelve quarters and included in the ROADCON Tender Price Index. The study standardises all indices and sorts them into eight predetermined Locations, each given a code. The locations are detailed in the Locations Section at the end of this publication.

Table 7 shows the Location Factors, derived from the location study from 1985 with the sample sizes from which they are derived. These factors may be applied to the relevant ROADCON Index to determine an index adjusted for locality.

In order that the Location Factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.

ROAD TYPE STUDY OF ROADCON INDICES

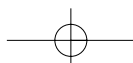
The Road Type Study is an analysis of all the projects sampled in the most recent twelve quarters and included in the ROADCON Tender Price Index. The study standardises all indices and sorts them into three pre-determined road types each given a code.

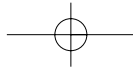
Table 8 identifies the Road Types within each Road Type Code and shows the Road Type Factors, derived from the Road Type study from 1985 with the sample sizes from which they are derived. These factors may be applied to the relevant ROADCON Index to determine an index adjusted for road type.

In order that the Road Type factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.

VALUE STUDY OF ROADCON INDICES

The Value Study is an analysis of all the projects sampled in the most recent twelve quarters and included in the ROADCON Tender Price Index. The study standardises all indices, plots a graph of the results and calculates the Value Factors at predetermined points.





INTRODUCTION (continued)

VALUE STUDY OF ROADCON INDICES (continued) Table 9 shows the Value Factors, derived from the Value Study from 1985. Value Factors for values between the predetermined prints may be interpolated. These factors may be applied to the relevant ROADCON Index to determine an index adjusted for value.

In order that the Value Factors keep abreast of the most recent indices, the twelve quarters is a rolling period to which are added the most recent and from which are removed the oldest quarterly indices at the date of each issue.

CALCULATING A ROAD PROJECT INDEX The method of calculating an index for a particular road project using the ROADCON Index, the Location Study, the Road Type Study and the Value Study is shown giving worked examples.

APSAB INDEX The APSAB index is now replaced with the NOCOS Index (see below).

RESOURCE COST INDICES The resourced cost indices give a measure of the notional trend of costs to a contractor of increases in the cost of labour, materials and plant by application of the Price Adjustment Formulae for Building and Specialist Engineering Works (series 3) to cost models.

The resource cost indices are broken down, where applicable, to show Building, Heating and Ventilating, Electrical works or Building Labour and Plant. An index for Building Materials, derived from the combined index, is also shown.

The resourced cost indices cannot take into account current market conditions experienced by a contractor on a particular project (ie material discounts or premiums paid for resources in short supply).

Table 10 shows the NOCOS Index for Building Non-Housing from 1980.

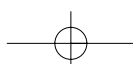
Table 11 shows the HOCOS Index for House Building from 1985.

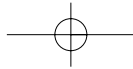
Table 12 shows the ROCOS Index for Road Construction from 1985.

Table 13 shows the FOCOS Index for Infrastructure for 1985.

Table 14 shows the NOMACOS Index for Maintenance of Building Non-Housing from 1986.

Table 15 shows the HOMACOS Index for Maintenance of House Building from 1985.





INTRODUCTION (continued)

FORVOP INDEX The FORVOP Index is a projection of how the NOCOS Combined Indices are expected to move over the next eight years and thus an indication of the expected future Formula VOP reimbursement rate.

Table 16 shows the projected FORVOP Indices for each month throughout the period. These are based upon anticipated rates of increase on the cost of labour and material each individually assessed against the trend indicated by the most recent NOCOS Index and stated Government policy on inflation. It should be noted that the further ahead the projection looks so the reliability reduces.

It is intended to review these projections in the light of each quarters NOCOS Index and developing Government policy on inflation. They must be expected therefore, especially during any period of instability, to be subject to change.

ESTIMATING FUTURE FORMULA VOP REIMBURSEMENT The method of estimating future Formula VOP Reimbursement for a particular project, using the FORVOP Index, is shown giving a worked example.

For ease of use in the formula, when estimating future VOP reimbursement, the sum of the indices for each complete year is also given in Table 16.

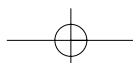
PRICE/COST TRENDS The relationship between building tender prices and building resource costs is shown graphically. The graph plots the PUBSEC All-In, TPISH All-in New Build and NOCOS Combined Indices and the Tender Price and Building Resource Cost Trends indicated by them.

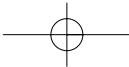
OUTPUT INDEX The Output Price Indices for Construction Work are derived from Tender Price Indices for Public and Private Sector Works and can be used as a deflator to convert the output of all construction work from current to constant prices.

The Output Price Index measures the actual price level of all construction work being carried out in any given quarter.

Table 17 shows the Output Price Indices for Construction Work from 1985.

Table 18 shows the published Output Price Indices for Public Works from 1985.





INTRODUCTION (continued)

OUTPUT DEFLATORS

The Output Deflators for Direct Labour are derived from the resource costs of labour and material and can be used to convert the output of Direct Labour organisations current to constant prices.

The Output Deflators measure the actual price levels of all DLO Works being carried out in any given quarter.

Table 19 shows the Output Deflators for Direct Labour from 1985.

Table 20 shows the Output Deflators for Contractors from 1985.

LOCATIONS

A map of the British Isles showing the Locations and the Location Codes, used in the location studies, for the PUBSEC, TPISH and ROADCON Tender Price Indices, together with details of all Counties and Unitary Authorities within each location is included in this section.

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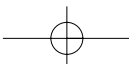
General enquiries on the Quarterly Building Price and Cost Indices should be addressed to:

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Tudorseed Construction Limited,
 306a St Marys Lane, Upminster, Essex RM14 3HL

Telephone: 01708 641940
 Fax: 08700 341221
 E-mail: dti@tudorseed.co.uk



PUBSEC INDEX

TENDER PRICE INDEX OF PUBLIC SECTOR BUILDING NON-HOUSING

BASE 1995 = 100								
Year & Quarter	All-in Index		Year & Quarter	All-in Index		Year & Quarter	All-in Index	
	Qtr	Year		Qtr	Year		Qtr	Year
1950 Q1	7	8	1960 Q1	10	10	1970 Q1	15	16
Q2	7		Q2	10		Q2	16	
Q3	8		Q3	10		Q3	17	
Q4	8		Q4	11		Q4	17	
1951 Q1	8	9	1961 Q1	11	12	1971 Q1	17	18
Q2	9		Q2	11		Q2	17	
Q3	9		Q3	12		Q3	18	
Q4	9		Q4	12		Q4	19	
1952 Q1	9	9	1962 Q1	12	12	1972 Q1	21	22
Q2	9		Q2	12		Q2	21	
Q3	9		Q3	12		Q3	23	
Q4	9		Q4	12		Q4	24	
1953 Q1	9	9	1963 Q1	12	13	1973 Q1	26	31
Q2	9		Q2	13		Q2	29	
Q3	9		Q3	13		Q3	34	
Q4	9		Q4	13		Q4	36	
1954 Q1	9	10	1964 Q1	13	13	1974 Q1	36	36
Q2	9		Q2	13		Q2	37	
Q3	10		Q3	13		Q3	36	
Q4	10		Q4	13		Q4	35	
1955 Q1	10	10	1965 Q1	13	13	1975 Q1	36	36
Q2	10		Q2	13		Q2	37	
Q3	10		Q3	13		Q3	36	
Q4	10		Q4	13		Q4	36	
1956 Q1	10	10	1966 Q1	13	13	1976 Q1	37	39
Q2	10		Q2	13		Q2	38	
Q3	10		Q3	13		Q3	40	
Q4	10		Q4	13		Q4	39	
1957 Q1	10	10	1967 Q1	13	13	1977 Q1	40	43
Q2	10		Q2	13		Q2	43	
Q3	10		Q3	13		Q3	43	
Q4	10		Q4	13		Q4	46	
1958 Q1	10	10	1968 Q1	13	14	1978 Q1	45	50
Q2	10		Q2	13		Q2	48	
Q3	10		Q3	14		Q3	51	
Q4	10		Q4	14		Q4	54	
1959 Q1	10	10	1969 Q1	14	14	1979 Q1	57	64
Q2	10		Q2	14		Q2	60	
Q3	10		Q3	14		Q3	66	
Q4	10		Q4	14		Q4	72	

(Table 1.1 – PUBSEC Index 1950 to 1979)

PUBSEC INDEX (continued)**TENDER PRICE
INDEX OF PUBLIC
SECTOR
BUILDING
NON-HOUSING**
(continued)

Year & Quarter		BASE 1995 = 100	
		All-in Index	
		Qtr	Year
1980	Q1	68	70
	Q2	74	
	Q3	70	
	Q4	68	
1981	Q1	66	68
	Q2	69	
	Q3	67	
	Q4	68	
1982	Q1	70	69
	Q2	67	
	Q3	68	
	Q4	69	
1983	Q1	69	70
	Q2	69	
	Q3	71	
	Q4	72	
1984	Q1	74	75
	Q2	75	
	Q3	74	
	Q4	75	
1985	Q1	78	79
	Q2	79	
	Q3	80	
	Q4	80	
1986	Q1	80	80
	Q2	80	
	Q3	78	
	Q4	82	
1987	Q1	84	87
	Q2	87	
	Q3	86	
	Q4	91	
1988	Q1	96	100
	Q2	99	
	Q3	102	
	Q4	101	
1989	Q1	106	106
	Q2	107	
	Q3	108	
	Q4	104	

Smoothed Indices and
Sample Sizes not
available before 1990.

(Table 1.2 – PUBSEC Index 1980 to 1989)

PUBSEC INDEX (continued)**TENDER PRICE
INDEX OF PUBLIC
SECTOR
BUILDING
NON-HOUSING**
(continued)

BASE 1995 = 100					<i>SS = Sample size P = Provisional * = Indicative Index</i>				
Year & Quarter		Smoothed All-in Index			Year & Quarter		Smoothed All-in Index		
		Qtr	Year	SS			Qtr	Year	SS
1990	Q1	103	99	90	2000	Q1	114	119	70
	Q2	101		67		Q2	117		67
	Q3	97		52		Q3	121		48
	Q4	95		64		Q4	124		78
1991	Q1	94	90	78	2001	Q1	126	130	83
	Q2	91		68		Q2	129		57
	Q3	89		90		Q3	132		62
	Q4	87		87		Q4	133		71
1992	Q1	86	83	57	2002	Q1	134	136	42
	Q2	83		59		Q2	134		51
	Q3	82		58		Q3	136		59
	Q4	82		58		Q4	140		60
1993	Q1	83	86	66	2003	Q1	144	145	48
	Q2	85		44		Q2	145		67
	Q3	86		56		Q3	145		58
	Q4	88		68		Q4	147		62
1994	Q1	90	94	46	2004	Q1	150	156	76
	Q2	92		62		Q2	154		66
	Q3	95		78		Q3	158		56
	Q4	97		68		Q4	161		42
1995	Q1	99	100	56	2005	Q1	163	166	54
	Q2	101		63		Q2	166		55
	Q3	101		50		Q3	168		55
	Q4	99		80		Q4	166		48
1996	Q1	100	101	81	2006	Q1	165	170	83
	Q2	100		66		Q2	168		59
	Q3	101		71		Q3	173		66
	Q4	102		93		Q4	175		53
1997	Q1	103	105	72	2007	Q1	179		43
	Q2	105		80		Q2	187P		54
	Q3	106		76		Q3	192P		10
	Q4	107		94		Q4	194*		
1998	Q1	108	109	50	2008	Q1	197*		
	Q2	109		64		Q2	199*		
	Q3	110		95		Q3	202*		
	Q4	110		81		Q4	204*		
1999	Q1	111	114	78	2009	Q1	207*		
	Q2	114		64		Q2	209*		
	Q3	115		64		Q3	212*		
	Q4	114		94					

To CONVERT the PUBSEC Indices to other base dates:-

1975 = 100 multiply by 2.778
1985 = 100 multiply by 1.263

(Table 1.3 – PUBSEC Index from 1990)

PUBSEC INDEX (continued)**LOCATION
STUDY**

*NA = Not available due to small number of contracts
For Location Detail see page 64 P = Provisional SS = Sample size*

Year & Quarter	1. Scotland		2. North		3. Wales		4. Midlands	
	Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1980 Yr	0.97		1.00		0.99		0.96	
1981 Yr	0.95		0.99		0.99		0.96	
1982 Yr	0.96		0.97		1.00		0.96	
1983 Yr	0.97		0.98		1.00		0.93	
1984 Yr	0.98		0.96		1.00		0.93	
1985 Yr	0.96		0.95		0.99		0.90	
1986 Yr	0.96		0.95		0.97		0.90	
1987 Yr	0.94		0.94		0.93		0.89	
1988 Yr	0.93		0.90		0.91		0.91	
1989 Yr	0.90		0.88		0.90		0.91	
1990 Q1	0.89	175	0.90	219	0.91	50	0.91	168
Q2	0.89	168	0.90	219	0.90	47	0.91	172
Q3	0.90	168	0.91	207	0.86	44	0.92	172
Q4	0.91	165	0.91	208	0.90	43	0.91	171
1991 Q1	0.91	163	0.91	190	0.88	43	0.93	173
Q2	0.90	160	0.93	186	0.89	37	0.91	166
Q3	0.93	158	0.94	189	0.90	40	0.93	169
Q4	0.94	156	0.96	179	0.91	36	0.93	170
1992 Q1	0.96	144	0.97	176	0.95	39	0.94	161
Q2	0.98	139	0.97	174	0.92	43	0.96	157
Q3	1.00	137	0.99	171	0.91	45	0.95	149
Q4	1.01	137	0.99	169	0.91	46	0.96	149
1993 Q1	1.03	136	1.00	163	0.92	48	0.95	148
Q2	1.05	139	1.00	158	0.93	45	0.95	142
Q3	1.04	135	1.00	161	0.94	44	0.96	149
Q4	1.03	140	0.99	156	0.94	45	0.94	146
1994 Q1	1.03	130	0.99	153	0.96	45	0.96	144
Q2	1.02	126	1.00	155	0.95	44	0.97	143
Q3	1.02	126	0.99	153	0.96	41	0.97	151
Q4	1.01	118	1.00	151	0.96	40	0.96	144
1995 Q1	1.01	118	0.99	149	0.96	35	0.96	138
Q2	1.02	124	0.98	140	0.96	31	0.96	138
Q3	1.00	123	0.98	139	0.96	28	0.97	135
Q4	1.02	119	0.97	142	0.95	28	0.97	151
1996 Q1	1.00	119	0.97	148	0.92	26	0.96	151
Q2	0.99	115	0.99	150	0.94	27	0.95	158
Q3	0.98	112	0.97	144	0.95	27	0.96	157
Q4	0.98	104	0.97	149	0.96	25	0.96	164
1997 Q1	0.97	109	0.97	162	0.94	25	0.96	159
Q2	0.97	113	0.97	164	0.94	31	0.96	159
Q3	0.96	117	0.97	158	0.95	36	0.95	148
Q4	0.96	121	0.96	166	0.95	35	0.95	158

(Table 2.1 – Location Factor 1980 to 1997, Locations 1 to 4)

PUBSEC INDEX (continued)**LOCATION STUDY**
(continued)

NA = Not available due to small number of contracts
For Location Detail see page 64 *P = Provisional* *SS = Sample size*

Year & Quarter	5. East		6. South West		7. South East		8. London	
	Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1980 Yr	0.99		1.01		0.95		1.09	
1981 Yr	0.99		1.02		0.96		1.10	
1982 Yr	0.98		1.02		0.96		1.10	
1983 Yr	0.97		1.01		0.97		1.11	
1984 Yr	0.99		1.00		0.98		1.08	
1985 Yr	1.02		0.97		1.02		1.07	
1986 Yr	1.02		0.95		1.06		1.14	
1987 Yr	1.03		0.95		1.08		1.12	
1988 Yr	1.05		0.95		1.11		1.15	
1989 Yr	1.08		0.97		1.10		1.17	
1990 Q1	1.08	232	0.97	129	1.08	208	1.14	44
Q2	1.08	221	0.95	132	1.10	203	1.16	43
Q3	1.10	201	0.96	133	1.09	194	1.20	42
Q4	1.09	195	0.96	129	1.10	186	1.20	39
1991 Q1	1.08	175	0.97	128	1.08	180	1.19	41
Q2	1.06	163	0.99	127	1.07	166	1.18	43
Q3	1.03	149	0.98	121	1.09	151	1.18	42
Q4	1.03	135	0.98	119	1.05	144	1.16	47
1992 Q1	1.02	121	0.97	112	1.01	134	1.16	45
Q2	0.98	112	0.97	107	1.02	122	1.13	42
Q3	0.99	107	0.98	99	0.98	112	1.13	42
Q4	1.00	100	0.98	91	0.98	107	1.09	40
1993 Q1	0.98	92	0.96	90	0.98	99	1.01	39
Q2	1.00	89	0.95	86	0.96	96	1.03	37
Q3	1.00	87	0.95	81	0.98	101	1.01	38
Q4	0.99	92	0.95	80	0.97	98	1.02	43
1994 Q1	0.98	88	0.93	74	0.98	87	1.03	47
Q2	0.97	79	0.94	76	0.98	89	1.04	51
Q3	1.00	75	0.94	69	0.99	84	1.04	52
Q4	0.99	73	0.94	68	0.99	90	1.03	49
1995 Q1	1.00	81	0.94	65	0.99	98	1.04	48
Q2	1.00	78	0.95	67	1.00	108	1.04	50
Q3	1.02	75	0.95	62	1.00	104	1.05	51
Q4	1.00	78	0.96	61	1.01	109	1.06	51
1996 Q1	1.02	77	0.97	59	1.01	120	1.05	54
Q2	1.02	85	0.96	62	1.01	119	1.04	60
Q3	1.01	91	0.95	66	1.01	128	1.06	66
Q4	1.01	93	0.95	74	1.01	138	1.08	69
1997 Q1	1.00	96	0.95	81	1.01	146	1.08	64
Q2	1.01	104	0.96	80	1.02	147	1.08	61
Q3	1.01	106	0.96	82	1.02	148	1.09	62
Q4	1.01	109	0.97	83	1.02	146	1.13	64

(Table 2.2 – Location Factor 1980 to 1997, Locations 5 to 8)

PUBSEC INDEX (continued)**LOCATION STUDY**
(continued)

NA = Not available due to small number of contracts
For Location Detail see page 64 *P = Provisional SS = Sample size*

Year & Quarter	1. Scotland		2. North		3. Wales		4. Midlands	
	Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1998 Q1	0.96	120	0.97	169	0.94	38	0.95	156
Q2	0.97	121	0.97	178	0.94	38	0.95	156
Q3	0.97	124	0.97	189	0.94	43	0.96	155
Q4	0.96	135	0.97	185	0.93	40	0.95	140
1999 Q1	0.97	137	0.97	191	0.94	40	0.95	138
Q2	0.98	145	0.97	190	0.94	41	0.96	132
Q3	0.98	153	0.96	195	0.94	40	0.96	133
Q4	0.98	175	0.97	204	0.92	41	0.96	122
2000 Q1	0.98	174	0.96	198	0.90	43	0.96	128
Q2	0.96	177	0.97	192	0.93	40	0.96	133
Q3	0.97	162	0.96	189	0.92	34	0.98	130
Q4	0.97	155	0.96	184	0.90	33	0.98	127
2001 Q1	0.96	168	0.96	178	0.91	32	0.98	140
Q2	0.95	175	0.96	168	0.90	31	0.97	139
Q3	0.96	173	0.95	151	0.90	26	0.97	147
Q4	0.96	172	0.96	150	0.91	32	0.98	148
2002 Q1	0.95	163	0.95	131	0.92	32	0.98	148
Q2	0.95	166	0.95	127	0.93	35	0.98	145
Q3	0.95	163	0.96	123	0.95	39	0.98	142
Q4	0.93	141	0.95	105	0.93	39	0.97	151
2003 Q1	0.94	139	0.96	102	0.94	35	0.97	145
Q2	0.94	136	0.95	102	0.93	33	0.96	139
Q3	0.94	141	0.95	97	0.93	38	0.96	139
Q4	0.93	143	0.95	94	0.94	38	0.97	138
2004 Q1	0.93	131	0.94	96	0.92	41	0.96	141
Q2	0.94	126	0.93	105	0.92	43	0.96	140
Q3	0.93	129	0.94	110	0.91	44	0.96	127
Q4	0.93	117	0.94	105	0.91	43	0.96	125
2005 Q1	0.95	120	0.94	111	0.91	42	0.97	128
Q2	0.95	112	0.94	111	0.91	36	0.97	132
Q3	0.95	120	0.94	108	0.90	32	0.97	127
Q4	0.96	116	0.93	111	0.90	32	0.98	122
2006 Q1	0.98	126	0.95	116	0.91	39	0.97	129
Q2	0.98	130	0.95	122	0.91	39	0.98	128
Q3	0.98	135	0.96	130	0.92	36	0.97	127
Q4	0.99	132	0.96	124	0.92	38	0.96	121
2007 Q1	0.99	132	0.96	117	0.92	37	0.96	106
Q2	1.00P	126	0.95P	111	0.93P	34	0.96P	105
Q3	1.00P	115	0.96P	102	0.93P	31	0.96P	102

(Table 2.3 – Location Factors from 1998, Locations 1 to 4)

PUBSEC INDEX (continued)**LOCATION STUDY**
(continued)

NA = Not available due to small number of contracts
For Location Detail see page 64 *P = Provisional* *SS = Sample size*

Year & Quarter	5. East		6. South West		7. South East		8. London	
	Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1998 Q1	1.01	104	0.97	86	1.03	138	1.14	65
Q2	1.01	106	0.97	87	1.03	130	1.14	63
Q3	1.00	120	0.98	94	1.02	134	1.14	63
Q4	1.02	127	0.98	98	1.04	135	1.14	63
1999 Q1	1.01	132	0.98	102	1.04	126	1.14	54
Q2	1.03	128	0.99	100	1.04	130	1.16	52
Q3	1.02	122	0.99	99	1.06	122	1.16	47
Q4	1.03	111	0.98	95	1.07	115	1.13	39
2000 Q1	1.03	113	0.99	99	1.08	108	1.15	37
Q2	1.04	103	0.99	101	1.08	110	1.16	31
Q3	1.03	102	1.00	100	1.07	110	1.16	32
Q4	1.03	105	0.99	100	1.07	108	1.15	31
2001 Q1	1.03	111	0.99	101	1.08	114	1.15	32
Q2	1.04	110	0.99	98	1.07	113	1.16	35
Q3	1.04	103	0.99	96	1.07	107	1.17	33
Q4	1.04	93	0.98	92	1.07	104	1.17	35
2002 Q1	1.05	94	0.98	86	1.08	102	1.16	34
Q2	1.05	92	0.98	90	1.08	93	1.14	29
Q3	1.05	94	0.97	89	1.07	95	1.13	27
Q4	1.05	93	0.99	87	1.07	98	1.16	34
2003 Q1	1.05	85	0.98	81	1.07	101	1.16	38
Q2	1.05	94	0.98	73	1.07	105	1.16	44
Q3	1.04	97	0.99	75	1.08	108	1.15	41
Q4	1.04	89	0.99	71	1.08	110	1.15	37
2004 Q1	1.04	83	1.00	67	1.09	113	1.15	36
Q2	1.05	88	1.00	66	1.08	117	1.13	37
Q3	1.03	87	1.00	61	1.08	123	1.15	35
Q4	1.03	88	0.99	57	1.08	121	1.15	31
2005 Q1	1.03	83	0.99	55	1.07	129	1.15	31
Q2	1.03	89	1.00	52	1.07	136	1.16	35
Q3	1.03	93	1.00	50	1.08	132	1.15	37
Q4	1.02	104	1.00	46	1.08	124	1.12	32
2006 Q1	1.01	116	1.00	45	1.07	116	1.11	35
Q2	1.01	113	1.00	43	1.07	110	1.11	29
Q3	1.00	106	0.98	38	1.07	116	1.09	34
Q4	0.99	109	0.98	40	1.06	107	1.09	42
2007 Q1	1.00	109	0.97	44	1.05	90	1.09	45
Q2	1.00P	116	0.97P	43	1.05P	90	1.08P	43
Q3	1.00P	106	0.97P	42	1.04P	80	1.08P	44

(Table 2.4 – Location Factor from 1998, Location 5 to 8)

PUBSEC INDEX (continued)**FUNCTION
STUDY**

*NA = Not available due to small number of contracts
P = Provisional SS = Sample size*

Year & Quarter	1. Courts, Police Stations and Prisons		2. Hospitals Clinics and Day Centres		3. Schools Colleges and Training Colleges	
	Function Factor	SS	Function Factor	SS	Function Factor	SS
1980 Yr	0.96		1.01		0.98	
1981 Yr	0.95		1.02		0.99	
1982 Yr	0.94		1.03		0.99	
1983 Yr	0.95		1.04		0.98	
1984 Yr	0.97		1.03		0.99	
1985 Yr	0.91		1.01		1.01	
1986 Yr	0.97		1.00		1.00	
1987 Yr	0.97		0.99		1.00	
1988 Yr	0.97		1.00		1.01	
1989 Yr	0.98		0.98		0.99	
1990 Q1	0.97	60	0.98	321	0.99	358
Q2	0.98	59	0.98	307	0.99	363
Q3	1.02	57	0.98	294	1.00	370
Q4	1.01	54	0.99	278	0.98	383
1991 Q1	1.01	48	0.99	277	0.97	373
Q2	1.02	47	1.00	269	0.97	369
Q3	1.01	43	1.00	249	0.97	371
Q4	1.01	39	0.99	241	0.97	366
1992 Q1	1.02	37	0.99	241	0.98	346
Q2	1.01	36	0.99	243	0.98	337
Q3	1.01	29	0.99	225	0.99	347
Q4	0.99	27	1.00	215	0.99	338
1993 Q1	0.98	27	0.99	205	1.00	337
Q2	0.99	26	0.98	201	1.00	334
Q3	0.96	26	0.98	202	1.00	340
Q4	0.96	28	0.99	203	1.00	333
1994 Q1	0.93	32	0.99	198	1.00	313
Q2	0.97	33	0.99	202	1.00	306
Q3	0.96	41	0.98	212	1.00	294
Q4	0.95	44	0.99	209	1.01	289
1995 Q1	0.97	45	0.99	192	1.00	300
Q2	0.97	43	0.99	191	1.00	304
Q3	0.98	47	0.98	188	1.01	287
Q4	0.97	52	0.97	196	1.01	299
1996 Q1	1.00	53	0.98	203	1.00	316
Q2	0.98	53	0.98	202	1.00	333
Q3	0.97	52	0.98	212	1.00	325
Q4	0.98	54	0.98	223	1.00	345
1997 Q1	0.98	52	0.98	219	1.00	370
Q2	0.98	52	0.98	208	1.00	387
Q3	0.98	47	0.99	202	1.00	389
Q4	0.98	44	0.99	200	1.00	412

(Table 3.1 – Function Factor 1980 to 1997, Locations 1 to 3)

PUBSEC INDEX (continued)**FUNCTION
STUDY**
(continued)

*NA = Not available due to small number of contracts
P = Provisional SS = Sample size*

Year & Quarter	4. Homes Hostels and Barracks		5. Offices Technical Bldgs and Factories		6. Miscellaneous	
	Function Factor	SS	Function Factor	SS	Function Factor	SS
1980 Yr	1.00		0.95		1.02	
1981 Yr	0.99		0.95		1.01	
1982 Yr	0.99		0.95		1.01	
1983 Yr	0.97		0.96		1.00	
1984 Yr	0.98		0.97		1.00	
1985 Yr	0.96		0.96		1.01	
1986 Yr	0.97		0.96		1.01	
1987 Yr	0.98		0.95		1.01	
1988 Yr	0.99		0.95		1.02	
1989 Yr	0.98		0.96		1.02	
1990 Q1	0.97	111	0.96	236	1.01	139
Q2	0.97	119	0.97	227	1.01	130
Q3	0.97	110	0.97	208	1.01	122
Q4	0.98	102	0.97	202	1.00	117
1991 Q1	1.00	89	0.99	198	0.99	108
Q2	0.99	85	0.99	177	0.98	101
Q3	0.98	82	0.98	179	0.99	95
Q4	0.98	84	0.96	166	1.01	90
1992 Q1	0.99	81	0.98	153	1.00	74
Q2	0.98	78	0.99	139	1.00	63
Q3	0.97	75	0.96	128	0.99	58
Q4	0.96	79	0.97	125	0.98	55
1993 Q1	0.96	79	0.98	118	0.99	49
Q2	0.94	72	0.99	111	0.98	48
Q3	0.95	74	1.00	103	0.99	51
Q4	0.95	83	0.99	101	0.99	52
1994 Q1	0.96	89	0.97	90	0.99	46
Q2	0.96	90	0.98	85	0.99	47
Q3	0.97	92	0.97	67	1.00	45
Q4	0.98	88	0.95	58	0.99	45
1995 Q1	0.98	91	0.98	61	0.98	43
Q2	0.97	82	0.98	62	0.98	54
Q3	0.99	77	0.98	59	0.98	59
Q4	0.99	69	0.97	56	1.00	67
1996 Q1	1.00	62	0.97	50	0.97	70
Q2	1.01	61	0.99	49	0.97	78
Q3	0.99	63	0.98	51	0.99	88
Q4	0.99	54	0.98	45	1.00	95
1997 Q1	0.99	54	0.98	46	1.00	101
Q2	0.99	54	0.99	51	1.00	107
Q3	0.98	48	1.00	56	1.01	115
Q4	0.98	44	1.01	61	1.00	121

(Table 3.2 – Function Factor 1980 to 1997, Locations 4 to 6)

PUBSEC INDEX (continued)**FUNCTION STUDY**
(continued)

NA = Not available due to small number of contracts
P = Provisional SS = Sample size

Year & Quarter	1. Courts, Police Stations and Prisons		2. Hospitals Clinics and Day Centres		3. Schools Colleges and Training Centres	
	Function Factor	SS	Function Factor	SS	Function Factor	SS
1998 Q1	0.98	39	1.00	200	0.99	407
Q2	0.97	43	1.00	183	0.98	418
Q3	0.97	40	0.99	183	0.98	450
Q4	0.96	38	0.99	182	0.98	446
1999 Q1	0.96	35	0.99	172	0.98	446
Q2	0.98	33	0.99	171	0.99	444
Q3	0.98	31	1.00	159	0.99	459
Q4	0.98	24	1.00	158	0.99	451
2000 Q1	0.98	20	0.99	165	0.99	450
Q2	0.97	17	1.00	175	0.99	443
Q3	0.99	16	1.00	168	0.99	433
Q4	0.98	16	1.00	164	0.99	425
2001 Q1	0.99	18	0.99	173	0.99	448
Q2	0.98	13	0.99	181	1.00	446
Q3	0.99	12	1.00	179	0.99	435
Q4	0.99	11	1.00	182	0.99	437
2002 Q1	1.01	10	1.00	184	0.99	417
Q2	1.00	10	0.99	187	0.99	411
Q3	1.01	10	0.99	190	0.99	407
Q4	0.98	14	1.00	182	0.99	397
2003 Q1	0.98	14	1.00	176	1.00	384
Q2	0.96	15	0.99	164	1.00	390
Q3	0.96	15	0.99	168	1.00	394
Q4	0.94	13	0.99	165	1.00	389
2004 Q1	0.95	12	0.99	163	1.00	388
Q2	0.95	11	0.99	162	1.00	404
Q3	0.97	11	0.98	165	1.00	396
Q4	0.93	9	0.99	146	1.00	396
2005 Q1	0.94	9	0.98	141	1.00	411
Q2	0.95	11	0.98	139	1.00	421
Q3	0.96	11	0.98	135	1.00	425
Q4	0.98	8	0.99	133	1.00	422
2006 Q1	0.97	9	0.99	128	1.00	454
Q2	0.98	9	0.99	122	1.00	458
Q3	0.99	7	0.99	120	0.99	464
Q4	0.99	8	0.99	118	0.99	450
2007 Q1	0.99	7	1.00	109	0.99	433
Q2	1.01P	7	0.99P	111	0.99P	419
Q3	1.01P	8	1.00P	101	0.98P	393

(Table 3.3 – Function Factor from 1998, Functions 1 to 3)

PUBSEC INDEX (continued)**FUNCTION
STUDY**
(continued)

<i>NA = Not available due to small number of contracts P = Provisional SS = Sample size</i>						
Year & Quarter	4. Homes Hostels and Barracks		5. Offices Technical Bldgs and Factories		6. Miscellaneous	
	Function Factor	SS	Function Factor	SS	Function Factor	SS
1998 Q1	0.99	40	1.00	56	1.00	134
Q2	0.99	42	1.01	54	1.01	137
Q3	1.01	44	1.02	59	0.99	146
Q4	1.02	41	1.01	60	1.00	156
1999 Q1	1.02	42	1.01	60	1.01	165
Q2	1.03	41	1.02	57	1.01	172
Q3	1.03	37	1.00	56	1.00	169
Q4	1.03	38	0.99	57	1.01	174
2000 Q1	1.01	35	0.99	57	1.00	173
Q2	1.02	33	1.00	49	1.00	170
Q3	1.03	33	0.96	42	0.99	167
Q4	1.03	31	0.98	40	0.99	167
2001 Q1	1.01	33	0.96	41	1.00	163
Q2	1.00	31	0.95	39	0.99	159
Q3	1.00	26	0.97	33	0.99	151
Q4	0.99	30	0.99	32	1.00	134
2002 Q1	0.99	27	0.98	32	0.99	120
Q2	0.97	25	1.01	37	0.99	107
Q3	0.99	28	1.02	38	0.99	99
Q4	0.99	28	1.01	37	0.99	90
2003 Q1	0.98	28	1.01	38	1.00	86
Q2	1.00	25	0.99	36	1.00	96
Q3	1.00	27	1.00	35	1.00	97
Q4	1.00	28	0.98	32	1.00	93
2004 Q1	0.97	27	1.00	32	1.01	91
Q2	0.99	26	1.00	34	1.00	85
Q3	0.98	27	0.99	34	1.00	83
Q4	0.99	23	0.99	31	1.00	82
2005 Q1	0.98	25	0.99	31	0.99	82
Q2	0.99	25	1.00	27	0.99	80
Q3	1.00	21	0.99	25	1.00	82
Q4	1.01	20	1.00	26	0.99	78
2006 Q1	1.02	22	1.02	23	0.98	86
Q2	0.99	25	1.03	24	1.00	76
Q3	1.01	24	1.02	29	1.00	78
Q4	1.02	25	1.02	27	0.99	85
2007 Q1	1.01	24	1.01	23	0.99	84
Q2	1.01P	26	1.01P	21	1.00P	84
Q3	1.00P	25	1.01P	19	1.00P	76

(Table 3.4 – Function Factor from 1998, Functions 4 to 6)

PUBSEC INDEX (continued)

CALCULATING A BUILDING PROJECT INDEX

A PUBSEC Tender Price Index, from Table 1 can be adjusted to produce an index for a particular BUILDING project by the use of a simple formula which applies the Location and Function Factors Tables 2 and 3.

The formula is as follows:-

$$\left[\begin{array}{c} \text{PUBSEC} \\ \text{INDEX} \\ \text{(table 1)} \end{array} \right] \times \left[\begin{array}{c} \text{LOCATION} \\ \text{FACTOR} \\ \text{(table 2)} \end{array} \right] \times \left[\begin{array}{c} \text{FUNCTION} \\ \text{FACTOR} \\ \text{(table 3)} \end{array} \right] = \left[\begin{array}{c} \text{PROJECT} \\ \text{INDEX} \end{array} \right]$$

where the following project criteria are available:-

- Tender/Estimate Date of project.
- Location/County in which project is situated.
- Building Function/Type of Project

WORKED EXAMPLES

The following are worked examples of the calculation of the Project Index for two projects each having the same anticipated tender/estimate dates but in different locations and with different building functions:-

Example No. 1 Criteria:-

- Tender/Estimate Date = July 1993: Q3/93 Table 1.3
- Location = Taunton, Somerset: Q3/93 Southwest Table 2.2
- Building Function = Childrens Home: Q3/93 Homes, etc Table 3.2

Example No. 2 Criteria:-

- Tender/Estimate Date = July 1993: Q3/93 Table 1.3
- Location = St Albans, Herts: Q3/93 East Table 2.2
- Building Function = School: Q3/93 Schools, etc Table 3.1

Calculation:-

<u>Example</u>	<u>PUBSEC Index</u>		<u>Location Factor</u>		<u>Function Factor</u>		<u>Project Index</u>
No. 1	86	x	0.95	x	0.95	=	78
No. 2	86	x	1.00	x	1.00	=	86

TPISH INDEX

TENDER PRICE INDEX OF SOCIAL HOUSEBUILDING

BASE 1995 = 100						SS = Sample Size P = Provisional * = Indicative Index							
Year & Quarter		Smoothed All-in Index					Year & Quarter		Smoothed All-in Index				
		NEW BUILD INDEX			DERIVED REHAB INDEX				NEW BUILD INDEX			DERIVED REHAB INDEX	
		Qtr	Year	SS	Qtr	Year			Qtr	Year	SS	Qtr	Year
1985	Yr		72			72	2001	Q1	131	135	85	134	139
1986	Yr		76			75		Q2	135		36	137	
1987	Yr		81			81		Q3	136		32	140	
1988	Yr		90			90		Q4	139		40	143	
1989	Yr		99			98	2002	Q1	144	147	87	148	151
1990	Yr		99			99		Q2	147		24	151	
1991	Q1		92			92		Q3	148		51	152	
1992	Q1		88			89		Q4	150		54	154	
1993	Q1		90			92	2003	Q1	152	159	95	159	166
1994	Q1		101			103		Q2	158		48	164	
								Q3	163		55	170	
1995	Q1	102	100	46	102	100		Q4	164		62	171	
	Q2	100		33	99		2004	Q1	166	170	111	174	178
	Q3	99		34	99			Q2	168		41	175	
	Q4	99		37	100			Q3	171		82	178	
1996	Q1	99	102	31	101	103		Q4	176		93	184	
	Q2	101		14	103		2005	Q1	182	186	91	190	194
	Q3	103		23	104			Q2	186		45	193	
	Q4	105		30	105			Q3	187		38	194	
1997	Q1	103	106	31	103	106		Q4	190		43	197	
	Q2	105		16	105		2006	Q1	191	195	81	200	203
	Q3	107		23	106			Q2	191		36	200	
	Q4	110		38	111			Q3	195		53	203	
1998	Q1	112	112	41	110	110		Q4	201		65	210	
	Q2	111		18	109		2007	Q1	208P		72	216P	
	Q3	111		18	109			Q2	206P		23	214P	
	Q4	115		29	113			Q3	202P		11	209P	
1999	Q1	117	121	41	115	119							
	Q2	119		12	118								
	Q3	122		17	121								
	Q4	125		21	123								
2000	Q1	125	126	34	124	128							
	Q2	125		11	126								
	Q3	126		13	128								
	Q4	128		5	132								

To CONVERT the TPISH Indices to other base dates:-
 1985 = 100 multiply New Build by 1.389 or Rehab by 1.390
 1990 = 100 multiply New Build by 1.010 or Rehab by 1.015

To COMPARE the TPISH Rehab Indices to New Build Indices:-
 multiply Rehab by 1.047

(Table 4.1 – TPISH Index from 1985)

TPISH INDEX (continued)

LOCATION STUDY

*NA = Not available due to small number of contracts
For Location Detail see page 64 P = Provisional SS = Sample size*

Year & Quarter	2. North		3. Wales		4. Midlands		5. East	
	Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1985 Yr	0.97		1.00		0.95		1.03	
1986 Yr	0.97		0.98		0.95		1.04	
1987 Yr	0.96		0.97		0.95		1.05	
1988 Yr	0.95		0.97		0.94		1.07	
1989 Yr	0.93		0.97		0.94		1.09	
1990 Yr	0.93		0.96		0.93		1.08	
1991 Yr	0.96		0.96		0.93		1.04	
1992 Yr	0.98		0.97		0.94		1.01	
1993 Yr	0.99		0.98		0.95		0.99	
1994 Yr	0.98		1.00		0.96		1.01	
1995 Q1	0.97	135	1.03	13	0.96	87	1.02	91
1995 Q2	0.96	134	1.03	10	0.97	81	1.02	86
1995 Q3	0.95	127	1.03	7	0.98	76	1.02	80
1995 Q4	0.96	138	NA	6	0.98	74	1.02	81
1996 Q1	0.96	144	NA	5	0.98	72	1.02	78
1996 Q2	0.96	144	NA	5	0.98	68	1.03	77
1996 Q3	0.96	149	NA	3	0.98	63	1.02	74
1996 Q4	0.96	151	NA	3	0.97	61	1.03	73
1997 Q1	0.96	155	NA	2	0.98	61	1.03	72
1997 Q2	0.97	156	NA	2	0.98	61	1.01	66
1997 Q3	0.98	142	NA	2	0.98	59	1.02	61
1997 Q4	0.98	147	NA	2	1.00	56	1.03	62
1998 Q1	0.97	140	NA	2	0.99	51	1.04	61
1998 Q2	0.96	135	NA	2	0.96	43	1.05	61
1998 Q3	0.95	133	NA	3	0.96	43	1.07	53
1998 Q4	0.95	122	NA	2	0.95	45	1.06	54
1999 Q1	0.94	118	NA	1	0.95	45	1.05	56
1999 Q2	0.94	115	NA	1	0.95	44	1.05	56
1999 Q3	0.93	113	NA	1	0.95	45	1.06	53
1999 Q4	0.94	115	NA	1	0.97	42	1.02	49
2000 Q1	0.93	111	NA	1	0.97	40	1.02	53
2000 Q2	0.93	107	NA	1	0.98	38	1.03	54
2000 Q3	0.92	108	NA	1	0.99	34	1.02	51
2000 Q4	0.92	98	NA	1	0.99	29	1.01	42
2001 Q1	0.91	109	NA	2	0.97	35	0.98	49
2001 Q2	0.92	106	NA	2	0.96	39	0.97	51
2001 Q3	0.92	99	NA	1	0.94	42	0.97	56
2001 Q4	0.92	98	NA	1	0.92	45	0.96	61
2002 Q1	0.91	106	NA	1	0.91	52	0.96	66
2002 Q2	0.91	110	NA	1	0.91	54	0.96	65
2002 Q3	0.91	117	NA	1	0.90	64	0.98	70
2002 Q4	0.89	118	NA	1	0.90	73	0.99	77

(Table 5.1 – Location Factors from 1985 to 2002, Locations 2 to 5)

TPISH INDEX (continued)

LOCATION STUDY (continued)

		<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>							
		6. South West		7. South East		8. London			
Year & Quarter		Location Factor	SS	Location Factor	SS	Location Factor	SS		
1985	Yr	0.97		1.04		1.19			
1986	Yr	0.98		1.05		1.20			
1987	Yr	0.97		1.06		1.22			
1988	Yr	0.96		1.06		1.26			
1989	Yr	0.96		1.08		1.28			
1990	Yr	0.97		1.08		1.28			
1991	Yr	0.98		1.09		1.24			
1992	Yr	0.99		1.08		1.21			
1993	Yr	1.01		1.07		1.17			
1994	Yr	1.00		1.06		1.22			
1995	Q1	0.98	51	1.05	46	1.31	14		
	Q2	0.98	41	1.06	37	1.30	15		
	Q3	0.98	42	1.06	39	1.32	14		
	Q4	0.97	44	1.05	37	1.29	16		
1996	Q1	0.97	41	1.05	34	1.27	16		
	Q2	0.96	40	1.06	35	1.27	16		
	Q3	0.97	41	1.05	32	1.27	18		
	Q4	0.96	46	1.06	32	1.25	19		
1997	Q1	0.96	48	1.06	31	1.23	19		
	Q2	0.96	45	1.07	29	1.20	17		
	Q3	0.96	47	1.07	26	1.18	17		
	Q4	0.96	48	1.07	23	1.19	18		
1998	Q1	0.95	51	1.09	27	1.20	19		
	Q2	0.97	50	1.07	28	1.22	17		
	Q3	0.97	45	1.06	26	1.22	17		
	Q4	0.97	42	1.07	29	1.24	18		
1999	Q1	0.96	47	1.08	37	1.25	18		
	Q2	0.96	49	1.09	37	1.25	18		
	Q3	0.95	48	1.10	38	1.29	16		
	Q4	0.97	44	1.11	39	1.29	15		
2000	Q1	0.96	46	1.11	40	1.24	17		
	Q2	0.97	45	1.10	41	1.24	17		
	Q3	0.97	44	1.12	38	1.25	17		
	Q4	0.97	39	1.12	36	1.26	15		
2001	Q1	0.98	42	1.13	47	1.28	20		
	Q2	0.98	50	1.12	52	1.29	22		
	Q3	0.99	54	1.11	58	1.29	26		
	Q4	0.98	55	1.11	59	1.31	28		
2002	Q1	0.97	61	1.11	64	1.27	43		
	Q2	0.98	61	1.11	71	1.27	43		
	Q3	0.99	68	1.11	75	1.25	44		
	Q4	0.99	77	1.11	76	1.27	50		

(Table 5.2 – Location Factors from 1985 to 2002, Locations 6 to 8)

TPISH INDEX (continued)

LOCATION STUDY (continued)

Year & Quarter		2. North		3. Wales		4. Midlands		5. East	
		Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>									
<i>P = Provisional SS = Sample size</i>									
2003	Q1	0.89	127	NA	1	0.89	84	0.98	89
	Q2	0.89	128	NA	1	0.88	92	0.97	91
	Q3	0.88	133	NA	1	0.88	102	0.98	96
	Q4	0.88	150	NA	1	0.89	114	0.97	99
2004	Q1	0.90	167	NA	0	0.88	107	0.99	89
	Q2	0.90	163	NA	0	0.89	111	0.98	87
	Q3	0.89	178	NA	0	0.90	127	0.99	86
	Q4	0.90	186	NA	0	0.91	137	0.99	88
2005	Q1	0.92	194	NA	0	0.91	130	0.99	90
	Q2	0.91	190	NA	0	0.91	135	0.99	94
	Q3	0.91	176	NA	0	0.92	129	0.97	92
	Q4	0.92	171	NA	0	0.92	124	0.97	89
2006	Q1	0.93	170	NA	0	0.93	122	0.97	80
	Q2	0.94	172	NA	0	0.94	117	0.98	82
	Q3	0.94	168	NA	0	0.95	118	0.97	81
	Q4	0.95	160	NA	0	0.95	117	0.98	82
2007	Q1	0.96P	144	NA P	0	0.95P	120	0.97P	83
	Q2	0.96P	143	NA P	0	0.95P	116	0.98P	83
	Q3	0.98P	129	NA P	0	0.95P	96	0.97P	79

(Table 5.3 – Location Factors from 2003, Locations 2 to 5)

TPISH INDEX (continued)

LOCATION STUDY (continued)

Year & Quarter		6. South West		7. South East		8. London			
		Location Factor	SS	Location Factor	SS	Location Factor	SS		
<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>									
<i>P = Provisional SS = Sample size</i>									
2003	Q1	0.99	84	1.12	94	1.26	54		
	Q2	0.99	98	1.12	98	1.27	62		
	Q3	1.00	100	1.12	114	1.27	66		
	Q4	1.00	105	1.11	130	1.27	70		
2004	Q1	1.01	124	1.09	133	1.23P	75		
	Q2	1.00	123	1.09	137	1.22	79		
	Q3	1.00	122	1.10	157	1.21	80		
	Q4	0.99	132	1.10	181	1.20	79		
2005	Q1	0.99	135	1.08	188	1.21	70		
	Q2	0.99	137	1.08	200	1.20	72		
	Q3	0.98	129	1.07	214	1.20	75		
	Q4	0.98	126	1.07	221	1.18	73		
2006	Q1	0.98	122	1.06	228	1.19	68		
	Q2	0.97	112	1.06	234	1.17	61		
	Q3	0.96	119	1.05	233	1.16	57		
	Q4	0.95	124	1.05	240	1.15	56		
2007	Q1	0.94P	109	1.05P	235	1.16P	49		
	Q2	0.95P	104	1.05P	232	1.17P	44		
	Q3	0.95P	103	1.04P	205	1.17P	39		

(Table 5.4 – Location Factor from 2003, Locations 6 to 8)

TPISH INDEX (continued)

CALCULATING A HOUSE BUILDING PROJECT INDEX

A TPISH Tender Price Index, from Table 4 can be adjusted to produce an index for a particular HOUSE building project by the use of a simple formula which applies the Location and Function Factors from Table 5.

The formula is as follows:-

$$\left[\begin{array}{c} \text{TPISH} \\ \text{INDEX} \\ \text{(table 4)} \end{array} \right] \times \left[\begin{array}{c} \text{LOCATION} \\ \text{FACTOR} \\ \text{(table 5)} \end{array} \right] = \left[\begin{array}{c} \text{PROJECT} \\ \text{INDEX} \end{array} \right]$$

where the following project criteria are available:-

Tender/Estimate Date of project.
Location/County in which project is situated

WORKED EXAMPLES

The following are worked examples of the calculation of the Project Index for two New Build projects each having the same anticipated tender/estimate dates but in different locations:-

Example No. 1 Criteria:-

Tender/Estimate Date = July 1995: Q3/95 Table 4.1
Location = St. Albans, Herts: Q3/95 East Table 5.1

Example No. 2 Criteria:-

Tender/Estimate Date= July 1995: Q3/95 Table 4.1
Location = Ashford, Kent: Q3/95 South East Table 5.2

Calculation:-

Example	TPISH Index		Location Factor	=	Project Index
No. 1	99	x	1.02	=	101
No.2	99	x	1.06	=	105

ROADCON INDEX

TENDER PRICE INDEX OF ROAD CONSTRUCTION

BASE 1995 = 100					SS = Sample Size P = Provisional * = Indicative Index				
Year & Quarter		Smoothed All-in Index			Year & Quarter		Smoothed All-in Index		
		Qtr	Year	SS			Qtr	Year	SS
1985	Yr		71		1999	Q1	93	100	38
1986	Yr		69			Q2	103		16
1987	Yr		75			Q3	98		19
1988	Yr		81			Q4	105		32
1989	Yr		82		2000	Q1	111	114	21
1990	Yr		81			Q2	114		15
1991	Yr		76			Q3	114		28
						Q4	115		18
1992	Q1	71	70	40	2001	Q1	116	117	18
	Q2	70		31		Q2	114		7
	Q3	70		19		Q3	117		21
	Q4	68		28		Q4	121		14
1993	Q1	67	74	13	2002	Q1	122	121	14
	Q2	73		18		Q2	123		13
	Q3	76		18		Q3	121		15
	Q4	80		22		Q4	119		14
1994	Q1	83	89	23	2003	Q1	123	120	17
	Q2	87		13		Q2	122		15
	Q3	92		16		Q3	118		17
	Q4	93		22		Q4	119		8
1995	Q1	99	100	22	2004	Q1	120	122	10
	Q2	100		7		Q2	120		9
	Q3	101		11		Q3	120		26
	Q4	100		12		Q4	127		15
1996	Q1	96	98	20	2005	Q1	129	135	25
	Q2	94		4		Q2	133		13
	Q3	100		15		Q3	137		31
	Q4	101		27		Q4	142		25
1997	Q1	99	100	14	2006	Q1	144	150	12
	Q2	97		11		Q2	150		14
	Q3	101		35		Q3	153		17
	Q4	102		40		Q4	152		9
1998	Q1	99	99	30	2007	Q1	159		11
	Q2	102		21		Q2	159P		3
	Q3	97		29		Q3	154P		5
	Q4	96		24					

To CONVERT the ROADCON Indices to other base dates:-

1985 = 100 multiply by 1.415

1990 = 100 multiply by 1.245

Table 6.1 – ROADCON Index from 1985)

ROADCON INDEX (continued)

LOCATION STUDY

Year & Quarter		<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>							
		1. Scotland		2. North		3. Wales		4. Midlands	
		Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1985	Yr	0.95		0.99		0.90		0.97	
1986	Yr	0.90		0.97		0.90		0.97	
1987	Yr	0.81		0.94		0.94		0.97	
1988	Yr	0.84		0.95		0.99		1.00	
1989	Yr	0.83		0.94		1.00		0.99	
1990	Q1	0.83	32	0.90	75	0.98	29	0.99	76
	Q2	0.82	27	0.91	78	0.99	31	0.99	72
	Q3	0.84	28	0.93	69	0.97	31	0.98	74
	Q4	0.84	27	0.94	76	0.93	34	0.99	79
1991	Q1	0.85	24	0.93	71	0.92	37	0.98	81
	Q2	0.84	24	0.94	75	0.92	39	0.99	87
	Q3	0.85	21	0.96	83	0.93	43	0.99	88
	Q4	0.84	19	0.98	90	0.94	49	0.99	92
1992	Q1	0.86	16	0.98	95	0.93	48	0.99	89
	Q2	0.85	15	0.98	103	0.94	46	1.00	92
	Q3	0.84	13	0.99	100	0.94	41	0.99	86
	Q4	0.82	13	0.99	102	0.92	32	0.99	87
1993	Q1	0.83	13	1.00	101	0.93	31	0.99	84
	Q2	0.85	13	1.00	102	0.94	29	1.00	82
	Q3	0.83	10	1.00	106	0.93	28	0.99	77
	Q4	0.85	9	0.99	100	0.94	25	0.99	72
1994	Q1	0.86	9	0.99	101	0.94	23	1.00	64
	Q2	0.87	6	1.00	98	0.98	20	1.00	56
	Q3	0.87	6	0.99	92	1.01	16	0.99	54
	Q4	0.87	6	0.99	87	0.97	12	0.97	43
1995	Q1	0.85	4	0.99	83	0.94	11	0.97	40
	Q2	NA	3	1.00	73	0.97	12	0.96	37
	Q3	NA	3	1.01	69	0.97	14	0.96	34
	Q4	NA	1	1.00	63	0.98	13	0.95	32
1996	Q1	NA	2	1.00	61	1.04	13	0.95	34
	Q2	NA	1	1.01	52	1.00	14	0.96	33
	Q3	NA	1	1.00	47	1.00	14	0.98	31
	Q4	NA	3	1.01	48	1.00	14	0.95	29
1997	Q1	0.85	4	0.99	47	0.94	14	0.95	27
	Q2	0.83	4	1.00	46	0.91	16	0.94	27
	Q3	0.82	4	0.99	55	0.89	19	0.92	28
	Q4	0.79	5	0.98	59	0.91	22	0.93	29
1998	Q1	0.80	5	1.00	72	0.90	22	0.91	32
	Q2	0.80	5	1.01	80	0.92	21	0.91	33
	Q3	0.80	5	1.00	85	0.93	20	0.94	37
	Q4	0.78	5	1.00	87	0.95	21	0.94	39

(Table 7.1 – Location Factor 1985 to 1998, Locations 1 to 4)

ROADCON INDEX (continued)

LOCATION STUDY (continued)

		<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>							
		5. East		6. South West		7. South East		8. London	
Year & Quarter		Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1985	Yr	1.11		0.97		1.20		1.29	
1986	Yr	1.07		0.99		1.19		1.27	
1987	Yr	1.05		1.04		1.20		1.19	
1988	Yr	1.02		1.06		1.20		1.02	
1989	Yr	1.05		1.05		1.22		1.13	
1990	Q1	1.08	50	1.01	38	1.22	48	1.17	14
	Q2	1.09	49	1.00	35	1.24	49	1.20	17
	Q3	1.07	49	0.99	37	1.23	45	1.23	16
	Q4	1.07	49	0.99	38	1.17	53	1.23	17
1991	Q1	1.05	52	0.98	32	1.17	58	1.28	22
	Q2	1.06	57	0.98	32	1.18	67	1.29	22
	Q3	1.02	62	0.97	37	1.18	76	1.30	25
	Q4	1.01	63	0.98	36	1.18	79	1.24	26
1992	Q1	1.01	65	0.97	40	1.16	82	1.25	27
	Q2	1.02	66	0.97	41	1.19	78	1.26	24
	Q3	0.99	58	0.96	40	1.17	80	1.29	22
	Q4	1.00	55	0.98	41	1.17	80	1.32	21
1993	Q1	0.98	45	0.98	39	1.16	76	1.34	17
	Q2	0.99	44	0.97	39	1.16	74	1.33	15
	Q3	1.00	43	0.97	38	1.15	74	1.29	14
	Q4	1.03	42	0.98	41	1.18	68	1.26	16
1994	Q1	1.03	37	0.96	42	1.19	65	1.15	15
	Q2	1.01	29	0.96	42	1.17	55	1.14	16
	Q3	1.07	24	0.94	36	1.17	47	1.14	13
	Q4	1.09	21	0.95	35	1.20	47	1.22	12
1995	Q1	1.09	21	0.97	34	1.15	40	1.15	12
	Q2	1.06	18	0.97	31	1.10	35	1.18	12
	Q3	1.06	18	0.96	30	1.10	33	1.18	12
	Q4	0.98	18	0.96	27	1.10	30	1.18	13
1996	Q1	0.95	17	0.95	30	1.09	34	1.18	13
	Q2	0.92	16	0.95	28	1.09	34	1.19	12
	Q3	0.95	17	0.95	26	1.09	36	1.16	14
	Q4	0.98	20	1.01	24	1.09	38	1.20	15
1997	Q1	1.01	21	1.01	22	1.09	37	1.23	11
	Q2	1.04	22	1.04	20	1.11	36	1.17	10
	Q3	1.08	28	1.04	21	1.10	33	1.15	12
	Q4	1.10	31	0.98	21	1.10	32	1.14	15
1998	Q1	1.12	31	0.96	20	1.09	30	1.15	14
	Q2	1.11	32	0.95	21	1.10	31	1.15	17
	Q3	1.11	38	0.94	22	1.12	29	1.15	19
	Q4	1.10	47	0.93	21	1.13	29	1.11	21

(Table 7.2 – Location Factor 1985 to 1998, Locations 5 to 8)

ROADCON INDEX (continued)

LOCATION STUDY (continued)

Year & Quarter		NA = Not available due to small number of contracts For Location Detail see page 64 P = Provisional SS = Sample size							
		1. Scotland		2. North		3. Wales		4. Midlands	
		Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
1999	Q1	0.85	4	1.00	101	0.94	27	0.95	39
	Q2	0.85	4	1.00	107	0.93	27	0.94	41
	Q3	0.85	4	0.99	110	0.93	30	0.94	43
	Q4	NA	2	1.02	121	0.91	31	0.93	44
2000	Q1	NA	1	1.03	128	0.92	34	0.94	45
	Q2	NA	1	1.04	135	0.91	32	0.93	42
	Q3	NA	1	1.03	130	0.91	31	0.93	42
	Q4	NA	0	1.03	116	0.89	27	0.93	44
2001	Q1	NA	0	1.04	104	0.89	30	0.94	38
	Q2	NA	0	1.03	97	0.88	29	0.95	36
	Q3	NA	0	1.06	89	0.84	29	0.94	35
	Q4	NA	0	1.09	88	0.83	29	0.94	30
2002	Q1	NA	0	1.11	72	0.80	23	0.93	31
	Q2	NA	0	1.06	67	0.81	23	0.92	29
	Q3	NA	0	1.04	63	0.83	21	0.96	27
	Q4	NA	0	1.00	53	0.83	21	0.98	25
2003	Q1	NA	0	1.00	48	0.85	16	0.95	30
	Q2	NA	0	0.98	41	0.84	16	0.98	31
	Q3	NA	0	0.99	33	0.81	14	0.89	32
	Q4	NA	0	0.96	35	0.81	13	0.91	27
2004	Q1	NA	0	0.97	39	0.79	8	0.86	29
	Q2	NA	0	0.99	40	0.78	10	0.87	28
	Q3	NA	0	1.01	41	0.82	13	0.89	31
	Q4	NA	0	0.97	42	0.81	11	0.88	36
2005	Q1	NA	0	1.00	46	0.81	11	0.85	35
	Q2	NA	0	0.99	46	0.82	11	0.86	38
	Q3	NA	0	0.98	51	0.81	14	0.84	44
	Q4	NA	0	0.96	50	0.80	13	0.85	49
2006	Q1	NA	0	0.94	49	0.80	13	0.85	46
	Q2	NA	0	0.96	50	0.80	15	0.84	50
	Q3	NA	0	0.99	50	0.82	17	0.86	46
	Q4	NA	0	0.98	49	0.82	18	0.87	48
2007	Q1	NA	0	1.00	47	0.83	20	0.87	47
	Q2	NA P	0	1.02P	43	0.85P	18	0.88P	50
	Q3	NA P	0	0.97P	41	0.88P	16	0.84P	43

(Table 7.3 – Location Factor from 1999, Locations 1 to 4)

ROADCON INDEX (continued)

LOCATION STUDY (continued)

Year & Quarter		5. East		6. South West		7. South East		8. London	
		Location Factor	SS	Location Factor	SS	Location Factor	SS	Location Factor	SS
<i>NA = Not available due to small number of contracts</i> <i>For Location Detail see page 64</i>									
<i>P = Provisional SS = Sample size</i>									
1999	Q1	1.08	51	0.89	17	1.13	23	1.14	26
	Q2	1.07	50	0.90	21	1.15	22	1.14	28
	Q3	1.06	50	0.92	21	1.17	20	1.17	27
	Q4	1.05	50	0.88	20	1.19	16	1.15	26
2000	Q1	1.04	47	0.91	20	1.22	14	1.16	28
	Q2	1.03	47	0.90	21	1.22	14	1.17	29
	Q3	1.01	43	0.91	22	1.24	17	1.18	28
	Q4	1.01	41	0.92	19	1.24	17	1.18	27
2001	Q1	1.01	43	0.93	17	1.21	19	1.18	28
	Q2	1.01	43	0.98	17	1.17	18	1.17	25
	Q3	1.01	41	0.99	19	1.14	19	1.15	25
	Q4	1.01	34	0.99	21	1.13	22	1.14	23
2002	Q1	1.06	30	0.95	23	1.11	26	1.11	18
	Q2	1.04	30	0.94	21	1.12	34	1.10	16
	Q3	1.06	30	0.96	22	1.09	37	1.09	16
	Q4	1.10	24	1.00	23	1.11	39	1.08	13
2003	Q1	1.08	26	0.99	23	1.11	39	1.08	12
	Q2	1.12	25	0.99	26	1.17	44	1.08	11
	Q3	1.12	25	0.98	25	1.13	42	1.09	12
	Q4	1.16	22	0.99	28	1.11	37	1.05	11
2004	Q1	1.04	17	1.03	27	1.15	36	1.14	10
	Q2	1.03	17	1.03	27	1.16	36	1.16	10
	Q3	1.07	15	1.04	27	1.16	37	1.23	9
	Q4	1.02	13	1.04	28	1.10	34	1.23	10
2005	Q1	0.97	20	1.06	29	1.10	34	1.25	10
	Q2	1.00	21	1.06	31	1.12	27	1.22	10
	Q3	1.00	22	1.07	34	1.12	24	1.23	11
	Q4	1.00	22	1.05	39	1.19	26	1.24	12
2006	Q1	1.00	19	1.04	42	1.19	24	1.27	13
	Q2	0.98	19	1.07	40	1.15	19	1.25	12
	Q3	0.92	17	1.07	41	1.12	24	1.29	10
	Q4	0.91	17	1.07	40	1.08	26	1.38	8
2007	Q1	0.91	17	1.07	44	1.08	24	1.39	8
	Q2	0.95P	16	1.09P	43	1.09P	23	1.40P	8
	Q3	0.90P	14	1.06P	40	1.07P	19	1.26P	7

(Table 7.4 – Location Factor from 1999, Locations 5 to 8)

ROADCON INDEX (continued)**ROAD TYPE
STUDY**

*NA = Not available due to small number of contracts
P = Provisional SS = Sample size*

Year & Quarter	1. New Construction		2. Motorway Widening		3. Major Maintenance	
	Road Type Factor	SS	Road Type Factor	SS	Road Type Factor	SS
1985 Yr	1.00		1.14		–	
1986 Yr	1.00		1.14		–	
1987 Yr	1.00		1.10		–	
1988 Yr	1.00		1.15		–	
1989 Yr	1.00		1.23		–	
1990 Q1	1.00	358	1.22	4	–	0
1990 Q2	1.00	353	1.13	5	–	0
1990 Q3	1.00	344	1.14	5	–	0
1990 Q4	1.00	360	1.15	3	1.04	10
1991 Q1	1.00	357	1.20	3	1.02	17
1991 Q2	1.00	363	1.14	4	1.02	36
1991 Q3	0.99	371	1.20	5	1.02	59
1991 Q4	0.99	381	1.20	5	1.02	68
1992 Q1	0.99	373	1.21	5	1.04	84
1992 Q2	0.99	363	1.23	5	1.03	97
1992 Q3	0.98	326	1.24	5	1.03	109
1992 Q4	0.98	308	1.19	7	1.03	116
1993 Q1	0.98	276	1.09	10	1.03	120
1993 Q2	0.98	262	1.08	12	1.03	124
1993 Q3	0.98	249	1.08	12	1.03	130
1993 Q4	0.97	234	1.10	12	1.04	128
1994 Q1	0.97	218	1.09	12	1.04	126
1994 Q2	0.96	198	1.07	10	1.07	114
1994 Q3	0.95	183	1.06	9	1.09	96
1994 Q4	0.94	154	1.03	9	1.08	100
1995 Q1	0.94	145	1.03	9	1.09	91
1995 Q2	0.93	131	0.99	9	1.12	81
1995 Q3	0.93	131	0.98	9	1.12	73
1995 Q4	0.93	121	0.96	7	1.13	69
1996 Q1	0.94	135	0.95	3	1.13	66
1996 Q2	0.94	127	NA	0	1.12	63
1996 Q3	0.93	120	NA	0	1.12	66
1996 Q4	0.93	122	NA	0	1.13	69
1997 Q1	0.94	113	NA	0	1.10	70
1997 Q2	0.96	113	NA	0	1.06	68
1997 Q3	0.98	128	NA	0	1.03	82
1997 Q4	0.98	128	NA	0	1.04	90
1998 Q1	0.99	126	NA	0	1.02	100
1998 Q2	0.98	135	NA	0	1.03	105
1998 Q3	0.98	138	NA	1	1.03	119
1998 Q4	0.97	136	NA	1	1.03	132

(Table 8.1 – Road Type Factor 1985 to 1998)

ROADCON INDEX (continued)**ROAD TYPE STUDY**
(continued)

*NA = Not available due to small number of contracts
P = Provisional SS = Sample size*

Year & Quarter	1. New Construction		2. Motorway Widening		3. Major Maintenance	
	Road Type Factor	SS	Road Type Factor	SS	Road Type Factor	SS
1999 Q1	0.96	132	NA	1	1.04	152
Q2	0.95	138	NA	1	1.04	158
Q3	0.95	138	NA	1	1.04	163
Q4	0.94	129	NA	1	1.04	177
2000 Q1	0.93	124	NA	1	1.04	189
Q2	0.94	128	NA	0	1.04	193
Q3	0.93	119	NA	0	1.04	195
Q4	0.93	103	NA	0	1.04	188
2001 Q1	0.93	97	NA	0	1.03	181
Q2	0.94	84	NA	0	1.02	180
Q3	0.91	78	NA	0	1.03	178
Q4	0.91	75	NA	0	1.04	171
2002 Q1	0.96	66	NA	1	1.01	156
Q2	0.97	58	NA	1	1.00	161
Q3	0.97	56	NA	1	1.01	159
Q4	0.99	53	NA	1	1.00	144
2003 Q1	0.95	51	NA	1	1.01	142
Q2	0.95	49	NA	1	1.01	144
Q3	1.01	48	NA	2	0.98	133
Q4	1.02	47	NA	2	0.98	124
2004 Q1	1.01	45	NA	1	1.00	120
Q2	1.02	51	NA	1	0.99	116
Q3	1.04	58	NA	1	0.97	114
Q4	1.04	61	NA	1	0.97	112
2005 Q1	1.04	63	NA	1	0.98	121
Q2	1.03	69	NA	1	0.98	114
Q3	1.06	81	NA	1	0.95	118
Q4	1.06	81	NA	1	0.96	129
2006 Q1	1.07	82	NA	1	0.95	123
Q2	1.06	77	NA	2	0.95	126
Q3	1.05	74	NA	1	0.97	130
Q4	1.06	74	NA	1	0.97	131
2007 Q1	1.07	71	NA	1	0.96	135
Q2	1.06P	65	NA P	1	0.97P	135
Q3	1.06P	53	NA P	1	0.97P	126

(Table 8.2 – Road Type Factor from 1999)

ROADCON INDEX (continued)

VALUE STUDY

		<i>Interpolate for values between points given</i>							<i>P=Provisional</i>
		£1M	£2M	£4M	£7M	£12M	£20M	£30M	£50M
Year & Quarter		Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor
1985	Yr	1.01	1.00	0.99	0.98	0.97	0.97	0.96	0.95
1986	Yr	1.01	1.00	0.99	0.98	0.98	0.97	0.97	0.96
1987	Yr	1.01	1.00	1.00	1.00	0.99	0.99	0.99	1.00
1988	Yr	0.99	1.00	1.00	1.01	1.01	1.02	1.02	1.03
1989	Yr	1.00	1.00	1.00	1.00	1.00	1.01	1.01	1.01
1990	Q1	1.00	1.00	0.99	0.99	0.99	0.98	0.98	0.98
	Q2	1.01	1.01	1.00	1.00	1.00	0.99	0.99	0.99
	Q3	1.00	1.00	1.00	0.99	0.99	0.99	0.99	0.98
	Q4	1.01	1.01	1.00	1.00	0.99	0.99	0.99	0.98
1991	Q1	1.01	1.00	0.99	0.98	0.97	0.97	0.96	0.95
	Q2	1.02	1.00	0.99	0.98	0.97	0.97	0.96	0.95
	Q3	1.01	1.00	0.99	0.98	0.97	0.96	0.95	0.94
	Q4	1.01	1.00	0.98	0.96	0.95	0.94	0.93	0.91
1992	Q1	1.02	1.00	0.98	0.97	0.95	0.94	0.93	0.92
	Q2	1.02	1.00	0.98	0.96	0.94	0.93	0.92	0.90
	Q3	1.03	1.00	0.98	0.96	0.93	0.91	0.90	0.88
	Q4	1.02	1.01	0.99	0.97	0.96	0.94	0.93	0.92
1993	Q1	1.03	1.01	0.99	0.97	0.96	0.94	0.93	0.92
	Q2	1.04	1.01	0.99	0.97	0.94	0.93	0.91	0.89
	Q3	1.04	1.01	0.98	0.96	0.94	0.92	0.90	0.88
	Q4	1.03	1.00	0.97	0.94	0.92	0.90	0.88	0.86
1994	Q1	1.03	1.00	0.98	0.95	0.93	0.91	0.89	0.87
	Q2	1.03	1.00	0.98	0.96	0.94	0.92	0.90	0.89
	Q3	1.03	1.00	0.97	0.95	0.93	0.91	0.89	0.87
	Q4	1.04	1.02	0.99	0.97	0.95	0.94	0.92	0.90
1995	Q1	1.04	1.02	1.00	0.99	0.97	0.96	0.95	0.93
	Q2	1.00	0.99	0.99	0.99	0.98	0.98	0.98	0.98
	Q3	1.00	1.00	0.99	0.99	0.99	0.99	0.98	0.98
	Q4	1.01	1.01	1.00	1.00	1.00	1.00	1.00	0.99
1996	Q1	1.02	1.02	1.01	1.01	1.01	1.01	1.00	1.00
	Q2	1.02	1.01	1.01	1.01	1.01	1.01	1.01	1.00
	Q3	1.01	1.01	1.01	1.01	1.00	1.00	1.00	1.00
	Q4	1.01	1.01	1.01	1.00	1.00	1.00	1.00	1.00
1997	Q1	1.01	1.01	1.00	1.00	1.00	1.00	1.00	0.99
	Q2	1.01	1.01	1.01	1.00	1.00	1.00	1.00	0.99
	Q3	1.01	1.00	0.99	0.98	0.97	0.96	0.95	0.94
	Q4	1.02	1.00	0.99	0.97	0.96	0.95	0.94	0.92
1998	Q1	1.02	1.00	0.98	0.96	0.95	0.92	0.91	0.89
	Q2	1.01	0.99	0.98	0.95	0.93	0.91	0.89	0.88
	Q3	1.00	0.98	0.96	0.94	0.92	0.90	0.89	0.87
	Q4	1.01	0.99	0.97	0.96	0.94	0.93	0.90	0.89
1999	Q1	1.01	0.98	0.97	0.95	0.93	0.92	0.90	0.89
	Q2	1.02	0.99	0.97	0.95	0.93	0.92	0.90	0.89
	Q3	1.02	1.00	0.98	0.96	0.95	0.93	0.92	0.91
	Q4	1.01	0.99	0.97	0.96	0.95	0.93	0.92	0.91

(Table 9.1 – Value Factor 1985 to 1999)

ROADCON INDEX (continued)

VALUE STUDY (continued)

		<i>Interpolate for values between points given</i>							<i>P=Provisional</i>
		£1M	£2M	£4M	£7M	£12M	£20M	£30M	£50M
Year & Quarter		Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor	Value Factor
2000	Q1	1.00	0.98	0.97	0.96	0.94	0.93	0.92	0.91
	Q2	0.99	0.97	0.96	0.94	0.93	0.92	0.91	0.90
	Q3	1.00	0.98	0.96	0.94	0.92	0.91	0.90	0.88
	Q4	1.00	0.98	0.96	0.94	0.93	0.91	0.90	0.88
2001	Q1	1.01	0.99	0.98	0.96	0.95	0.94	0.93	0.92
	Q2	1.00	0.99	0.97	0.96	0.95	0.93	0.92	0.91
	Q3	1.01	1.01	1.00	0.99	0.98	0.98	0.97	0.96
	Q4	1.01	1.00	0.99	0.98	0.97	0.97	0.96	0.95
2002	Q1	1.00	0.99	0.99	0.98	0.97	0.97	0.96	0.96
	Q2	1.01	1.00	0.99	0.98	0.98	0.97	0.96	0.96
	Q3	1.00	0.99	0.98	0.98	0.97	0.96	0.96	0.95
	Q4	0.99	0.97	0.96	0.94	0.93	0.92	0.90	0.89
2003	Q1	1.01	1.00	1.00	1.00	0.99	0.99	0.99	0.99
	Q2	1.00	0.98	0.98	0.97	0.97	0.96	0.96	0.95
	Q3	1.00	0.97	0.95	0.94	0.92	0.91	0.90	0.88
	Q4	1.00	0.98	0.96	0.95	0.94	0.92	0.91	0.90
2004	Q1	1.01	1.00	1.00	0.99	0.99	0.99	0.99	0.98
	Q2	1.00	0.99	0.98	0.97	0.95	0.94	0.92	0.89
	Q3	1.01	1.00	0.98	0.97	0.95	0.94	0.92	0.89
	Q4	1.00	0.99	0.97	0.96	0.95	0.94	0.93	0.91
2005	Q1	1.00	0.99	0.97	0.96	0.95	0.94	0.92	0.91
	Q2	1.01	1.00	0.98	0.97	0.96	0.95	0.93	0.92
	Q3	1.00	0.99	0.98	0.97	0.95	0.94	0.93	0.92
	Q4	1.01	1.00	0.98	0.97	0.95	0.94	0.92	0.91
2006	Q1	1.00	0.99	0.97	0.96	0.95	0.94	0.92	0.91
	Q2	1.00	0.99	0.97	0.96	0.95	0.94	0.92	0.91
	Q3	1.02	1.00	0.98	0.96	0.95	0.93	0.91	0.89
	Q4	1.01	0.99	0.98	0.96	0.94	0.92	0.91	0.89
2007	Q1	1.01	1.00	0.98	0.97	0.95	0.94	0.92	0.91
	Q2	1.00P	0.99P	0.97P	0.96P	0.95P	0.94P	0.92P	0.91P
	Q3	1.00P	0.98P	0.96P	0.95P	0.94P	0.92P	0.91P	0.90P

(Table 9.2 – Value Factor from 2000)

ROADCON INDEX (continued)

CALCULATING A ROAD PROJECT INDEX

A ROADCON Tender Price Index, from Table 6 can be adjusted to produce an index for a particular ROAD project by the use of a simple formula which applies the Location Road Type and Value Factor from Tables 7-9.

The formula is as follows:

$$\left[\begin{array}{c} \text{ROADCON} \\ \text{INDEX} \\ \text{(table 6)} \end{array} \right] \times \left[\begin{array}{c} \text{LOCATION} \\ \text{FACTOR} \\ \text{(table 7)} \end{array} \right] \times \left[\begin{array}{c} \text{TYPE} \\ \text{FACTOR} \\ \text{(table 8)} \end{array} \right] \times \left[\begin{array}{c} \text{VALUE} \\ \text{FACTOR} \\ \text{(table 9)} \end{array} \right] = \left[\begin{array}{c} \text{ROAD} \\ \text{PROJECT} \\ \text{INDEX} \end{array} \right]$$

where the following road project criteria are available:

- Tender/Estimate Date of road project.
- Location/County in which road project is situated.
- Type of road project.
- Tender/Estimate Value of road Project.

Value Factors for values between the point values given in Table 9 can be simply interpolated as follows:

$$\frac{\left[\begin{array}{c} \text{Tdr/Est} \\ \text{Value} \end{array} - \begin{array}{c} \text{1st} \\ \text{Value} \end{array} \right]}{\left[\begin{array}{c} \text{2nd} \\ \text{Value} \end{array} - \begin{array}{c} \text{1st} \\ \text{Value} \end{array} \right]} \times \left[\begin{array}{c} \text{1st} \\ \text{Factor} \end{array} - \begin{array}{c} \text{2nd} \\ \text{Factor} \end{array} \right] = \text{Value Factor}$$

WORKED EXAMPLES

The following is a worked example of the calculation of the Project Index for a road project:

Example Criteria:

- Tender/Estimate Date = July 1993: Q3/93 Table 6.1
- Location = Derbyshire: Q3/93 Midlands Table 7.1
- Road Type = New Motorway: Q3/93 New Construction Table 8.1
- Tender Value = £35M: Q3/93 £30M & £50M Table 9.1

Calculation of Value Factor:

$$0.90 - \frac{(35-30) \times (0.90-0.88)}{(50-30)} = 0.895$$

Calculation of a Road Project Index:

ROADCON Index	Location Factor	Road Type Factor	Value Factor	Road Project Index
76	× 0.99	× 0.98	× 0.895	= 66

NOCOS INDEX (Previously APSAB)

RESOURCE COST INDEX OF BUILDING NON- HOUSING	BASE 1995 = 100						
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(15%)	(10%)	(75%)	Labour & Plant	Materials
1980	Yr	42	41	40	43	42	46
1981	Yr	47	45	44	48	49	49
1982	Yr	51	49	48	52	53	53
1983	Yr	53	53	52	55	56	56
1984	Yr	58	56	55	59	60	60
1985	Yr	61	59	58	63	63	64
1986	Yr	64	62	61	64	64	65
1987	Yr	66	65	65	67	67	68
1988	Yr	70	68	69	71	72	71
1989	Yr	75	73	73	76	76	77
1990	Q1	78	76	77	79	79	80
	Q2	80	80	77	80	79	82
	Q3	82	80	78	84	85	83
	Q4	83	81	80	84	85	83
1991	Q1	84	85	85	84	85	83
	Q2	85	86	85	85	85	84
	Q3	86	86	85	86	89	84
	Q4	86	88	86	86	90	83
1992	Q1	87	89	89	87	90	84
	Q2	88	89	90	88	90	86
	Q3	90	90	91	90	94	86
	Q4	90	91	91	90	95	86
1993	Q1	90	92	91	91	95	87
	Q2	92	92	92	92	95	89
	Q3	93	93	93	92	95	91
	Q4	93	93	93	93	95	91
1994	Q1	94	94	93	94	95	93
	Q2	94	95	94	95	95	94
	Q3	96	96	95	96	97	96
	Q4	97	97	96	97	97	96
1995	Q1	98	98	98	97	97	98
	Q2	99	100	100	99	98	100
	Q3	101	100	101	102	102	101
	Q4	102	102	101	102	102	101
1996	Q1	102	103	104	102	103	101
	Q2	102	103	104	102	103	101
	Q3	103	103	104	103	106	101
	Q4	103	104	104	103	106	100
1997	Q1	104	106	106	103	106	101
	Q2	104	106	106	104	106	102
	Q3	105	106	106	104	107	102
	Q4	106	107	106	106	110	102
1998	Q1	106	108	107	105	110	102
	Q2	107	109	110	106	110	102
	Q3	110	110	110	110	120	102
	Q4	110	113	110	109	121	101

(Table 10.1 – NOCOS Index 1980 to 1998)

NOCOS INDEX (Previously APSAB) (continued)

RESOURCE COST INDEX OF BUILDING NON- HOUSING (continued)	BASE 1995 = 100				<i>P = Provisional</i>			
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices		
	Weighting	(100%)	(15%)	(10%)	(75%)	Labour & Plant	Materials	
1999	Q1	110	111	111	109	121	100	
	Q2	109	109	111	109	120	100	
	Q3	111	110	110	109	129	100	
	Q4	113	113	111	112	130	100	
2000	Q1	113	113	114	113	130	100	
	Q2	115	114	115	115	131	103	
	Q3	117	115	116	117	136	103	
	Q4	118	118	116	118	137	103	
2001	Q1	118	119	121	117	137	103	
	Q2	118	118	121	118	136	104	
	Q3	120	119	121	120	143	104	
	Q4	120	121	120	120	143	104	
2002	Q1	120	121	123	120	143	103	
	Q2	121	121	123	121	143	106	
	Q3	126	121	123	127	154	108	
	Q4	127	127	125	127	154	108	
2003	Q1	129	127	127	129	155	109	
	Q2	129	128	128	129	156	110	
	Q3	132	128	128	133	164	111	
	Q4	132	130	128	133	164	110	
2004	Q1	133	131	133	134	165	111	
	Q2	136	133	135	137	165	116	
	Q3	142	134	136	144	176	120	
	Q4	143	139	139	144	176	121	
2005	Q1	145	141	142	146	177	123	
	Q2	145	141	143	146	177	124	
	Q3	150	142	142	152	192	123	
	Q4	150	146	142	152	192	123	
2006	Q1	152	148	146	153	192	125	
	Q2	155	151	149	156	193	128	
	Q3	159	153	152	161	198	133	
	Q4	160	154	152	162	198	135	
2007	Q1	161	155	155	163	198	137	
	Q2	162	157	156	164	198	139	
	Q3	166P	158P	157P	169P	206P	141P	

(Table 10.2 – NOCOS Index from 1999)

HOCOS INDEX

RESOURCE COST INDEX OF HOUSE BUILDING	BASE 1995 = 100						
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(10%)	(10%)	(80%)	Labour & Plant	Materials
1985	Yr	64	61	59	65	64	66
1986	Yr	65	64	62	66	65	67
1987	Yr	68	67	66	68	68	70
1988	Yr	72	70	70	72	73	73
1989	Yr	76	75	74	77	77	79
1990	Q1	80	78	78	80	80	81
	Q2	81	81	78	81	80	83
	Q3	84	81	79	85	85	84
	Q4	84	82	81	85	85	84
1991	Q1	85	86	85	85	85	85
	Q2	86	87	85	86	86	86
	Q3	87	87	86	87	90	85
	Q4	87	88	87	87	90	85
1992	Q1	88	89	90	87	90	86
	Q2	89	91	90	88	90	86
	Q3	90	91	92	90	95	86
	Q4	90	92	92	90	95	86
1993	Q1	91	93	92	90	95	87
	Q2	92	93	93	92	95	89
	Q3	93	94	94	93	95	90
	Q4	93	94	94	93	95	91
1994	Q1	94	94	94	94	95	92
	Q2	94	96	95	94	95	94
	Q3	96	96	95	96	97	95
	Q4	97	97	96	97	97	97
1995	Q1	98	98	99	98	97	98
	Q2	99	100	99	99	98	101
	Q3	102	100	101	102	102	101
	Q4	101	102	101	101	102	100
1996	Q1	102	103	104	102	103	101
	Q2	102	103	104	102	103	101
	Q3	103	103	104	103	106	101
	Q4	103	105	104	103	106	101
1997	Q1	105	107	106	104	106	102
	Q2	106	109	106	105	106	103
	Q3	105	109	106	105	107	103
	Q4	107	110	106	106	110	104
1998	Q1	107	111	107	106	110	103
	Q2	108	112	111	107	110	103
	Q3	111	113	110	111	120	104
	Q4	111	116	110	111	121	104
1999	Q1	111	114	111	111	121	103
	Q2	111	112	111	111	120	103
	Q3	114	113	111	115	129	103
	Q4	115	115	111	115	130	103

(Table 11.1 – HOCOS Index 1985 to 1999)

HOCOS INDEX (continued)

RESOURCE COST INDEX OF HOUSE BUILDING (continued)	BASE 1995 = 100					<i>P = Provisional</i>	
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(10%)	(10%)	(80%)	Labour & Plant	Materials
2000	Q1	116	115	115	116	131	103
	Q2	117	116	116	117	131	105
2000	Q3	118	116	116	119	136	106
	Q4	120	121	117	120	137	106
	2001 Q1	120	121	122	120	137	106
	Q2	121	120	122	121	136	108
2001	Q3	123	121	122	123	143	108
	Q4	124	123	121	124	143	108
	2002 Q1	124	123	125	124	143	108
	Q2	125	123	125	125	143	110
2002	Q3	130	122	125	131	154	111
	Q4	130	128	126	131	155	111
	2003 Q1	131	128	129	132	156	112
	Q2	132	129	129	133	156	114
2003	Q3	135	129	129	137	164	114
	Q4	136	132	129	137	164	114
	2004 Q1	137	134	135	137	165	114
	Q2	138	134	136	138	166	117
2004	Q3	143	137	137	144	176	118
	Q4	143	142	140	144	176	118
	2005 Q1	146	144	144	146	177	119
	Q2	147	145	144	147	178	122
2005	Q3	152	147	144	153	192	122
	Q4	152	151	144	153	192	122
	2006 Q1	154	154	148	155	193	124
	Q2	156	159	151	157	193	127
2006	Q3	160	161	153	161	198	130
	Q4	161	163	153	162	198	133
	2007 Q1	162	161	156	163	198	135
	Q2	164	165	157	165	199	137
2007	Q3	168P	166P	158P	170P	206P	140P

(Table 11.2 – HOCOS Index from 2000)

ROCOS INDEX

RESOURCE COST INDEX OF ROAD CONSTRUCTION

BASE 1995 = 100				
Year & Quarter	Combined Index	Derived Indices		
		Labour & Plant	Materials	
1985 Yr	64	66	62	
1986 Yr	65	67	63	
1987 Yr	68	70	66	
1988 Yr	72	75	69	
1989 Yr	77	78	75	
1990 Q1	80	81	78	
	Q2	81	80	
	Q3	84	81	
	Q4	84	81	
1991 Q1	85	87	84	
	Q2	87	86	
	Q3	88	86	
	Q4	88	86	
1992 Q1	84	90	80	
	Q2	85	81	
	Q3	86	80	
	Q4	87	82	
1993 Q1	88	94	83	
	Q2	90	97	
	Q3	91	87	
	Q4	91	88	
1994 Q1	92	96	89	
	Q2	93	90	
	Q3	95	93	
	Q4	96	95	
1995 Q1	98	99	98	
	Q2	100	101	
	Q3	101	101	
	Q4	101	101	
1996 Q1	101	102	101	
	Q2	103	103	
	Q3	104	103	
	Q4	104	103	
1997 Q1	105	105	105	
	Q2	106	107	
	Q3	107	107	
	Q4	108	107	
1998 Q1	108	109	108	
	Q2	110	110	
	Q3	111	109	
	Q4	110	108	
1999 Q1	110	113	107	
	Q2	111	108	
	Q3	114	109	
	Q4	114	108	

(Table 12.1 – ROCOS Index 1985 to 1999)

ROCOS INDEX (continued)**RESOURCE
COST INDEX
OF ROAD
CONSTRUCTION**
(continued)

		BASE 1995 = 100		<i>P = Provisional</i>	
Year & Quarter		Combined Index	Derived Indices		
			Labour & Plant	Materials	
2000	Q1	117	121	113	
	Q2	118	122	116	
	Q3	122	126	118	
	Q4	122	127	117	
2001	Q1	121	126	117	
	Q2	123	126	121	
	Q3	126	130	122	
	Q4	125	129	122	
2002	Q1	125	129	122	
	Q2	132	130	133	
	Q3	137	138	137	
	Q4	137	138	137	
2003	Q1	139	139	139	
	Q2	142	139	143	
	Q3	144	144	144	
	Q4	143	145	142	
2004	Q1	144	145	144	
	Q2	150	146	152	
	Q3	154	155	153	
	Q4	155	156	154	
2005	Q1	156	156	156	
	Q2	158	158	159	
	Q3	162	168	157	
	Q4	163	168	158	
2006	Q1	166	168	165	
	Q2	170	170	169	
	Q3	177	174	179	
	Q4	177	173	180	
2007	Q1	180	172	185	
	Q2	180	174	185	
	Q3	183P	180P	186P	

(Table 12.2 – ROCOS Index from 2000)

FOCOS INDEX

RESOURCE COST INDEX OF INFRASTRUCTURE

BASE 1995 = 100				
Year & Quarter		Combined Index	Derived Indices	
			Labour & Plant	Materials
1985	Yr	64	65	64
1986	Yr	65	66	65
1987	Yr	68	69	68
1988	Yr	73	74	73
1989	Yr	76	77	75
1990	Q1	79	80	78
	Q2	79	80	78
	Q3	85	86	84
	Q4	85	86	84
1991	Q1	85	86	84
	Q2	86	87	85
	Q3	87	89	85
	Q4	87	90	85
1992	Q1	85	89	82
	Q2	86	90	81
	Q3	87	93	82
	Q4	88	94	82
1993	Q1	88	94	83
	Q2	90	95	87
	Q3	91	95	88
	Q4	92	95	89
1994	Q1	93	96	91
	Q2	94	96	92
	Q3	96	97	94
	Q4	96	97	96
1995	Q1	98	99	98
	Q2	100	99	100
	Q3	101	101	101
	Q4	101	101	100
1996	Q1	101	102	100
	Q2	102	103	102
	Q3	103	105	101
	Q4	103	106	101
1997	Q1	104	106	102
	Q2	104	106	103
	Q3	106	108	104
	Q4	106	109	104
1998	Q1	107	109	105
	Q2	108	110	106
	Q3	109	113	105
	Q4	108	113	104
1999	Q1	108	113	103
	Q2	109	115	103
	Q3	111	120	104
	Q4	111	120	104

(Table 13.1 – FOCOS Index 1985 to 1999)

FOCOS INDEX (continued)**RESOURCE COST
INDEX OF
INFRASTRUCTURE**
(continued)

		BASE 1995 = 100		<i>P = Provisional</i>	
Year & Quarter		Combined Index	Derived Indices		
			Labour & Plant	Materials	
2000	Q1	113	121	106	
	Q2	114	122	108	
	Q3	118	126	110	
	Q4	118	128	110	
2001	Q1	117	126	109	
	Q2	118	126	112	
	Q3	120	130	112	
	Q4	120	129	112	
2002	Q1	120	129	112	
	Q2	124	130	120	
	Q3	129	137	122	
	Q4	129	137	123	
2003	Q1	131	138	124	
	Q2	133	138	128	
	Q3	135	143	128	
	Q4	135	144	127	
2004	Q1	136	144	129	
	Q2	142	146	138	
	Q3	147	153	141	
	Q4	148	154	142	
2005	Q1	150	155	145	
	Q2	151	157	146	
	Q3	154	167	143	
	Q4	155	167	144	
2006	Q1	157	167	148	
	Q2	160	169	152	
	Q3	166	173	160	
	Q4	166	171	162	
2007	Q1	168	171	166	
	Q2	170	173	167	
	Q3	172P	178P	168P	

(Table 13.2 – FOCOS Index from 2000)

NOMACOS INDEX

RESOURCE COST INDEX OF MAINTENANCE FOR BUILDING NON-HOUSING	BASE 1995 = 100						
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(15%)	(13%)	(72%)	Labour & Plant	Materials
1985	Yr	63	60	60	64	62	65
1986	Yr	65	63	63	65	64	66
1987	Yr	68	66	67	68	67	69
1988	Yr	71	69	71	72	72	72
1989	Yr	76	74	75	77	76	78
1990	Q1	79	77	79	80	79	81
	Q2	81	81	79	81	79	83
	Q3	83	81	80	84	85	84
	Q4	84	82	82	84	85	84
1991	Q1	85	85	85	85	85	84
	Q2	85	87	86	85	85	85
	Q3	87	87	86	87	89	85
	Q4	87	88	87	87	90	85
1992	Q1	88	89	90	87	90	85
	Q2	89	90	91	88	90	86
	Q3	90	91	92	90	95	85
	Q4	90	91	92	90	95	86
1993	Q1	91	93	93	91	95	87
	Q2	92	93	94	92	95	89
	Q3	93	94	94	93	95	90
	Q4	93	94	94	93	95	91
1994	Q1	94	95	95	94	95	93
	Q2	94	96	95	94	95	94
	Q3	96	96	96	96	97	95
	Q4	97	98	97	97	97	96
1995	Q1	98	99	99	98	97	98
	Q2	99	100	100	99	98	101
	Q3	101	100	100	102	102	101
	Q4	101	101	101	102	103	101
1996	Q1	102	103	104	102	103	101
	Q2	102	103	104	102	103	101
	Q3	103	103	104	103	106	101
	Q4	103	104	104	103	106	101
1997	Q1	105	106	106	104	106	102
	Q2	105	106	106	104	106	103
	Q3	105	106	106	105	107	103
	Q4	107	107	107	107	110	103
1998	Q1	107	109	107	106	110	102
	Q2	108	109	111	107	111	102
	Q3	111	111	111	112	121	102
	Q4	112	115	111	112	121	102
1999	Q1	112	114	113	112	121	102
	Q2	111	112	113	111	121	101
	Q3	115	113	112	116	130	101
	Q4	116	117	113	116	130	101

(Table 14.1 – NOMACOS Index 1985 to 1999)

NOMACOS INDEX (continued)

RESOURCE COST INDEX OF MAINTENANCE FOR BUILDING NON-HOUSING (continued)	BASE 1995 = 100					<i>P = Provisional</i>	
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(15%)	(13%)	(72%)	Labour & Plant	Materials
2000	Q1	117	117	117	117	131	102
	Q2	118	117	119	118	131	104
	Q3	120	118	119	121	137	104
	Q4	122	122	119	122	137	105
2001	Q1	123	123	125	122	137	105
	Q2	123	123	125	122	137	106
	Q3	125	124	125	125	143	106
	Q4	126	127	125	126	144	106
2002	Q1	126	127	129	126	144	106
	Q2	127	127	129	126	144	107
	Q3	132	127	129	133	156	108
	Q4	133	134	130	133	156	109
2003	Q1	134	134	134	134	157	110
	Q2	135	135	135	135	158	111
	Q3	138	135	134	139	165	111
	Q4	138	138	135	139	166	111
2004	Q1	140	139	141	140	166	112
	Q2	142	141	142	142	167	115
	Q3	146	141	143	148	177	117
	Q4	147	147	146	148	177	117
2005	Q1	150	148	149	150	178	119
	Q2	150	148	150	150	178	120
	Q3	155	149	149	158	193	120
	Q4	156	154	149	158	193	120
2006	Q1	158	156	154	159	194	123
	Q2	160	158	156	161	194	126
	Q3	164	159	158	166	199	130
	Q4	165	161	158	167	199	133
2007	Q1	167	162	163	169	200	135
	Q2	168	164	164	170	200	137
	Q3	172P	164P	164P	175P	208P	139P

(Table 14.2 – NOMACOS Index from 2000)

HOMACOS INDEX

RESOURCE COST INDEX OF MAINTENANCE FOR HOUSE BUILDING

		BASE 1995 = 100						
		Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
		Weighting	(100%)	(17%)	(15%)	(68%)	Labour & Plant	Materials
1985	Yr	65	65	61	65	63	66	
1986	Yr	66	68	64	66	64	66	
1987	Yr	69	71	68	69	67	69	
1988	Yr	73	74	72	73	72	72	
1989	Yr	78	78	76	78	76	78	
1990	Q1	80	80	79	80	79	81	
	Q2	81	84	79	81	79	83	
	Q3	84	84	80	85	85	84	
	Q4	85	85	82	85	85	84	
1991	Q1	85	87	86	85	85	85	
	Q2	86	89	86	85	85	85	
	Q3	87	89	86	87	89	85	
	Q4	88	90	87	88	90	85	
1992	Q1	89	91	91	88	90	85	
	Q2	89	92	92	88	90	86	
	Q3	91	92	92	90	95	85	
	Q4	91	93	92	91	95	85	
1993	Q1	92	94	93	91	95	87	
	Q2	93	95	94	92	95	89	
	Q3	94	95	95	93	95	90	
	Q4	94	95	95	93	95	91	
1994	Q1	94	95	95	94	95	93	
	Q2	95	97	96	95	95	94	
	Q3	96	97	96	96	97	96	
	Q4	97	98	97	97	97	97	
1995	Q1	98	99	99	98	97	99	
	Q2	99	100	100	99	98	101	
	Q3	101	100	100	102	102	100	
	Q4	101	102	101	101	102	100	
1996	Q1	102	103	104	102	103	100	
	Q2	102	103	104	102	103	100	
	Q3	103	103	104	103	106	101	
	Q4	104	105	104	103	106	101	
1997	Q1	105	107	106	104	106	102	
	Q2	106	108	106	105	106	103	
	Q3	106	108	106	105	107	103	
	Q4	108	109	107	107	110	103	
1998	Q1	107	111	107	106	110	102	
	Q2	109	112	112	107	111	102	
	Q3	113	114	111	113	121	102	
	Q4	113	117	111	113	121	102	
1999	Q1	113	116	113	112	121	101	
	Q2	113	115	113	112	121	101	
	Q3	116	116	113	117	130	101	
	Q4	117	120	114	117	130	101	

(Table 15.1 – HOMACOS Index 1985 to 1999)

HOMACOS INDEX (continued)

RESOURCE COST INDEX OF MAINTENANCE FOR HOUSE BUILDING (continued)	BASE 1995 = 100					<i>P = Provisional</i>	
	Year & Quarter	Combined Index	Mechanical Index	Electrical Index	Building Index	Derived Building Indices	
	Weighting	(100%)	(17%)	(15%)	(68%)	Labour & Plant	Materials
2000	Q1	119	120	118	118	131	102
	Q2	119	121	120	119	131	104
	Q3	122	120	120	122	137	104
	Q4	123	127	121	123	138	105
2001	Q1	124	127	127	123	137	105
	Q2	124	126	127	123	137	106
	Q3	127	127	127	126	144	106
	Q4	128	130	127	127	144	106
2002	Q1	128	131	132	127	144	106
	Q2	129	130	131	128	144	108
	Q3	134	130	132	135	156	109
	Q4	135	138	133	135	156	109
2003	Q1	137	139	137	136	157	110
	Q2	137	140	138	136	158	111
	Q3	140	140	137	141	166	112
	Q4	141	143	138	141	166	112
2004	Q1	143	145	144	142	167	112
	Q2	144	146	146	143	167	114
	Q3	148	147	146	149	178	115
	Q4	150	153	149	149	178	115
2005	Q1	152	154	153	151	179	117
	Q2	152	155	153	151	179	118
	Q3	158	156	153	159	193	119
	Q4	158	161	153	159	193	119
2006	Q1	161	163	158	161	194	121
	Q2	163	167	160	162	194	124
	Q3	166	168	161	167	200	127
	Q4	168	171	162	168	200	130
2007	Q1	169	171	166	169	200	133
	Q2	170	173	167	170	200	135
	Q3	174P	173P	168P	176P	208P	138P

(Table 15.2 – HOMACOS Index from 2000)

FORVOP INDEX

PROJECTED FORMULA VOP INDEX

BASE 1995 = 100									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	-	-	167	173	179	185	191	198	205
February	-	-	167	173	179	185	192	199	206
March	-	-	168	174	180	186	192	199	206
April	-	-	168	174	180	186	192	199	206
May	-	-	168	174	180	186	192	199	206
June	-	-	168	174	180	186	193	200	207
July	-	165	172	178	184	190	196	204	211
August	-	166	172	178	184	190	197	204	211
September	-	166	172	178	184	191	197	204	211
October	-	166	172	179	185	191	197	204	212
November	-	166	173	179	185	191	197	205	212
December	160	167	173	179	185	191	198	205	212
Total	-	-	2,040	2,113	2,185	2,258	2,334	2,420	2,505

(Table 16.1 – FORVOP Index for the next eight years)

ESTIMATING FUTURE FORMULA VOP REIMBURSEMENT

The method of estimating future Formula VOP reimbursement described below, using FORVOP Indices, is simplified in that it assumes equal monthly valuations throughout the contract. It uses a recovery factor of 0.90 derived from a non-adjustable element of 10%.

As FORVOP is a projection of the NOCOS Combined Index which includes a proportion for M&E, then, when applied to the total estimate, FORVOP will provide an estimate of future VOP Reimbursement for B&CE and M&E.

The formula used in the calculation is:

$$\text{ESTIMATED CONTRACT SUM} \times \text{RECOVERY FACTOR (0.90)} \times \left[\frac{\sum I_v - 1}{P \times I_0} \right]$$

where:

$\sum I_v$ = The sum of all the FORVOP Indices for each valuation month.

P = Contract Period in months.

I_0 = FORVOP Index for contract base month.

The Estimated Contract Sum is abated for any significant sums which will not be subject to price adjustment (ie PC Sums to be let on a fixed price sub-contract)

FORVOP INDEX (continued)

WORKED EXAMPLE

The following is a worked example of the calculation of the estimated future VOP Reimbursement on a project where:

Contract Period (P) = 14 months

Estimated Contract Sum = £1,000,000

Base Month = July 2007

$I_0 = 165$

		<u>I_v</u>
1st Valuation	= November 2007	166
2nd Valuation	= December 2007	167
3rd Valuation	= January 2008	
4th Valuation	= February 2008	
5th Valuation	= March 2008	
6th Valuation	= April 2008	
7th Valuation	= May 2008	
8th Valuation	= June 2008	2040
9th Valuation	= July 2008	
10th Valuation	= August 2008	
11th Valuation	= September 2008	
12th Valuation	= October 2008	
13th Valuation	= November 2008	
14th Valuation	= December 2008	
		<u>$\Sigma I_v = 2373$</u>

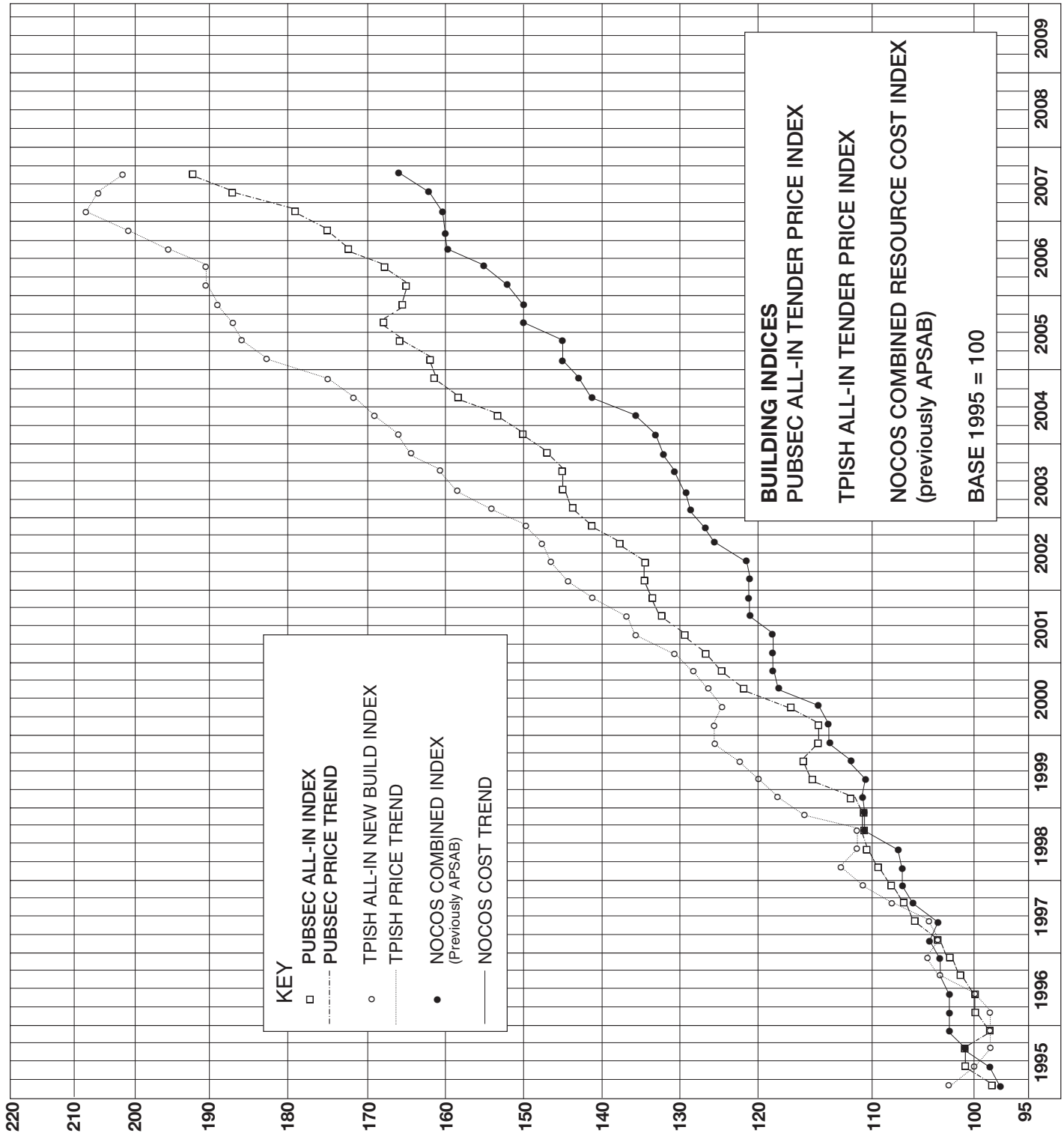
Calculation:

$$£1,000,000 \times 0.90 \times \left[\frac{2373}{14 \times 165} - 1 \right] = £24,545$$

Estimated future VOP Reimbursement = (SAY) £24,500

TENDER PRICE / RESOURCE COST TRENDS

GRAPHIC RELATIONSHIP BETWEEN BUILDING TENDER PRICES AND BUILDING RESOURCE COST



OUTPUT INDEX

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

OUTPUT PRICE INDEX FOR NEW CONSTRUCTION WORK

BASE 1995 = 100									
Year & Quarter		Public Housing		Private Housing		Infrastructure		Public Works	
		Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year
1985	Yr		73		58		84		78
1986	Yr		75		63		83		83
1987	Yr		79		69		85		85
1988	Yr		86		80		95		95
1989	Yr		96		91		105		112
1990	Q1	99	100	96	98	106	105	117	117
	Q2	100		98		106		117	
	Q3	100		99		105		117	
	Q4	100		99		104		115	
1991	Q1	99	96	99	98	102	98	112	106
	Q2	97		99		100		108	
	Q3	95		98		98		105	
	Q4	94		97		94		101	
1992	Q1	92	91	96	95	91	87	98	95
	Q2	92		95		88		95	
	Q3	91		94		86		93	
	Q4	89		93		84		91	
1993	Q1	81	88	93	93	83	82	90	89
	Q2	88		93		82		89	
	Q3	89		93		82		88	
	Q4	90		94		82		88	
1994	Q1	91	93	94	96	83	87	89	92
	Q2	92		95		85		91	
	Q3	94		97		88		93	
	Q4	96		98		90		95	
1995	Q1	99	100	99	100	96	100	97	100
	Q2	100		100		99		99	
	Q3	101		100		102		101	
	Q4	101		101		103		103	
1996	Q1	100	101	101	102	104	104	103	104
	Q2	100		102		103		104	
	Q3	101		103		103		104	
	Q4	102		104		104		104	
1997	Q1	103	103	105	107	104	105	105	106
	Q2	103		106		104		106	
	Q3	103		107		105		107	
	Q4	104		109		106		108	
1998	Q1	105	108	110	113	106	107	109	111
	Q2	107		112		107		111	
	Q3	109		114		108		112	
	Q4	110		116		108		113	
1999	Q1	112	114	119	123	107	107	114	115
	Q2	113		121		106		114	
	Q3	115		124		107		115	
	Q4	116		127		108		116	

(Table 17.1 – OUTPUT Index for Construction 1985 to 1999 – part 1)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR NEW
CONSTRUCTION
WORK**
(continued)

BASE 1995 = 100							
Year & Quarter	Private Industrial		Private Commercial		All New Construction		
	Qtr	Year	Qtr	Year	Qtr	Year	
1985	Yr		84		84	77	
1986	Yr		85		89	81	
1987	Yr		87		92	84	
1988	Yr		95		102	94	
1989	Yr		106		113	105	
1990	Q1	111	108	115	113	109	108
	Q2	109		114		109	
	Q3	108		113		108	
	Q4	105		111		107	
1991	Q1	102	97	109	104	105	101
	Q2	98		105		102	
	Q3	95		103		100	
	Q4	93		100		97	
1992	Q1	90	88	97	94	95	92
	Q2	88		95		93	
	Q3	87		93		91	
	Q4	88		91		90	
1993	Q1	89	90	89	89	89	89
	Q2	90		88		88	
	Q3	92		88		89	
	Q4	91		88		89	
1994	Q1	89	92	88	92	89	92
	Q2	91		90		91	
	Q3	94		93		93	
	Q4	96		95		95	
1995	Q1	99	100	98	100	98	100
	Q2	100		99		100	
	Q3	101		101		101	
	Q4	100		102		102	
1996	Q1	100	99	103	103	102	103
	Q2	100		103		102	
	Q3	99		103		103	
	Q4	98		103		103	
1997	Q1	99	102	104	106	104	105
	Q2	101		105		105	
	Q3	103		106		106	
	Q4	104		108		107	
1998	Q1	105	107	109	111	108	110
	Q2	106		111		109	
	Q3	109		112		111	
	Q4	110		114		112	
1999	Q1	111	111	115	118	113	115
	Q2	111		117		114	
	Q3	112		119		116	
	Q4	111		120		117	

(Table 17.2 – OUTPUT Index for Construction 1985 to 1999 – part 1)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR NEW
CONSTRUCTION
WORK**
(continued)

Year & Quarter		BASE 1995 = 100							
		Public Housing		Private Housing		Infrastructure		Public Works	
		Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year
2000	Q1	117	118	128	132	109R	111	117	119
	Q2	118		132		110		118	
	Q3	119		133		112		119	
	Q4	120		135		113		120	
2001	Q1	121	123	137	140	114	115	121	122
	Q2	122		139		115		122	
	Q3	123		142		116		123	
	Q4	124		144		117		123	
2002	Q1	125	126	146	148	118	119	124	126
	Q2	126		147		118		125	
	Q3	127		149		120		126	
	Q4	127		151		120		127	
2003	Q1	128	131	151	160	120	120	127	129
	Q2	129		153		121		128	
	Q3	132		166		118		128	
	Q4	134		172		120		131	
2004	Q1	137R	140	175R	180	120R	122	133R	138
	Q2	139R		178R		120R		136R	
	Q3	141R		182R		121R		140R	
	Q4	144		186		127		141	
2005	Q1	148	153	186	188	132	134	143	146
	Q2	153		188		131		147	
	Q3R	155		190		135		149	
	Q4	155		189		138		147	
2006	Q1	157	160	195	197	142	144	148	150
	Q2	159		197		142		147	
	Q3	160		198		145		150	
	Q4	165		199		147		154	
2007	Q1	170		205		154		157	
	Q2	176P		208P		155P		163P	
	Q3	176P		209P		155P		163P	
To convert these indices to other base dates multiply by:									
1985 = 100		× 1.370		× 1.724		× 1.190		× 1.282	
1990 = 100		× 1.003		× 1.020		× 0.950		× 0.858	
2000 = 100		× 0.847		× 0.758		× 0.901		× 0.840	

(Table 17.3 – OUTPUT Index for Construction from 2000 – part 1)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR NEW
CONSTRUCTION
WORK**
(continued)

		BASE 1995 = 100				<i>P=Provisional</i>	
Year & Quarter		Private Industrial		Private Commercial		All New Construction	
		Qtr	Year	Qtr	Year	Qtr	Year
2000	Q1	111	112	120	122	118	120
	Q2	112		121		119	
	Q3	113		122		121	
	Q4	113		123		122	
2001	Q1	113	114	124	124	123	124
	Q2	113		124		124	
	Q3	114		125		125	
	Q4	115		125		126	
2002	Q1	116	117	124	124	127	128
	Q2	116		124		127	
	Q3	117		124		128	
	Q4	118		123		129	
2003	Q1	119	119	123	126	129	133
	Q2	121		123		130	
	Q3	117		127		134	
	Q4	117		132		138	
2004	Q1	117R	118	131R	133	139R	143
	Q2	117R		131R		141R	
	Q3	119R		134R		144R	
	Q4	119		135		147	
2005	Q1	119	120	135	136	148	150
	Q2	119		135		149	
	Q3R	120		136		151	
	Q4	121		137		151	
2006	Q1	122	123	138	139	153	155
	Q2	122		138		154	
	Q3	123		139		156	
	Q4	124		140		157	
2007	Q1	125		141		161	
	Q2	125P		141P		162P	
	Q3	126P		142P		163P	
To convert these indices to other base dates multiply by:							
1985 = 100		× 1.190		× 1.190		× 1.299	
1990 = 100		× 0.924		× 0.883		× 0.924	
2000 = 100		× 0.893		× 0.820		× 0.833	

(Table 17.4 – OUTPUT Index for Construction from 2000 – part 1)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR
PUBLIC WORKS**

BASE 1995 = 100									
Year & Quarter	Building		Civil Engineering		Non-Roads		Roads		
	Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year	
1985	Yr		78		74		77		70
1986	Yr		83		86		84		82
1987	Yr		85		87		86		85
1988	Yr		95		97		109		95
1989	Yr		112		109		111		104
1990	Q1	117	117	111	110	116	115	105	104
	Q2	117		111		116		104	
	Q3	117		111		115		104	
	Q4	115		108		113		103	
1991	Q1	112	106	106	103	110	105	101	98
	Q2	108		104		107		100	
	Q3	105		102		104		98	
	Q4	101		99		100		93	
1992	Q1	98	95	96	91	97	94	90	86
	Q2	95		93		95		87	
	Q3	93		90		92		85	
	Q4	91		87		90		83	
1993	Q1	90	89	86	85	89	88	81	81
	Q2	89		85		88		81	
	Q3	88		84		87		80	
	Q4	88		84		87		80	
1994	Q1	89	92	85	88	88	91	82	85
	Q2	91		88		90		84	
	Q3	93		90		92		86	
	Q4	95		91		94		89	
1995	Q1	97	100	95	100	96	100	96	100
	Q2	99		98		99		99	
	Q3	101		102		102		102	
	Q4	103		105		103		103	
1996	Q1	103	104	106	106	104	104	104	104
	Q2	104		106		104		104	
	Q3	104		106		104		104	
	Q4	104		106		105		105	
1997	Q1	105	106	106	106	105	107	105	105
	Q2	106		106		106		105	
	Q3	107		106		107		105	
	Q4	108		108		108		106	
1998	Q1	109	111	108	109	110	111	106	106
	Q2	111		109		111		106	
	Q3	112		110		112		107	
	Q4	113		110		113		106	
1999	Q1	114	115	109	109	113	114	105	105
	Q2	114		109		113		105	
	Q3	115		109		114		106	
	Q4	116		109		115		106	

(Table 18.1 – OUTPUT Index for Public Works 1985 to 1999 – part 1)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR
PUBLIC WORKS**
(continued)

BASE 1995 = 100			
Year & Quarter		All Public works	
		Qtr	Year
1985	Yr		81
1986	Yr		83
1987	Yr		85
1988	Yr		95
1989	Yr		109
1990	Q1	113	112
	Q2	113	
	Q3	112	
	Q4	110	
1991	Q1	108	103
	Q2	105	
	Q3	102	
	Q4	98	
1992	Q1	95	91
	Q2	92	
	Q3	90	
	Q4	88	
1993	Q1	87	86
	Q2	86	
	Q3	86	
	Q4	86	
1994	Q1	87	90
	Q2	88	
	Q3	91	
	Q4	93	
1995	Q1	96	100
	Q2	99	
	Q3	102	
	Q4	103	
1996	Q1	103	104
	Q2	104	
	Q3	104	
	Q4	104	
1997	Q1	105	106
	Q2	105	
	Q3	106	
	Q4	107	
1998	Q1	108	109
	Q2	109	
	Q3	110	
	Q4	111	
1999	Q1	111	112
	Q2	111	
	Q3	112	
	Q4	112	

(Table 18.2 – OUTPUT Index for Public Works 1985 to 1999 – part 2)

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR
PUBLIC WORKS**
(continued)

		BASE 1995 = 100				<i>P=Provisional</i>			
Year & Quarter		Building		Civil Engineering		Non-Roads		Roads	
		Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year
2000	Q1	117	119	110	112	116	118	108	110
	Q2	118		111		117		109	
	Q3	119		113		119		110	
	Q4	120		114		120		112	
2001	Q1	121	122	116	118	120	122	113	115
	Q2	122		117		121		114	
	Q3	123		118		122		115	
	Q4	123		119		123		116	
2002	Q1	124	126	120	121	124	126	117	118
	Q2	125		121		125		117	
	Q3	126		122		126		119	
	Q4	127		122		127		120	
2003	Q1	127	129	123	123	127	129	120	120
	Q2	128		123		128		121	
	Q3	128		123		128		120	
	Q4	131		123		131		119	
2004	Q1	133R	138	123R	126	133R	138	119R	121
	Q2	136R		124R		136R		119R	
	Q3	140R		125R		140R		119R	
	Q4	141		131		141		126	
2005	Q1	143	146	136	139	143	146	133	135
	Q2	147		136		147		131	
	Q3R	149		140		149		136	
	Q4	147		142		147		140	
2006	Q1	148	150	145	148	148	150	144	146
	Q2	147		146		147		145	
	Q3	150		149		150		148	
	Q4	154		152		154		149	
2007	Q1	157		158		157		157	
	Q2	163P		160P		163P		157P	
	Q3	163P		160P		163P		157P	
To convert these indices to other base dates multiply by:									
1985 = 100	× 1.282		× 1.351		× 1.299		× 1.429		
1990 = 100	× 0.858		× 0.907		× 0.870		× 0.962		
2000 = 100	× 0.840		× 0.893		× 0.847		× 0.909		

(Table 18.3 – OUTPUT Index for Public Works from 2000 – part 1)

NOTE

The 1995 series for Roads Output Price Index is revised as result of a change in calculation methodology.

OUTPUT INDEX (continued)

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT PRICE
INDEX FOR
PUBLIC WORKS**
(continued)

BASE 1995 = 100 <i>P=Provisional</i>			
Year & Quarter		All Public works	
		Qtr	Year
2000	Q1	113	115
	Q2	115	
	Q3	116	
	Q4	117	
2001	Q1	118	119
	Q2	119	
	Q3	120	
	Q4	121	
2002	Q1	121	123
	Q2	122	
	Q3	123	
	Q4	124	
2003	Q1	125	125
	Q2	125	
	Q3	125	
	Q4	126	
2004	Q1	127R	131
	Q2	129R	
	Q3	131R	
	Q4	135	
2005	Q1	139	142
	Q2	140	
	Q3R	143	
	Q4	144	
2006	Q1	146	149
	Q2	146	
	Q3	150	
	Q4	153	
2007	Q1	158	
	Q2	161P	
	Q3	161P	
To convert these indices to other base dates multiply by:			
1985 = 100		× 1.235	
1990 = 100		× 0.893	
2000 = 100		× 0.870	

(Table 18.4 – OUTPUT Index for Public Works from 2000 – part 2)

OUTPUT DEFLATORS

*DTI are revising this series consecutively with re-basing to 2000=100.
For further information contact Frances Pottier on 0207 215 1953*

**OUTPUT
DEFLATORS
FOR DIRECT
LABOUR**

BASE 1995 = 100									
Year & Quarter		Public Housing		Public Works		Public Housing Repairs & Maintenance		Public Works Repairs & Maintenance	
		Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year
1985	Yr		62		62		61		61
1986	Yr		43		65		64		64
1987	Yr		48		68		67		67
1988	Yr		52		72		71		71
1989	Yr		56		77		75		76
1990	Q1	57	59	80	82	80	81	80	82
	Q2	58		81		80		80	
	Q3	60		82		80		81	
	Q4	60		86		86		86	
1991	Q1	60	62	86	87	87	88	87	88
	Q2	61		87		87		87	
	Q3	63		86		87		87	
	Q4	63		89		90		90	
1992	Q1	89	90	89	90	91	92	90	91
	Q2	89		89		91		90	
	Q3	89		89		91		90	
	Q4	92		92		95		94	
1993	Q1	92	93	92	93	95	95	95	95
	Q2	93		93		95		95	
	Q3	93		93		95		95	
	Q4	94		93		95		95	
1994	Q1	95	96	94	96	96	97	95	96
	Q2	95		95		96		96	
	Q3	96		96		96		96	
	Q4	98		97		98		98	
1995	Q1	99	100	99	100	99	100	99	100
	Q2	100		100		99		99	
	Q3	100		100		99		99	
	Q4	102		102		103		102	
1996	Q1	102	103	102	102	103	103	102	103
	Q2	102		102		103		103	
	Q3	102		102		103		103	
	Q4	104		104		106		105	
1997	Q1	104	105	104	105	106	106	105	106
	Q2	105		104		106		106	
	Q3	105		104		106		106	
	Q4	106		105		107		107	
1998	Q1	107	109	107	108	110	112	109	111
	Q2	108		107		110		109	
	Q3	108		107		110		109	
	Q4	113		112		118		117	
1999	Q1	113	114	112	113	118	119	117	118
	Q2	113		112		118		116	
	Q3	112		111		117		116	
	Q4	117		117		125		122	

(Table 19.1 – OUTPUT Deflators for Direct Labour 1985 to 1999)

OUTPUT DEFLATORS (continued)

*DTI are revising this series consecutively
with re-basing 2000=100.*

For further information contact Frances Pottier on 0207 215 1953

**OUTPUT
DEFLATORS
FOR DIRECT
LABOUR**
(continued)

Year & Quarter		BASE 1995 = 100							
		Public Housing		Public Works		Public Housing Repairs & Maintenance		Public Works Repairs & Maintenance	
		Qtr	Year	Qtr	Year	Qtr	Year	Qtr	Year
2000	Q1	118	119	117	118	125	127	123	124
	Q2	118		117		126		123	
	Q3	119		118		126		124	
	Q4	122		121		131		128	
2001	Q1	122	124	122	122	131	132	128	130
	Q2	123		122		131		128	
	Q3	123		122		131		128	
	Q4	127		125		136		133	
2002	Q1	126	129	125	128	136	140	133	136
	Q2	128		127		137		134	
	Q3	128		127		137		135	
	Q4	135		134		147		143	
2003	Q1	135	139	134	138	147	153	143	148
	Q2	137		136		150		146	
	Q3	142		141		156		152	
	Q4	142		140		157		152	
2004	Q1	142	149	141	147	157	162	152	157
	Q2	145		144		158		153	
	Q3	153		152		167		162	
	Q4	153		152		167		162	
2005	Q1	155	158	153	157	168	174	163	168
	Q2	155		154		168		163	
	Q3	162		160		180		173	
	Q4	161		160		180		173	
2006	Q1	163	168	162	166	181	184	174	178
	Q2	165		163		181		175	
	Q3	171		169		187		181	
	Q4	172		171		188		182	
2007	Q1	173		172		189		183	
	Q2	174P		173P		190P		184P	
	Q3	179P		178P		197P		191P	
To convert these indices to other base dates multiply by:									
1985 = 100		× 1.613		× 1.613		× 1.639		× 1.639	
1990 = 100		× 1.202		× 1.216		× 1.227		× 1.223	
2000 = 100		× 0.840		× 0.847		× 0.787		× 0.806	

(Table 19.2 – OUTPUT Deflators for Direct Labour from 2000)

OUTPUT DEFLATORS (continued)

*DTI are revising this series consecutively
with re-basing 2000=100.*

For further information contact Frances Pottier on 0207 215 1953

**OUTPUT
DEFLATORS
FOR
CONTRACTORS**

BASE 1995 = 100			
Year & Quarter		Repairs & Maintenance	
		Qtr	Year
1985	Yr		62
1986	Yr		64
1987	Yr		68
1988	Yr		71
1989	Yr		76
1990	Q1	80	82
	Q2	81	
	Q3	84	
	Q4	85	
1991	Q1	86	88
	Q2	87	
	Q3	89	
	Q4	89	
1992	Q1	89	91
	Q2	90	
	Q3	92	
	Q4	92	
1993	Q1	93	94
	Q2	93	
	Q3	94	
	Q4	94	
1994	Q1	94	96
	Q2	95	
	Q3	97	
	Q4	97	
1995	Q1	98	100
	Q2	99	
	Q3	101	
	Q4	101	
1996	Q1	101	102
	Q2	102	
	Q3	103	
	Q4	103	
1997	Q1	104	105
	Q2	104	
	Q3	105	
	Q4	107	
1998	Q1	107	110
	Q2	108	
	Q3	112	
	Q4	112	
1999	Q1	112	114
	Q2	111	
	Q3	116	
	Q4	116	

(Table 20.1 – OUTPUT Deflators for Contractors 1985-1999)

OUTPUT DEFLATORS (continued)

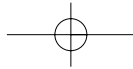
*DTI are revising this series consecutively
with re-basing 2000=100.*

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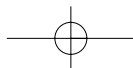
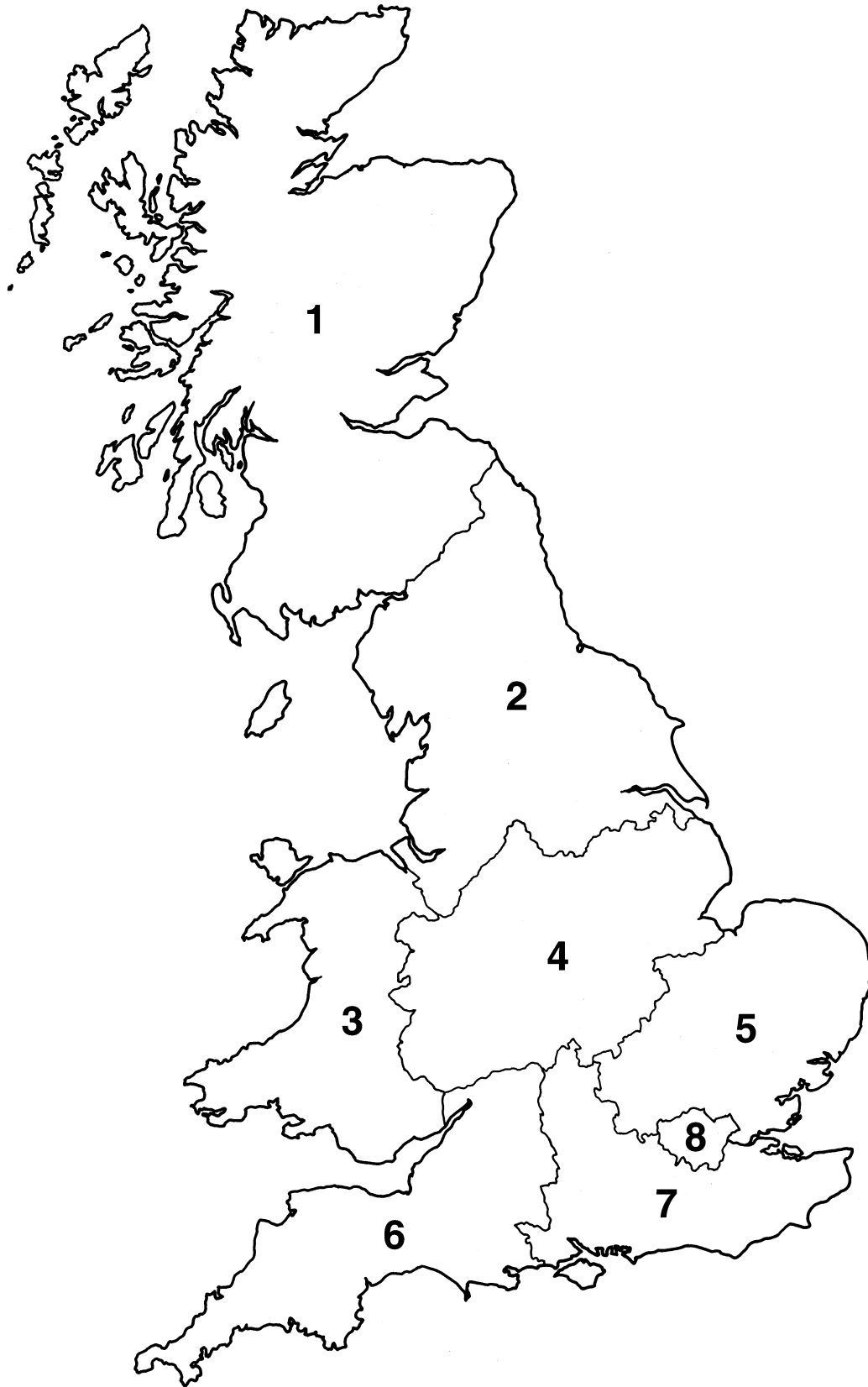
**OUTPUT
DEFLATORS
FOR
CONTRACTORS**
(continued)

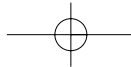
BASE 1995 = 100 <i>P=Provisional</i>			
Year & Quarter		Repairs & Maintenance	
		Qtr	Year
2000	Q1	117	119
	Q2	117	
	Q3	121	
	Q4	121	
2001	Q1	122	123
	Q2	122	
	Q3	125	
	Q4	125	
2002	Q1	126	130
	Q2	127	
	Q3	133	
	Q4	133	
2003	Q1	134	137
	Q2	135	
	Q3	138	
	Q4	139	
2004	Q1	140	144
	Q2	141	
	Q3	147	
	Q4	147	
2005	Q1	149	152
	Q2	149	
	Q3	155	
	Q4	156	
2006	Q1	157	161
	Q2	159	
	Q3	164	
	Q4	166	
2007	Q1	167	
	Q2	169P	
	Q3	173P	
To convert these indices to other base dates multiply by:			
1985 = 100		× 1.613	
1990 = 100		× 1.212	
2000 = 100		× 0.840	

(Table 20.2 – OUTPUT Deflators for Contractors from 2000)



LOCATIONS





LOCATIONS (continued)

LOCATIONS The Locations referred to in Tables 2, 5 and 7 and indicated on the map opposite are formed of the following Counties and Unity Authorities:

1. SCOTLAND

Aberdeen
Aberdeenshire
Angus
Argyll & Bute
Ayrshire (E)
Ayrshire (N)
Ayrshire (S)
Borders
Clackmannan
Dumfries & Galloway
Dunbartonshire (E)
Dunbartonshire (W)
Dundee
Edinburgh
Falkirk
Fife
Glasgow
Highlands
Inverclyde
Lanarkshire (N)
Lanarkshire (S)
Lothian (E)
Lothian (Mid)
Lothian (W)
Moray
Perth & Kinross
Renfrewshire
Renfrewshire (E)
Stirling

2. NORTH

Barnsley
Bolton
Bradford
Bury
Calderdale
Cheshire
Cumbria
Darlington
Doncaster
Durham
Gateshead
Hartlepool
Kingston Upon Hull
Kirklees
Knowsley
Lancashire

2. NORTH (Contd)

Leeds
Lincolnshire (NE)
Lincolnshire (N)
Liverpool
Manchester
Middlesborough
Newcastle Upon Tyne
Northumberland
Oldham
Redcar & Cleveland
Rochdale
Rotherham
Salford
Sefton
Sheffield
St. Helens
Stockport
Stockton-on-Tees
Sunderland
Tameside
Trafford
Tyneside (N)
Tyneside (S)
Wakefield
Wigan
Wirral
York
Yorkshire (E. Rdg)
Yorkshire (N)

3. WALES

Aberconwy &
Colwyn
Anglesey
Blaenau Owent
Bridgend
Caerphilly
Cardiff
Carmarthenshire
Ceredigion
Denbighshire
Flintshire
Gwynedd
Merthyr Tydfil
Monmouthshire
Neath & Port Talbot
Newport

3. WALES (Contd)

Pembrokeshire
Powys
Rhondda, Cynon,
Taff
Swansea
Torfaen
Vale of Glamorgan
Wrexham

4. MIDLANDS

Birmingham
Coventry
Derby
Derbyshire
Dudley
Hereford & Worcester
Leicester
Leicestershire
Lincolnshire
Northamptonshire
Nottinghamshire
Rutland
Sandwell
Shropshire
Solihull
Staffordshire
Stoke-on-Trent
Walsall
Warwickshire
Wolverhampton

5. EAST

Bedfordshire
Buckinghamshire
Cambridgeshire
Essex
Hertfordshire
Luton
Milton Keynes
Norfolk
Suffolk

6. SOUTH WEST

Bath & NE Somerset
Bournemouth
Bristol
Cornwall

6. SOUTH WEST (Contd)

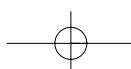
Devon
Dorset
Gloucestershire
Gloucestershire (S)
Poole
Somerset
Somerset (NW)
Thamesdown
Wiltshire

7. SOUTH EAST

Berkshire
Brighton & Hove
Hampshire
Kent
Oxfordshire
Portsmouth
Southampton
Surrey
Sussex (E)
Sussex (W)

8. LONDON

All London Boroughs



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