Laxton's Pricing Book is divided into 4 main sections;
The sections are:

SECTIONS

1  INTRODUCTION AND PRELIMINARIES

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

2  MEASURED RATES

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

Net and gross rates are given for each item.

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

Prices reflect national average costs and represent target costs that should be achievable on projects in excess of £50,000. Estimators and purchasers should prepare material schedules and obtain quotations as appropriate to check that prices are achieved or improved and adjustments made to the rates.

3  GENERAL INFORMATION


4  BRANDS AND TRADE NAMES - COMPANY INFORMATION

– PRODUCTS AND SERVICES

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

RATES GENERALLY

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

The comprehensive index will take the reader straight to any particular measured item.

SCHEDULES OF RATES

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

It is suggested that the employer should state that works are to be valued in accordance with Laxton's Price Book 2012. Net Rate column with the addition of a percentage to be stated by the contractor to include for regional factor adjustment, tender value adjustment, overheads, profit and preliminary items not covered elsewhere. A procedure for adjustment of fluctuations should be stated (e.g. by the use of indices) and dates applicable.

Contractors must recognise that the net rates indicated within Laxton's works sections are national average costs. For large or small items of work, works in listed buildings, work of high quality or with difficult access, rates are likely to require adjustment. Minor items of maintenance works may require considerable adjustment.

PRICING AND FORMAT

Materials

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

Labour

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

Sundries

These are incidental costs not included in the main materials or labour cost columns.

Mechanical Plant

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

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

Rates

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

Gross rates are inclusive of 10% Main Contractor’s overheads and profit. Readers can, of course, adjust the rates for any other percentages that they may wish to apply.
PERCENTAGE ADJUSTMENTS FOR TENDER VALUES

Care must be taken when applying percentage additions and omissions to Laxton's prices and it should be noted that discounts cannot be achieved on some items of work, whilst considerable discounts can be achieved on other items, however as an overall guide to pricing works of lower or larger values and for cost planning or budgetary purposes, the following adjustments may be applied to overall contract values:

Contract value
- £ 15,000 to £ 25,000 ......................... add 10.0%
- £ 25,000 to £ 50,000 ......................... add 5.0%
- £ 50,000 to £ 200,000 ....................... rates as shown
- £ 200,000 to £ 1,000,000 ................. deduct 5.0%
- £ 1,000,000 to £ 5,000,000 ............... deduct 10.0%

MINOR WORKS, RENOVATION WORKS AND WORK IN EXISTING UNOCCUPIED PREMISES

The rates may be used for orders of lower value, renovation works and works in existing unoccupied premises however due allowances must be added for disproportionate waste factors, preparation works, difficulty of access and any double handling and additional preliminary items.

WORKING IN OCCUPIED PREMISES

Nearly all work of this nature is more costly in execution in that it has to be organised to suit the specific working conditions due to occupation and allowances should be made for the following:
- (a) Reduction in output arising there from.
- (b) Moving tradesmen on and off site as the progress of the contract demands.
- (c) Suppression of noise and dust.

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

REGIONAL VARIATIONS

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

While all these factors are particular to a time and place, certain areas of the country tend to have different tender levels than others.

Laxton's Building Price Book is based upon national average prices.

The following Location Factors have been extracted from National Statistics for ‘Regional factors for the public sector building (non-housing) tender price index’ as at 4th Quarter 2010 (Release 12 Aug 2011).

Great Britain –
- North - 0.93
- Wales - 0.90
- Midlands - 0.94
- East - 1.01
- South West - 1.04
- South East - 1.06
- London – 1.10
- Scotland - 0.97

The regions chosen are administrative areas and are not significant cost boundaries as far as the building industry is concerned. It should be stressed that even within counties or large conurbations great variations in tender levels are evident and that in many cases these will outweigh the effect of general regional factors.

Further information on the effect of location factors may be derived from the BCIS Tender Price Index.

USE OF FACTORS AND ADJUSTMENTS

Regional factors and tender value adjustments should only be applied to adjust overall pricing or total contract values. They should not be applied to individual rates or trades. Users will need to allow for individual local fluctuations in prices by obtaining quotations from suppliers for specific items.

VALUE ADDED TAX

Prices throughout exclude Value Added Tax.

Note:
- VAT increased from 17.5% to 20% on 4th January 2011