



National Health Service in Scotland
Management Executive

St. Andrew's House
Edinburgh EH1 3DG

Dear Colleague

HEALTH BUILDING PROJECT COST CONTROL:
TENDER PRICE AND BUILDING COST INDICES

Summary

1. Enclosed with this letter is a copy of the March 1993 addition of the index sheet prepared by the Scottish Office Building Directorate. The latest provisional index reading for the SPSBTPI, to which the price level of the Departmental Cost Allowances is linked, is 127.


Action

2. I would be grateful if you would ensure that this letter is copied to others within your health authority having Estates responsibilities.
3. Any enquiries arising from this letter should be directed to myself.

Other Information

4. The quarterly review of the price level of the DCAs has been completed and it has been decided that no changes are to be made at present. The slight fall last quarter which brought about the reduction in DCA price levels appears to have been checked. Tender prices, however, appear set to stay at extremely keen levels.
5. Health building tenders recently submitted for analysis to our Building Directorate have contributed to the accuracy of the SPSBTPI. Health Boards and NHS Trusts are reminded of the importance of submitting suitable new work tenders for analysis to the address given in the Notes on the attached index sheet. Thanks are expressed for the tenders which have recently been submitted.

Yours sincerely


J R TULLOCH
Estates Division

14 April 1993

Addressees

For action:

General Managers,
Health Boards

Unit General Managers

Chief Executives,
NHS Trusts

General Manager, State
Hospital

General Manager,
Common Services Agency

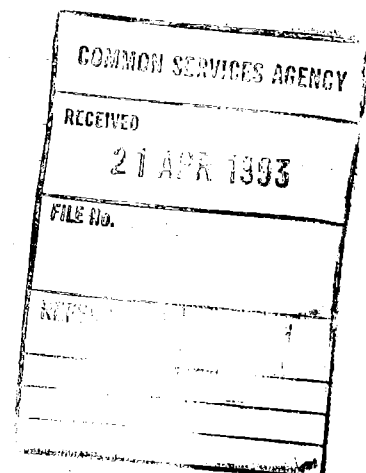
For Information:

Members of Estates
Policy and Management
Group

Enquiries to:

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Estates Division
NHS Management
Executive
Room 357A
St Andrew's House
EH1 3DG

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Building Directorate

SCOTTISH PUBLIC SECTOR BUILDING PRICE AND COST INDICES

(For definitions see reverse)

March 1993

1985 = 100		HTPI	SPSBTPI	BUILDING COST INDEX
1988	Q1	114	112	112
	Q2	112	109	114
	Q3	117	116	117
	Q4	124	121	118
	YEAR	117	115	115
1989	Q1	128	126	119
	Q2	134	129	122
	Q3	136	132	126
	Q4	138	133	127
	YEAR	134	130	124
1990	Q1	136	130	128
	Q2	138	135	131
	Q3	138	133	135
	Q4	140	133	136
	YEAR	138	133	133
1991	Q1	140	137	138
	Q2	137	136	139
	Q3	136	135	141
	Q4	133	128	142
	YEAR	137	134	140
1992	Q1	136	130	142
	Q2	131	123	143
	Q3	124	122	146
	Q4	127 P	126 P	147 P
	YEAR	—	—	—

P = Provisional

Note:

- (1) Tender documents will be accepted, up to 9 months after the date of tender, for analysis and possible inclusion in one or both of the above tender price index series.
- (2) Documents for "new-build" housing projects should be sent to - The Scottish Office, Building Directorate, Division BD-7, Room 245, St Andrew's House, Edinburgh, EH1 3DG. (Tel. 031-244-2087 or 2090).
- (3) Documents for non-housing projects should be sent to - Mr T L Stirling, The Scottish Office, Building Directorate, Division BD-5, Room 6/27, New St Andrew's House, Edinburgh EH1 3TG. (Tel. 031-244-4184).
- (4) Every endeavour will be made to return documents quickly or to meet urgent deadlines as requested.

DEFINITIONS

1. General The tender price indices may be used for discounting the effects of inflation and other time-related influences, such as changes in the tendering "climate", on tender prices. The quarterly index can therefore be used, for example, to 'update' an estimate to its equivalent price level at a different date or adjust several tenders to their equivalent price levels at a common date in order to enable comparison.

2. The Scottish Office - Housing Tender Price Index (HTPI) Measures the movement of prices in competitive tenders for one to four storey public sector housing contracts throughout the Scottish mainland.

Each project index is calculated by comparing prices of items with standard base prices, to a minimum value of 25 per cent for each trade or section of the Bills of Quantities analysed; information is combined by applying weightings representing the proportion each trade or section is of the total of the items analysed. Preliminaries and other general charges are spread proportionately over each item of the Bill of Quantities. This methodology is also used by the Property Services Agency Specialist Services and the Royal Institution of Chartered Surveyors Building Cost Information Service.

The quarterly index is compiled from the average of the project indices allocated to the quarter by tender date and constructed using a statistical method to insulate against the effects of erratic short term changes.

3. The Scottish Office - Scottish Public Sector Building Tender Price Index (SPSBTPI) Measures the movement of prices in Scottish public sector housing and non-housing projects. The housing element is as described for the HTPI. The non-housing element embraces all other public sector building contracts including industrial, administration, health and welfare, entertainment and recreation, educational and scientific. It does not include defence work or contracts with a value less than £75,000, those awarded without prior-competition (ie non-competitive) or those in island areas. It also excludes contracts for work of a mainly civil engineering nature, tenders not accepted by the client, projects incapable of proper tender price analysis (eg no BQs) and contracts for work of a mainly alteration nature.

The project index is calculated in the manner described for the HTPI and the quarterly index is compiled from the average of the said indices.

4. The Scottish Office - Building Cost Index Measures changes in costs of labour, materials and plant, ie basic cost to contractor. The Scottish Office index is based on cost models of three functional types, namely school, hospital and housing. The inputs to the index are the Work Category Indices (Series 2) prepared by the Property Services Agency Specialist Services for use with the Price Adjustment Formulae. The index allows for changes in the costs of nationally agreed labour rates, material prices and plant costs; it does not necessarily reflect changes in contractors' actual site costs which will additionally be affected by changes in productivity and the effect of market conditions on units costs.

Prepared by the Construction Industry & Procurement Policy Division (BD5) of The Scottish Office Building Directorate.