



Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

Oliver Bowen.

P152150

HND Quantity Surveying (Year 1)

Commercial Processes and Cost Management

M5X01876

Dr N Tobin

Submission Date: 19/02/2019

Word Count: 1,897

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1.01 Induction.

Throughout this assignment it is my role to produce a full estimate for a purposed three bed property in Swansea. In recent years CALA Homes has developed from a small family firm to a standout amongst the best house manufacturers in the UK. CALA Homes have appointed Mcleod & Aiken Consultancy. It is my role to act as a cost advisor for CALA Homes and produce an Estimate for the development of a Three Bed Semi Detached property. An estimate is a full calculation of all quantities of the items needed in the build of the purposed construction and these expenses associated with these. The overall costs of these works are known as the estimated costs of works. It is important to note that the estimated costs are only an approximation of the actual costs.

1.02 Aim of the Report.

The client is proposing to construct a three-bedroom semi-detached property in the Townhill area of Swansea. (The client) has appointed Mcleod & Aitken for this project and it is my role to act as the cost advisor for this project. My role is to prepare a full building cost estimate for a three-bedroom property. When calculating the overall build costs, we must also estimate the total labour costs associated with this project.

1.03 Assumptions.

As part of this report several assumptions will have to be made due to a lack of information given by the client, these assumptions will include the total floor area, height of the purposed building and any facilitation works. In order to produce an accurate estimate, we must know the dimensions of the house. As there are no dimensions on the drawings provided, we must make accurate assumptions. By finding the average floor area of a three-bedroom detached house in the UK this will give a starting point to base measurements off. David Wilson Homes website states that "*the average floor size 1033 sq. ft.*" (David Wilson Homes) Rounded up this translates to 96m². further assumptions must be made as a loft area must be constructed. This is done by dividing the area of the first floor in half equalling 24m². Giving an overall gross floor area of 120m² for a three bed semi-detached house.

Assumptions must also be made for the height of the building. As no dimensions have been submitted by the client. We are to assume that the height of the purposed building is 5.8 meters from gutters to ground level. As it is generally considered most two-story properties are roughly 20 meters high. “a two-story house would be about 20 feet high” (Average Height of a Two-Story House 2019)

As We are also to assume that all facilitating works were carried out before this estimate was completed. therefore, there will be no facilitating costs assigned to this cost estimate.

Assumptions Made	Results
Ground Floor Area	48m ²
First Floor Area	48m ²
Loft Floor Area	24m ²
Height of House	5.8m

1.04 Order of Estimate.

Now that we know the gross floor area an estimate for the proposed property can be created. By using cost data sources such as BCIS a m² rate can be obtained from projects of a similar build. BCIS is a building cost information service for the royal institute of chartered surveyors. BCIS is a useful tool as it is a trusted source of information with over 50 years of cost data expertise. The ease in which multiple sources of cost data can be accessed is very beneficial for an Estimator or Quantity Surveyor. By using the BCIS website, we can find similar projects to that of the proposed building. I have obtained cost data from properties built in different locations in London, (Haringey, London: 2015) & (Wimbledon Park, London: 2016). The costs from these can be changed to resemble accurate figures for the location of Swansea. The figures can also resemble 2018 timeline. In this estimation an overall average will be taken from the costs of both properties. This average will be the basing point for my figures. This cost plan will implement The New Rules of Measurement (NRM1). Much like the BCIS this is also produced by The Royal Institute of Chartered Surveyors. NRM 1 is an important tool to issue when producing a cost estimate as it offers a high standard of set measurements for cost planning and estimating.

By using this method, it can prevent any conflict that may arise between parties as NRM 1 is seen as a highly professional method throughout the construction industry. *“These rules provide essential guidance to all those involved in, as well as those who wish to be better informed about, the cost management of construction projects” (RICS 2019)*

Element	Wimbledon	Haringley	Swansea
Facilitating works	Completed prior to construction	Completed prior to construction	Completed prior to construction
(1) Substructure (Foundations)	£168.00	£279.00	£223.50
(2a) Frame	£0.00	£18.00	£9.00
(2b) Upper Floors	£56.00	£74.00	£65.00
(2c) Roof	£126.00	£98.00	£112.00
(2d) Stairs	£20.00	£35.00	£27.50
(2e) External Walls	£222.00	£291.00	£256.50
(2f) External Windows & Doors	£140.00	£101.00	£120.50
(2g) Internal Walls & Partitions	£46.00	£77.00	£61.50
(2h) Internal Doors	£0.00	£0.00	£0.00
(3a) Wall Finishes	£0.00	£0.00	£0.00
(3b) Floor Finishes	£0.00	£0.00	£0.00
(3c) Ceiling Finishes	£0.00	£0.00	£0.00
(4a) Fittings & Furnishings	£0.00	£0.00	£0.00
(5a) Sanitary Appliances	£0.00	£0.00	£0.00
Services Equipment	£0.00	£0.00	£0.00
Disposal Installations	£0.00	£0.00	£0.00
Water Installations	£0.00	£0.00	£0.00

Heat Source	£0.00	£0.00	£0.00
Space Heating and Air Conditioning	£0.00	£0.00	£0.00
Ventilating Systems	£0.00	£0.00	£0.00
Electrical Installations	£0.00	£0.00	£0.00
Fuel Installations	£0.00	£0.00	£0.00
Lift and Conveyor Installations	£0.00	£0.00	£0.00
Fire and Lightning Protection	£0.00	£0.00	£0.00
Communications and Security Installations	£0.00	£0.00	£0.00
Special Installations	£0.00	£0.00	£0.00
Builder's work in Connection	£0.00	£0.00	£0.00
Management of the Commissioning of Services	£0.00	£0.00	£0.00
Site Works	£0.00	£0.00	£0.00
Drainage	£49.00	£58.00	£53.50
External Services	£0.00	£0.00	£0.00
Minor Building Works	£0.00	£0.00	£0.00
Demolition and Work Outside the Site	£0.00	£0.00	£0.00
Preliminaries	£0.00	£0.00	£0.00
Contingencies	£0.00	£0.00	£0.00

Utilizing this information, a full estimation be carried out based on the total gross floor area of the proposed building as seen below.

Element	Estimate (£/m²)	Gross Floor Area (m²)	Total Estimate (£)
Facilitating works	Completed prior to construction	Completed prior to construction	Completed prior to construction
Substructure (Foundations)	£223.50	£120.00	£26,820.00
Frame	£9.00	£120.00	£1,080.00
Upper Floors	£65.00	£120.00	£7,800.00
Roof	£112.00	£120.00	£13,440.00
Stairs	£27.50	£120.00	£3,300.00
External Walls	£256.50	£120.00	£30,780.00
External Windows & Doors	£120.50	£120.00	£14,460.00
Internal Walls & Partitions	£61.50	£120.00	£7,380.00
Internal Doors	£0.00	£120.00	£0.00
Wall Finishes	£0.00	£120.00	£0.00
Floor Finishes	£0.00	£120.00	£0.00
Ceiling Finishes	£0.00	£120.00	£0.00
Fittings & Furnishings	£0.00	£120.00	£0.00
Sanitary Appliances	£0.00	£120.00	£0.00
Services Equipment	£0.00	£120.00	£0.00
Disposal Installations	£0.00	£120.00	£0.00
Water Installations	£0.00	£120.00	£0.00
Heat Source	£0.00	£120.00	£0.00
Space Heating and Air Conditioning	£0.00	£120.00	£0.00
Ventilating Systems	£0.00	£120.00	£0.00
Electrical Installations	£0.00	£0.00	£0.00

Fuel Installations	£0.00	£120.00	£0.00
Lift and Conveyor Installations	£0.00	£120.00	£0.00
Fire and Lightning Protection	£0.00	£120.00	£0.00
Communications and Security Installations	£0.00	£120.00	£0.00
Special Installations	£0.00	£120.00	£0.00
Builder's work in Connection	£0.00	£120.00	£0.00
Management of the Commissioning of Services	£0.00	£120.00	£0.00
Site Works	£53.00	£120.00	£6,360.00
Drainage	£0.00	£120.00	£0.00
External Services	£0.00	£120.00	£0.00
Minor Building Works	£0.00	£120.00	£0.00
Demolition and Work Outside the Site	£0.00	£120.00	£0.00
Preliminaries	£0.00	£120.00	£0.00
Contingencies	£0.00	£0.00	£0.00
Total			£111,420.00

From using the average cost data taken from BCIS for the similar projects in London and then rebasing these rates to show figures that are accurate for Swansea in 2018. The total estimate for the proposed 3-bedroom house in Swansea is £111,420.00. This figure can now be used by the client as a budget for the building.

1.05 Labour Rates

In order to estimate the labour costs for four craftsmen to work on the purposed construction of the hospital we must first find the basic hourly rate. This information can be gathered from 'The Building & Allied Joint Industrial Council'. The figures from 2018 show an 3.1% increase from previous years (BCIS 2018).

The BATJIC basic wage rate for a 39-hour week in 2019 is between £400.53 - £494.13.

List of basic rates of pay for operatives:

- Skilled Operative 4 - £400.53
- Skilled Operative 3 - £423.93
- Skilled Operative 2 - £453.18
- Skilled Operative 1 - £470.34
- Craft Operative - £494.13

The hourly rate for the craftsmen is calculated by simply dividing the weekly wage by the number hours worked in the week. For my calculation I am going to take the weekly wage of Craft Operative £494.13

$$£494.13 / 39 = £12.67\text{ph}$$

Overtime payments must also be taken into consideration. Working Rule 7 overtime payments are only available after 39 hours have been worked throughout the week.

"Overtime will be calculated on a daily basis, but overtime premium rates will not be payable until the normal hours (39 hours-WR.3) have been worked in the pay week unless the short time is authorised by the employer on compassionate or other grounds or is a certified absence due to sickness or injury." (CIJC 2013)

- **Monday – Friday**

The first 4 hours over the standard 39-hour week are paid time and a half (1.5) and then double time every hour after that.

- **Saturday** - Time and a half for the first 4 hours. Double time thereafter.
- **Sunday** - Double Time.

Workers are guaranteed 39 hours a week as standard regardless of any inclement weather.

Workers will also be allowed 21 days annual leave as well as 8 bank holidays.

National Insurance is another factor that to include when determining the overall costs for the craftsmen. The current National Insurance rate as of April 2018 is 13.8% (GOV 2018)

The Below Table will show the overall calculation of costs for 4 Craftsmen

Craftsmen Rates			
Breakdown		Craftsman	
50 weeks x 39 Hours = 1950 Hours			
Deduction for Holidays 28days x 7.8hrs = 218.4 Hours			
Total Weeks = 44.4			
Hourly Rate = £12.67		Rate	
		£	£
Minimum Weekly Wage			
Standard Rate	39hrsx £12.67ph = £494.13	£494.13	£21,939.37
National Insurance Contribution	13.8%	£68.19	£3,027.64
Other Contributions: -			
Inclement Weather	2%	£9.88	£438.67
Holiday Pay	218.4 x £12.67	£12.67	£2,767.13
Welfare Benefit	50 x £14.10	£14.10	£705
CITB Levy @0.45% of payroll	(£21,939.37 + £2,767.13) x 0.40%		£98.83
Craftsman Rate		£27,976.64	
Craftsman Total For 4 Operatives	£27,989.00 x 4	£111,906.56	
Total		<u>£111,906.56</u>	

The total estimate for 4 Craftsmen over a 50-week period is £111,906.56 This figure can now be used by the client as a budget for the building. Throughout the estimate for the craftsmen the following assumptions have been made.

Welfare Benefit was assumed to be £14.10 per week in my report. From using the SJIB Welfare Credit Scheme of 2016 I found that the rate for that period was £13.80. (*SJIB 2016*). I have then added what I feel is a reasonable increase of inflation. Assumptions have also been made for the CITB Levy contribution. The CITB figures for 2018 show that 0.35% is to be paid against the overall payroll (CITB 2008). I have increased this figure to 0.40% to reflect a rate for 2019.

1.06 Sources of Cost Data

There are several forms of cost data within the construction industry, each type of source has its advantages and disadvantages over the other. Arguably the most popular source is the use of BCIS which is the largest source of construction data in the world. BCIS has a worldwide reputation and is held in the highest regard by Quantity Surveyors, Architects and Engineers throughout the industry.

“It is described by RICS as ‘the leading provider of cost and price information to the construction industry’ (Designing Buildings 2018)

BCIS is seen as the benchmark for cost data reports and publications. Quarterly review of building price occupancy, Surveys regarding tender prices and reviews of material prices. As well as BCIS there is also SPONS which is one of the leaders of Priced Books in the UK. These books offer highly accurate and detailed cost data for all aspects of the construction industry. There is an argument to be made that SPONS is a more limited source of cost data and is less effective than its BCIS counterpart. The reasoning for this is that BCIS is an accumulated data base of actual costs which is seemingly much more flexible to that of SPONS which can be seen as a limited schedule of rates. Using BCIS, you can choose location and quarterly figures to gain a more accurate tender sum analysis rather than basing the costs from a potentially dated schedule of rates. Another example of published cost data is a monthly cost information such as journals and publications which offer information regarding measured rates and material prices. Only key items are looked at so these

monthly cost information journals are limited as they will not offer cost data for all aspects of a construction build. It is also important to note that when inflation is at a steady rate the influence of monthly cost information is a lot lower than when inflation is high. Cost data can also be obtained from a priced bill of quantities, which can be taken from previous similar projects. If the QS or Estimator has worked on a similar project before he or she can be confident that certain costs can be taken from previous projects. When using priced bill of quantities, it must be done with some caution.

When comparing two or more bills of quantities there is a high chance of a price difference that may occur on certain items as one of the BOQ's may not be done to a certain standard. We must ensure that if we are using cost data from BOQ that they are of a high standard and can be trusted.

"This helps avoid any ambiguities or misunderstandings and so helps avoid disputes arising through different interpretations of what has been priced" (Designing Buildings 2018)

If these precautions aren't taken into consideration this could lead to a very inaccurate cost.

Cost data can be gathered from specialist contractors, these are very useful as often on project there will be packages that require a specialist contractor. Using cost data information from that specialist will be more accurate as they are specialist in that field so they are more likely to give a more accurate cost. When obtaining cost data from a subcontractor allowance must be added for overheads such as builders profit, plant and equipment.

1.07 Conclusion.

To conclude using the NRM 1 order of estimate the build cost calculated for the three-bedroom house in Swansea is £111,420.00 this added with the labour costs of four craftsmen which equals £111,906.56. therefore, the overall total estimated costs presented to our client CALA Homes is £223,326.56. There are many different sources of cost data with their own strong points. For this construction I feel BCIS is the best method as it is a benchmark for cost data worldwide.

1.08 Bibliography – In order of appearance.

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2 Semi-detached Houses, Ednam House - #32007

➤ Rebased to 1Q 2019 (320; forecast) and Swansea (85; sample 17)

Summary

2 Semi-detached Houses, Ednam House

Location: Haringey, London

Date: 6-Jul-2015

Building cost: £508,545 **rebased**

Cost/m²: £1,760 **rebased**

Floor area: 289m²

Main construction: Brick construction

Storeys: 3

Level of analysis: Elemental 

Detail

Building function: 820.2 - 'One-off' housing semi-detached (3 units or less)

Type of work: New build

District: London Borough of Haringey (Haringey)

Grid reference: TQ3187

Postcode: N4 4DH

Receipt date: 6-Jul-2015

Base date: 6-Jul-2015

Date of acceptance: 15-Jul-2015

Date of possession: 10-Jun-2015

Project details: 2Nr 5B10P 3 storey semi-detached houses with external works including site preparation, precast concrete paving, turfing and planting trees, drainage and services. Sheds. Demolition of garages.

Site conditions: 374m2 infill site located in an urban area with primarily social housing, occupied by garages requiring demolition.

Market conditions: Two stage design and build, second stage pricing document prepared with work packages sent to a minimum of three subcontractors. 4.55% overheads and profit.

Client: Haringey Council

Tender documentation: Employers Requirements (for Design and Build)

Selection of contractor: Two stage tendering

Contract: JCT Design and Build Contract 2011 edition

Contract period (weeks): Stipulated: 36; Offered: 36; Agreed: 36

Cost fluctuations: Fixed

Contract breakdown

Tender list (lowest first)

Measured work:	£499,077 rebased	£649,023 (-)
Prime cost sums:		
Provisional sums:		
Preliminaries:	£121,350 rebased	
Design fees:	£21,436 rebased	
Risk (client's contingencies):	£7,160 rebased	
Contract sum:	£649,023 rebased	

Accommodation and design features

2Nr 5B10P 3 storey semi-detached houses. CFA piles, PCC beam and block floor. Steel framing. Timber upper floors. Pitched and flat timber roofs, slate and single layer finish. Softwood stairs. Facing brick and block cavity walls, render. DG windows and doors. Block and metal stud partitions. Softwood timber doors. Plasterboard, ceramic tiles, emulsion paint wall finishes. Chipboard, ceramic tiles, vinyl floor finishes. Plasterboard suspended ceilings with skim coat plaster, emulsion finish. Coat hooks, mirrors, cabinets, window blinds, entrance matting, shelving and kitchen units. Sanitaryware. Appliances. Heating, power, light and ventilation. External works.

Areas

External envelope / floor heights

Basement:	0m ²	Area of external vertical envelope:	1,134m ²
Ground floor:	111m ²	Wall to floor ratio:	392.39%
Upper floors:	178m ²	Average storey heights (ground):	2.70m
Gross floor area:	289 m ²	Average storey heights (upper):	5.40m
		Roof area:	111m ²

Dimensions

Internal cube:	1,261m ³
Number of units:	2

Functional units

No bedrooms (10)	£50,854.47	rebased
No of persons (20)	£25,427.24	rebased

Credits

Submitted by: Playle & Partners LLP

Client: Haringey Council

Architect: ECD Architects

Quantity Surveyor: Playle & Partners LLP

Structural Engineer: Buxtons Associates Consulting Structural Engineers

Mechanical Engineer: PCS Consulting Services Ltd

Electrical Engineer: PCS Consulting Services Ltd

CDM Co-ordinator: Frankham Consultancy Group

General Contractor: Borrás Construction Limited

Elements (BCIS Standard Form of Cost Analysis (2008 revision)) **rebased**

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
1 Substructure	£80,552	£279	111 m2	£726	12%
2A Frame	£5,157	£18	289 m2	£18	1%
2B Upper Floors	£21,293	£74	178 m2	£120	3%
2C Roof	£28,182	£98	111 m2	£254	4%
2D Stairs	£9,970	£35	4 No	£2,493	2%
2E External Walls	£84,134	£291	1081 m2	£78	13%
2F External Windows and Doors	£29,245	£101	53 m2	£552	5%
2G Internal Walls and Partitions	£22,295	£77	899 m2	£25	3%
2H Internal Doors	£11,173	£39	48 No	£233	2%
2 Superstructure	£211,449	£732			33%
3A Wall Finishes	£13,773	£48	1980 m2	£7	2%
3B Floor Finishes	£21,522	£75	272 m2	£79	3%
3C Ceiling Finishes	£9,125	£31	272 m2	£34	1%
3 Finishes	£44,420	£154			7%
4 Fittings and Furnishings (Costs include other elements)	£18,018	£62			3%
5A Sanitary Appliances	£4,047	£14			1%
5B Services Equipment (Costs included in 4)					
5C Disposal Installations (Costs included in 5F)					
5D Water Installations (Costs included in 5F)					
5E Heat Source (Costs included in 5F)					
5F Space Heating and Air Conditioning (Costs include other elements)	£32,803	£113			5%
5G Ventilating Systems (Costs included in 5F)					
5H Electrical Installations (Costs include other elements)	£17,789	£62			3%
5I Fuel Installations	£0	£0			
5J Lift and Conveyor Installations	£0	£0			
5K Fire and Lightning Protection	£0	£0			
5L Communications and Security Installations (Costs included in 5H)					
5M Special Installations	£0	£0			
5N Builder's Work in Connection	£0	£0			
5O Management of the Commissioning of Services	£0	£0			
5 Services	£54,639	£189			8%
Building Sub-total	£409,079	£1,416			63%
6A Site Works (Costs include other elements)	£47,439	£164			7%
6B Drainage	£16,660	£58			3%
6C External Services	£15,190	£53			2%
6D Minor Building Works (Costs included in 6A)					
6E Demolition and Work Outside the Site	£10,709	£37			2%
6 External Works	£89,998	£312			14%
7 Preliminaries	£121,350	£420			19%
8 Contingencies	£7,160	£25			1%
Total (less Design Fees)	£627,587	£2,172			97%
9 Design Fees	£21,436	£74			3%
Total Contract sum	£649,023	£2,246			100%

Specification

Element	Specification
1 Substructure	10m long cast in bored CFA piles. Beamshield insulated beam and block floor, 150 thick expanded polystyrene insulation.
2A Frame	Steel Framing.
2B Upper Floors	Timber joist upper floors.
2C Roof	Natural slate finished timber pitched roof. Timber flat roof with Sarnafil single-layer covering. PPC aluminium fascia and verges.
2D Stairs	Softwood timber stair with handrails, newels and spindles.
2E External Walls	Facing bricks and block cavity walls. Render.
2F External Windows and Doors	Undefined windows and doors.
2G Internal Walls and Partitions	2Nr 100mm thick block walls, cavity with wall ties and fully filled blown mineral wool insulation. Metal frame Gypframe C stud partition with 50mm Isover acoustic partition roll between studs.
2H Internal Doors	Softwood timber doors.
3A Wall Finishes	1Nr layer 15mm Duraline wallboard on Gypframe C metal stud system (cost included in 2G). 12.7mm thick plaster board with scrim and filled joints and 3mm thick skim coat plaster fixed with plaster dabs to masonry wall. Johnson's 150 x 100 x 6.6mm ceramic wall tiles. Emulsion paint.
3B Floor Finishes	Chipboard flooring. Johnson's Kerastar 300 x 300 x 9mm Cirrus colour floor tiles. Forbo-Concrete Marmoleum vinyl floor finish.
3C Ceiling Finishes	Plasterboard suspended ceilings with skim coat plaster and emulsion finish.
4 Fittings and Furnishings	Coat hooks, anti-rust mirrors, cabinets, window blinds, entrance matting, shelving, kitchen units.
5A Sanitary Appliances	Sanitaryware including shower trays, showers attachments, toilet roll holders, chrome towel rails and heated towel radiator.
5B Services Equipment	Fridges, freezers, hobs, ovens, extraction hoods and washer dryers.
5C Disposal Installations	Soil and waste.
5D Water Installations	Water installations.
5E Heat Source	Undefined.
5F Space Heating and Air Conditioning	Undefined.
5G Ventilating Systems	Ventilation.
5H Electrical Installations	Power and light.
5L Communications and Security Installations	Alarms.
6A Site Works	Removing trees, excavating and disposal of excavated material. Filling imported topsoil to turfed areas. Precast concrete paving slabs. Turfing and planting trees.
6B Drainage	Drainage including vitrified clay pipes and polypropylene inspection chambers.
6C External Services	Water main, electricity, gas and telecommunications supply.

Element	Specification
6D Minor Building Works	Stained finish timber sheds.
6E Demolition and Work Outside the Site	Demolition of garages.
7 Preliminaries	24.31% of remainder of Contract sum (excluding Contingencies and Fees).
8 Contingencies	1.43% of remainder of Contract sum (excluding Preliminaries and Fees).
9 Design Fees	3.42% of remainder of Contract sum.

2 Semi-detached Houses, Limpsfield Avenue - #32241

➤ Rebased to 4Q 2018 (318; forecast) and Swansea (85; sample 17)

Summary

2 Semi-detached Houses, Limpsfield Avenue

Location: Wimbledon Park, London SW19

Date: 18-May-2016

Building cost: £286,407 **rebased**

Cost/m²: £1,446 **rebased**

Floor area: 198m²

Main construction: Brick construction

Storeys: 2

Level of analysis: Elemental 

Detail

Building function: 820.2 - 'One-off' housing semi-detached (3 units or less)

Type of work: New build

District: London Borough of Wandsworth (Wandsworth)

Grid reference: TQ2372

Postcode: SW19 6DL

Receipt date: 18-May-2016

Base date: 8-May-2016

Project details: 2Nr 2 storey affordable semi-detached houses together with external works including site preparation, macadam access and parking, PCC paving, fencing, walls, railings, landscaping, drainage and services. 2Nr cycle sheds and 2Nr replacement garages.

Site conditions: Demolish 8Nr council owned garages. Forecourt/garage infill site in residential area with restricted access and working space.

Client: Wandsworth Council

Tender documentation: Schedule of works

Selection of contractor: Competitive

Contract: JCT Standard Building Contract 2011 edition

Contract period (weeks): Stipulated: 38; Agreed: 38

Cost fluctuations: Firm

Contract breakdown

Measured work:	£315,440	rebased
Prime cost sums:		
Provisional sums:	£9,546	rebased
Preliminaries:	£50,949	rebased
Design fees:		
Risk (client's contingencies):	£30,920	rebased
Contract sum:	£406,855	rebased

Accommodation and design features

2Nr 3B4P 2 storey, rectangular on plan, semi-detached houses. Strip foundations. PCC ground floor. Timber upper floor, stairs and pitched roof with artificial slates. Facing brick/block insulated cavity walls. Aluminium windows. Block and metal stud partitions. Flush doors. Plasterboard to walls and ceilings. Vinyl flooring. Fittings. Sanitaryware. LTHW gas central heating. MVHR. Power, light and photovoltaics. Fire detection, door bells and TV. External works. Replacement of 2Nr garages.

Areas

Basement:	0m ²
Ground floor:	105m ²
Upper floors:	93m ²
Gross floor area:	198 m ²

Dimensions

Number of units:	2
Functional units	
No bedrooms (6)	£47,734.47 rebased

No of persons (8)£35,800.86 **rebased****Floor area percentages****1 storey** (5.90%)**2 storey** (94.10%)**Accreditations****Lifetime Homes Compliant****Code for Sustainable Homes: Code 4****Credits****Submitted by:** Wandsworth Council**Client:** Wandsworth Council**Architect:** Wandsworth Council**Quantity Surveyor:** Wandsworth Council**Structural Engineer:** Walter Scott Partnership**Services Engineer:** Wandsworth Council**General Contractor:** HA Marks Ltd

Elements (BCIS Standard Form of Cost Analysis (2008 revision)) **rebased**

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
1 Substructure	£33,154	£168			8%
2A Frame	£0	£0			
2B Upper Floors	£11,090	£56			3%
2C Roof	£25,000	£126			6%
2D Stairs	£4,055	£20			1%
2E External Walls	£43,934	£222			11%
2F External Windows and Doors	£27,706	£140			7%
2G Internal Walls and Partitions	£8,966	£46			2%
2H Internal Doors	£11,620	£59			3%
2 Superstructure	£132,370	£669			33%
3A Wall Finishes	£14,610	£73			4%
3B Floor Finishes	£14,685	£74			4%
3C Ceiling Finishes	£5,433	£27			1%
3 Finishes	£34,728	£175			9%
4 Fittings and Furnishings	£6,557	£33			2%
5A Sanitary Appliances	£2,493	£12			1%
5B Services Equipment	£0	£0			
5C Disposal Installations	£1,871	£9			
5D Water Installations	£4,777	£24			1%
5E Heat Source	£0	£0			
5F Space Heating and Air Conditioning	£7,099	£36			2%
5G Ventilating Systems	£3,710	£19			1%
5H Electrical Installations	£15,114	£77			4%
5I Fuel Installations	£1,701	£9			
5J Lift and Conveyor Installations	£0	£0			
5K Fire and Lightning Protection	£0	£0			
5L Communications and Security Installations	£1,909	£9			
5M Special Installations	£0	£0			
5N Builder's Work in Connection	£2,107	£11			1%
5O Management of the Commissioning of Services	£0	£0			
5 Services	£40,782	£206			10%
Building Sub-total	£247,591	£1,251			61%
6A Site Works	£24,541	£124			6%
6B Drainage	£9,621	£49			2%
6C External Services	£11,286	£57			3%
6D Minor Building Works	£9,199	£46			2%
6E Demolition and Work Outside the Site	£22,748	£115			6%
6 External Works	£77,395	£391			19%
7 Preliminaries	£50,949	£257			13%
8 Contingencies	£30,920	£156			8%
Total (less Design Fees)	£406,855	£2,055			100%
9 Design Fees	£0	£0			
Total Contract sum	£406,855	£2,055			100%

Specification

Element	Specification
1 Substructure	Strip foundations. PCC beam and block ground floor.
2B Upper Floors	Timber.
2C Roof	Low pitch timber trussed gabled roofs with Eternit artificial slate coverings. Aluminium bargeboards, fascias, soffits and gutters.
2D Stairs	Timber straight flight stairs, balustrades and handrails.
2E External Walls	Facing brick and block insulated cavity walls.
2F External Windows and Doors	Grey colour coated double glazed aluminium windows and doors.
2G Internal Walls and Partitions	Block and metal stud partitions.
2H Internal Doors	Painted softwood or flush doors.
3A Wall Finishes	Plasterboard drylining with emulsion. Ceramic tiles.
3B Floor Finishes	Vinyl flooring. Entrance matting.
3C Ceiling Finishes	Plasterboard and emulsion.
4 Fittings and Furnishings	Curtain battens, kitchen units and worktops, hooks. Venetian blinds to WC, kitchen and bathrooms.
5A Sanitary Appliances	Sanitaryware.
5C Disposal Installations	Soil and waste.
5D Water Installations	Pressurised hot and cold water installations.
5F Space Heating and Air Conditioning	Gas combination boilers, LTHW to underfloor heating and radiators.
5G Ventilating Systems	Mechanical ventilation systems with heat recovery.
5H Electrical Installations	Power and light including photovoltaics.
5I Fuel Installations	Gas installation.
5L Communications and Security Installations	Smoke and fire detection. Door bells. TV/satellite installation.
5N Builder's Work in Connection	Builder's work in connection with services.
6A Site Works	Site preparation. Macadam access and parking. PCC paths and paving. Landscaping including turfing rear gardens and hedges. Softwood close boarded fencing to sides and rear, low level walls with railings above to front. Water butts.
6B Drainage	Foul, surface water and land drains including French drains to front elevation.
6C External Services	Utilities.
6D Minor Building Works	2Nr replacement garages to match existing using reclaimed bricks from demolitions. 2Nr sheds for cycle storage.
6E Demolition and Work Outside the Site	Demolish 8Nr council owned garages and 9Nr store sheds. Break-up garage forecourt paving.
7 Preliminaries	15.68% of remainder of Contract sum (excluding Contingencies).
8 Contingencies	9.51% of remainder of Contract sum (excluding Preliminaries).

Builders and Civil Engineering Operatives CIJC

31-May-2018

Builders CIJC

CIJC Agreement

In December 1997, the Construction Industry Joint Council (CIJC) published a new Working Rule Agreement for the Construction Industry covering both civil engineering and building work. This replaces the CECCB and NJCBI Working Rule Agreements and came into effect 29 June 1998.

The CIJC promulgated a new wage award for builders and civil engineering operatives in May 2018. Builders and civil engineering operatives will receive a 3.2% increase with effect from 25 June 2018, and a further 2.9% from 24 June 2019.

For details of the NJCBI Agreement, see Builders NJCBI.

The Working Rule Agreement, published by the Construction Industry Joint Council, containing full details of wage rates and conditions under this agreement is available from Construction Industry Publications, c/o BTB Mailflight Ltd, 2B Viking Industrial Estate, Hudson Road, Bedford, MK41 0QB (Tel: 0870 078 4400).

Wage Rates

Operative Date	Basic Weekly Rates						Promulgated Date
	Craft Operatives	Skill Rate 1	Skill Rate 2	Skill Rate 3	Skill Rate 4	General Operatives	
29-Jun-2015	441.87	420.81	405.21	379.08	358.02	332.28	2-Dec-2013
25-Jul-2016	452.79	431.34	415.35	388.44	366.99	340.47	22-Jun-2016
26-Jun-2017	465.27	443.04	426.66	399.36	377.13	349.83	22-Jun-2016
25-Jun-2018	480.09	457.08	440.31	412.23	389.22	361.14	24-May-2018
24-Jun-2019	494.13	470.34	453.18	423.93	400.53	371.67	24-May-2018

Apprentices Wage Rates

Operative Date	Basic Weekly Rates						Promulgated Date
	Year 1	Year 2	Year 3 without NVQ2	Year 3 with NVQ2	Year 3 with NVQ3	Completion of apprenticeship with NVQ2	
29-Jun-2015	183.30	237.12	276.90	352.52	441.87	441.87	2-Dec-2013
25-Jul-2016	195.00	242.97	283.92	361.53	452.79	452.79	22-Jun-2016
26-Jun-2017	200.46	249.60	291.72	371.67	465.27	465.27	22-Jun-2016
25-Jun-2018	214.50	257.40	300.03	384.15	480.09	480.09	24-May-2018
24-Jun-2019	222.30	265.20	309.27	395.85	494.13	494.13	24-May-2018

Notes

1) Weekly rates are based on a 39 hour week.

2) Skilled operatives engaged and employed whole time as such who are required to carry out skilled building and/or civil engineering work defined in Schedule 1 of the WR Agreement, on a continuous basis, are entitled to the 'Basic Rate of Pay' specified in Schedule 1. Further details are included in the WR Agreement.

3) In addition to the 'Basic Rate of Pay', Skilled Operatives who are required to carry out certain skilled work defined in Schedule 1 of the WR Agreement are entitled to an additional payment. Further details are included in the WR Agreement.

Travelling Allowances

Qualifying conditions and allowances are prescribed in WR5.

Subsistence Allowance

Operative Date	Rates (per night)	Promulgated Date
30-Jun-2014	35.00	2-Dec-2013

Operative Date	Rates (per night)	Promulgated Date
29-Jun-2015	35.32	May-2015
1-Aug-2016	36.00	22-Jun-2016
26-Jun-2017	37.12	24-May-2017
25-Jun-2018	40.00	24-May-2018

Notes

1) An operative necessarily living away from their place of normal residence shall be entitled to a subsistence allowance. Further provisions and qualifications apply as stated in WR 15.

Holidays with pay Contributions including Retirement/Death Benefits Scheme

From 2 August 1999, holiday/benefit contributions will be paid through the 'Template' scheme managed by the Building and Civil Engineering Management Ltd. This new scheme allows flexible payments to be made and is designed to cover the requirement of the European Working Time Regulations.

From 1 January 2017, operatives will receive an additional day's holiday.

Retirement Benefit Contributions

Operative Date	Weekly Contribution
02-Aug-1999	£1.40
10-Jan-2000	£1.90
07-Aug-2000	£1.90

From 9 April 2001, retirement benefit contributions are paid through the Easybuild stakeholder pension scheme operated by B&CE. The contributions are as follows:

Stakeholder Pension Scheme

Effective Date	Weekly Contribution	
	Operative	Employer
09-Apr-2001	NIL	£1.90
02-Jul-2001	£2.50+	£2.90
01-Jul-2002	£5.00+	£5.00

From 4 August 2003, the minimum employer retirement benefit contribution shall be £2.50 per week. Where the operative contributes between £2.51 and £7.50 per week, the employer shall increase the minimum contribution to match that of the operative up to a maximum of £7.50 per week.

From 28 June 2004, the minimum employer retirement benefit shall be £2.50 per week. Where the operative contributes between £2.51 and £10.00 per week, the employer shall increase the minimum contribution to match that of the operative up to a maximum of £10.00 per week.

From 26 June 2006, the minimum employer retirement benefit contribution shall be £3.00 per week. Where the operative contributes between £3.01 and £10.00 per week, the employer shall increase the minimum contribution to match that of the operative up to a maximum of £10.00 per week.

From 5 September 2011, the minimum employer retirement benefit contribution shall be £5.00 per week. Where the operative contributes between £5.01 and £10.00 per week, the employer shall increase the minimum contribution to match that of the operative up to a maximum of £10.00 per week.

From 30 June 2008, employers are not required to make an EasyBuild pension contribution for operatives who are either new to the industry or change jobs within the industry and decline to make a personal EasyBuild pension contribution of at least £5.00 per week.

New pension arrangements are being phased in between October 2012 until 2015. For further information, please refer to promulgation notice IR 2012.18 of the Working Rule Agreement.

Death Benefits Contribution

Operative Date	Weekly Contributions
26-Jun-2006	0.90
25-Jun-2007	1.00
30-Jun-2008	1.00
1-Oct-2010	1.39
25-Jul-2016	1.39

Sick Pay

Operative Date	Sick Pay Per Week
29-Jun-2015	115.00
25-Jul-2016	118.00
26-Jun-2017	122.50
25-Jun-2018	130.00
24-Jun-2019	135.00

Notes

1) Sick pay is payable to all adult operatives, i.e. aged 18 and over, based on a five day week. There is an entitlement to Statutory Sick Pay in addition to sick pay due under WR 20.

National Insurance

National Insurance Contributions

03-Apr-2018

Employed Persons – Class 1 Contributions

Total Weekly Earnings	Primary Contributions (Employee)	Secondary Contributions (Employer)
6 April 2018		
Up to £115.99	Nil	Nil
£116 to £162	Nil	Nil
£162.01 to £892	12%	13.8%
Over £892	2%	13.8%

NB. Apprentices under 25 years of age pay no National Insurance Contributions on the first £892 a week.

Employed Persons – Class 1 Contributions

Total Weekly Earnings	Primary Contributions (Employee)	Secondary Contributions (Employer)
6 April 2017		
Up to £112.99	Nil	Nil
£113 to £157	Nil	Nil
£157.01 to £866	12%	13.8%
Over £866	2%	13.8%

NB. Apprentices under 25 years of age pay no National Insurance Contributions on the first £866 a week.

Employed Persons – Class 1 Contributions

Total Weekly Earnings	Primary Contributions (Employee)	Secondary Contributions (Employer)
6 April 2016		
Up to £111.99	Nil	Nil
£112 to £155	Nil	Nil
£155.01 to £156	12%	Nil
£156.01 to £827	12%	13.8%
Over £827	2%	13.8%

NB. Apprentices under 25 years of age pay no National Insurance Contributions on the first £827 a week. There are no longer different rates for contracted out and not contracted out.

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
	First		Contracted Out	Not Contracted Out		Contracted OUT			Not
	On 'A' Range	On 'B' Range	On 'C' to 'E' Range	On 'B' Range	On 'C' to 'E' Range	On 'A' Range	On 'B' Range	On 'C' to 'E' Range	Contracted Out
6 April 2015									
Up to £111.99 (A)	Nil	-	-	-	-	Nil	-	-	Nil
£112 to £155.00 (B)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	-	Nil
£155.01 to £156.00 (C)	Nil	-1.40%	10.6%	Nil	12.0%	Nil	-3.4%	-	Nil

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
£156.01 to £770.00 (D)	Nil	-1.40%	10.6%	Nil	12.0%	Nil	-3.4%	10.4%	13.8% above 'C'
£770.01 to £815.00 (E)	Nil	-1.40%	10.6% on 'C' and 'D' then 12.0%	Nil	12.0%	Nil	-3.4%	10.4% on 'C' and 'D' then 13.8%	13.8% above 'C'
Over £815.00	Nil	-1.40%	10.6% on 'C' and 'D', 12.0% on 'E' then 2.0%	Nil	12.0% on 'C', 'D' and 'E' then 2.0%	Nil	-3.4%	10.4% on 'C' and 'D' then 13.8%	13.8% above 'C'

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
	First On 'A' Range	Contracted Out On 'B' Range	On 'C' to 'D' Range	Not Contracted Out On 'B' Range	On 'C' to 'D' Range	Contracted Out On 'A' Range	On 'B' Range	On 'C' to 'D' Range	Not Contracted Out
6 April 2014									
Up to £110.99 (A)	Nil	-	-	-	-	Nil	-	-	Nil
£111 to £153.00 (B)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	-	Nil
£153.01 to £770.00 (C)	Nil	-1.40%	10.6%	Nil	12.0%	Nil	-3.4%	10.4%	13.8% above 'B'
£770.01 to £805.00 (D)	Nil	-1.40%	10.6% on 'C' then 12.0%	Nil	12.0%	Nil	-3.4%	10.4% on 'C' then 13.8%	13.8% above 'B'
Over £805.00	Nil	-1.40%	10.6% on 'C', 12.0% on 'D' then 2.0%	Nil	12.0% on 'C' and 'D' then 2.0%	Nil	-3.4%	10.4% on 'C' then 13.8%	13.8% above 'B'

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
	First On 'A' Range	Contracted Out On 'B' to 'C' Range	On 'D' to 'E' Range	Not Contracted Out On 'B' to 'C' Range	On 'D' to 'E' Range	Contracted Out On 'A' Range	On 'B' Range	On 'C' to 'E' Range	Not Contracted Out
6 April 2013									
Up to £108.99 (A)	Nil	-	-	-	-	Nil	-	-	Nil
£109 to £148.00 (B)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	-	Nil
£148.01 to £149.00 (C)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	10.4%	13.8% above 'B'
£149.01 to £770.00 (D)	Nil	-1.40%	10.6%	Nil	12.0%	Nil	-3.4%	10.4%	13.8% above 'B'
£770.01 to £797.00 (E)	Nil	-1.40%	10.6% on 'D' then 12.0%	Nil	12.0%	Nil	-3.4%	10.4% on 'C' to 'D' then 13.8%	13.8% above 'B'
Over £797.00	Nil	-1.40%	10.6% on 'D', 12.0% on 'E' then 2.0%	Nil	12.0% on 'D' and 'E' then 2.0%	Nil	-3.4%	10.4% on 'C' to 'D' then 13.8%	13.8% above 'B'

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' to 'C' Range	On 'D' to 'E' Range	On 'B' to 'C' Range	On 'D' to 'E' Range	On 'A' Range	On 'B' Range	On 'C' to 'E' Range	Contracted Out
6 April 2012									
Up to £106.99 (A)	Nil	-	-	-	-	Nil	-	-	Nil
£107 to £144.00 (B)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	-	Nil
£144.01 to £146.00 (C)	Nil	-1.40%	-	Nil	-	Nil	-3.4%	10.4%	13.8% above 'B'
£146.01 to £770.00 (D)	Nil	-1.40%	10.6%	Nil	12.0%	Nil	-3.4%	10.4%	13.8% above 'B'
£770.01 to £817.00 (E)	Nil	-1.40%	10.6% on 'D' then 12.0%	Nil	12.0%	Nil	-3.4%	10.4% on 'C' to 'D' then 13.8%	13.8% above 'B'
Over £817.00	Nil	-1.40%	10.6% on 'D', 12.0% on 'E' then 2.0%	Nil	12.0% on 'D' and 'E' then 2.0%	Nil	-3.4%	10.4% on 'C' to 'D' then 13.8%	13.8% above 'B'

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	Primary Contributions (Employee)					Secondary Contributions (Employer)			
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' to 'C' Range	On 'D' to 'E' Range	On 'B' to 'C' Range	On 'D' to 'E' Range	On 'A' Range	On 'B' Range	On 'C' to 'E' Range	Contracted Out
6 April 2011									
Up to £101.99 (A)	Nil	-	-	-	-	Nil	-	-	Nil
£102 to £136.00 (B)	Nil	-1.60%	-	Nil	-	Nil	-3.7%	-	Nil
£136.01 to £139.00 (C)	Nil	-1.60%	-	Nil	-	Nil	-3.7%	10.1%	13.8% above 'B'
£139.01 to £770.00 (D)	Nil	-1.60%	10.4%	Nil	12.0%	Nil	-3.7%	10.1%	13.8% above 'B'
£770.01 to £817.00 (E)	Nil	-1.60%	10.4% on 'D' then 12.0%	Nil	12.0%	Nil	-3.7%	10.1% on 'C' to 'D', then 13.8%	13.8% above 'B'
Over £817.00	Nil	-1.60%	10.4% on 'D', 12.0% on 'E' then 2.0%	Nil	12.0% on 'D' and 'E' then 2.0%	Nil	-3.7%	10.1% on 'C' to 'D', then 13.8%	13.8% above 'B'

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	Contracted Out
6 April 2010:									
Up to £97.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£97.00 to £110.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.7%	-	NIL
£110.01 to £770.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.7%	9.1%	12.8% above B

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	
£770.01 to £884.00 (D)	NIL	-1.6%	9.4% on C then 11.0%	NIL	11.0%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B
Over £884.00	NIL	-1.6%	9.4% on C, 11.0% on D then 1.0%	NIL	11.0% on C and D then 1%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	
6 April 2009:									
Up to £95.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£95.00 to £110.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.7%	-	NIL
£110.01 to £770.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.7%	9.1%	12.8% above B
£770.01 to £884.00 (D)	NIL	-1.6%	9.4% on C then 11.0%	NIL	11.0%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B
Over £884.00	NIL	-1.6%	9.4% on C, 11.0% on D then 1.0%	NIL	11.0% on C and D then 1%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	
6 April 2008:									
Up to £90.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£90.01 to £105.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.7%	-	NIL
£105.01 to £770.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.7%	9.1%	12.8% above B
Over £770.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11.0% on C then 1.0%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	
6 April 2007:									
Up to £87.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL

Total weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
£87.01 to £100.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.7%	-	NIL
£100.01 to £670.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.7%	9.1%	12.8% above B
Over £670.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11.0% on C then 1.0%	NIL	-3.7%	9.1% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6 April 2006:									
Up to £84.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£84.01 to £97.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.5%	-	NIL
£97.01 to £645.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.5%	9.3%	12.8% above B
Over £645.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11% on C then 1.0%	NIL	-3.5%	9.3% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6 April 2005:									
Up to £82.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£82.01 to £94.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.5%	-	NIL
£94.01 to £630.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.5%	9.3%	12.8% above B
Over £630.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11.0% on C then 1.0%	NIL	-3.5%	9.3% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6th April 2004:									
Up to £79.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
£79.01 to £91.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.5%	-	NIL
£91.01 to £610.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.5%	9.3%	12.8% above B
Over £610.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11.0% on C then 1.0%	NIL	-3.5%	9.3% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6 April 2003:									
Up to £77.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£77.01 to £89.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.5%	-	NIL
£89.01 to £595.00 (C)	NIL	-1.6%	9.4%	NIL	11.0%	NIL	-3.5%	9.3%	12.8% above B
Over £595.00 (D)	NIL	-1.6%	9.4% on C then 1.0%	NIL	11.0% on C then 1.0%	NIL	-3.5%	9.3% on C then 12.8%	12.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' to 'D' Range		Not Contracted Out On 'B' Range On 'C' to 'D' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6 April 2002:									
Up to £75.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL
£75.01 to £89.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.5%	-	NIL
£89.01 to £585.00 (C)	NIL	-1.6%	8.4%	NIL	10%	NIL	-3.5%	8.3%	11.8% above B
Over £ 585.00 (D)		No Additional Contributions Payable				NIL	-3.5%	8.3% on C then 11.8%	11.8% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First On 'A' Range	Contracted Out On 'B' Range On 'C' Range		Not Contracted Out On 'B' Range On 'C' Range		Contracted Out On 'A' Range On 'B' Range On 'C' to 'D' Range			Not Contracted Out
6 April 2001:									
Up to £72.00 (A)	NIL	-	-	-	-	NIL	-	-	NIL

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)			
	Standard Rate Contribution Stages								
	First	Contracted Out		Not Contracted Out		Contracted Out			Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' Range	On 'B' Range	On 'C' Range	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	
£72.01 to £87.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3.0%	-	NIL
£87.01 to £575.00 (C)	NIL	-1.6%	8.4%	NIL	10%	NIL	-3.0%	8.9%	11.9% above B
Over £575.00 (D)	No Additional Contributions Payable					NIL	-3.0%	8.9% on C then 11.9%	11.9% above B

Employed Persons – Class 1 Contributions

Total Weekly Earnings - Range Reference	PRIMARY CONTRIBUTIONS (Employee)					SECONDARY CONTRIBUTIONS (Employer)				
	Standard Rate Contribution Stages									
	First	Contracted Out		Not Contracted Out		Contracted Out				Not Contracted Out
	On 'A' Range	On 'B' Range	On 'C' to 'D' Range	On 'B' Range	On 'C' to 'D' Range	On 'A' Range	On 'B' Range	On 'C' Range	On 'D' to 'E' Range	
6 April 2000:										
Up to £67.00 (A)	NIL	-	-	-	-	NIL	-	-	-	NIL
£67.01 to £76.00 (B)	NIL	-1.6%	-	NIL	-	NIL	-3%	-	-	NIL
£76.01 to £84.00 (C)	NIL	-1.6%	8.4%	NIL	10%	NIL	-3%	-3%	-	NIL
£84.01 to £535.00 (D)	NIL	-1.6%	8.4%	NIL	10%	NIL	-3%	-3%	9.2%	12.2% above C
Over £535.00 (E)	No Additional Contributions Payable					NIL	-3%	-3%	9.2% on D then 12.2%	12.2% above C