



Valuation Office Agency Rating Cost Guide 2023 Guidance Note – EDITION No. 8

This guidance note provides explanation and information about the methodology and application of common adjustments to the estimated replacement costs for items contained therein.

Preface

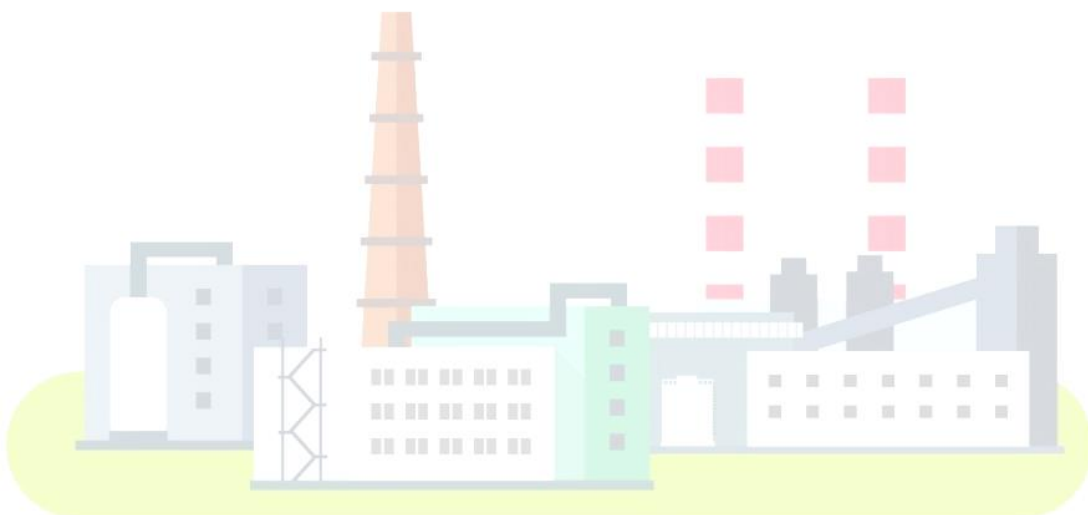
Users of the Rating Cost Guide (RCG) 2023 are reminded that the data within it has been gathered from various reputable sources. These include:

- statutory forms of return (actual cost evidence)
- price books
- Royal Institution of Chartered Surveyors (RICS) Building Construction Information Services (BCIS)
- online or published manufacturers data
- specific case studies, where available.

The pricing levels for all rates within the RCG 2023 have been adjusted to a price level equivalent to reflect a £4 million contract value at a Tender Price Index level of 329 and a location factor of 1.

The RCG 2023 adopts the BCIS All in Tender Price Index (TPI). This index tracks the trend of contractor's pricing levels in accepted tenders at commitment to construction stage.

For the purposes of this RCG 2023 we have forecast a level of the BCIS All in TPI as at the Antecedent Valuation Date (AVD) of 1 April 2021, based on knowledge and information available on the eve of the AVD, 31 March 2021 or first quarter 2021.



Contents

Whilst the contents list below provided a quick link to the various sections of the RCG we recommend that individuals new to the use of the RCG read the guidance in its entirety before compiling any valuations.

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1. Introduction

This is the eighth edition of the Valuation Office Agency's Rating Cost Guide (The Guide).

Note: *The seventh edition referred to as RCG 2021 was deferred.*

The guide has been prepared for the Valuation Office Agency (VOA) to use solely in connection with the preparation of contractor's basis valuations for the 2023 Rating Revaluation.

The guide **must not** be used for any other purpose, such as the preparation of valuations for asset or reinstatement cost assessments (for insurance) purposes. Whilst every effort has been made to ensure the accuracy of the information given in the guide, the VOA does not accept any liability for loss of any kind resulting from any person making use of such information for any other purpose than valuations for Non-Domestic Rating.

This guidance note outlines the basis (see preface) on which the information has been compiled, the recommended adjustments and considerations necessary to produce realistic and reliable replacement cost estimates for Non-Domestic Rating purposes in England and Wales.

The Rating Manual and Practice Notes (Class Specific) may provide further instruction to the application of adjustments contained within this guide.

The Agency acknowledges the assistance of the Royal Institution of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) for allowing publication of its Tender Price Indices and Location Factor adjustments, which provide the basis of the tables included in this publication.

Where possible each entry in the RCG 2023 has a photograph representative of the item being described and for which a cost is being provided. Where we do not hold or have not been able to source a relevant photograph the expression "**No Photograph Available**" has been inserted.

All photographs contained within the 2023 Cost Guide are for identification only and are a "typical" example of an item within the range under consideration. The photographs have been taken in a working environment and do not represent the only manufacturers of the item.

Photographs of buildings are generally "typical" of type whereas pictures of "beacon" buildings are of the actual costed item, the details of which will be described within the body of that cost guide entry.

All costs have been produced to form levels of "new" costs for rating purposes at the Antecedent Valuation Date (AVD) of 1 April 2021 and are intended for use in assessing the Estimated Replacement Cost (ERC) of the hereditament at "Stage One" of a contractor's basis of valuation.

Costs of plant and machinery items are an amalgamation of several manufacturers' actual costs for the items "as new", suitably adjusted in terms of rating valuation.

Costs of buildings / civil items have been built up from a variety of actual build costs and industry recognised price books.

ERCs for "beacons" have been established where possible from several actual costs applicable to the beacon hereditament or part of it.

How and when to use cost adjustments and other considerations are described more fully in the body of this guidance note and the appendices thereto.

2. How to use the Rating Cost Guide

2.1 Scope

The RCG provides levels of costs at the Antecedent Valuation Date (AVD) of 1 April 2021 and is intended for use in assessing the Estimated Replacement Cost (ERC) of the hereditament at Stage One of the contractor's basis of valuation.

2.2 General

The Agency is committed to the adoption of a uniform and consistent level of costs in the production of their contractor's basis valuations for Non-Domestic Rating purposes and the Estimated Replacement Cost (ERC) figures contained within the RCG inform the basis of its valuations adopting the principles of contractor's-based valuation methodology.

When using the RCG valuers may need to search wider than simply on the item they intend to value.

For example, some costs for Specialist Class Items do not include external works and these should be costed separately.

The baseline costs in the RCG will require additional adjustment for location and/or size of contract before any addition is made for fees.

The baseline costs contained in the RCG reflect the specification as described for each item.

In some circumstances the valuer may adapt the ERC appearing for specific items to reflect any differences from the specification described within the RCG 2023. Where the specification of an item to be costed is the same as that found in the RCG, the cost should not be altered without the prior approval

In cases where the specification of the item differs from that in the RCG, an appropriate ERC figure can be derived either by extrapolation / interpolation or by adjusting the cost for items of similar construction, which may be found elsewhere in the RCG.

2.3 Numbering

Each item appearing in the Cost Guide has a unique Cost Guide reference number, many of which can be traced back through past Cost Guides.

New additions to the Guide will have new **unique numbers**. No old number will be used again.

In some cases, technological advances mean that some examples are no longer manufactured, for example oil circuit breakers might be replaced with vacuum circuit breakers depending upon the capacity. The principle being followed is that the cost given in the RCG is the cost for the modern equivalent substitute item

In past editions of the RCG provision was made to automatically redirect the user, where coded items had been superseded and new figures adopted to reflect the Modern Equivalent Asset (MEA).

In consultation with Valuation Panel leads and the Non-Bulk Server Valuation Application (NBS), it has been agreed that the inbuilt capability of the NBS and Valuation sheets to identify obsolete codes, now allows for the removal of all obsolete and redundant codes/items. This rationalisation exercise ensures that the RCG only includes MEA's, the majority of which were updated for the intended 2021 Reval exercise and where this is not possible the users may see a warning or error code flagged in their valuations.

3. Procedures

3.1 Estimated Replacement Cost (ERC)

The total ERC of a hereditament must be prepared using the individual ERC rates contained in the RCG. During this exercise it may be necessary to undertake several searches either on: -

- a) The hereditament (if the property to be valued can be identified as a Specialist Class Item)
or
- b) Built up via the component parts of the item, property or hereditament.

In undertaking this exercise, the valuer must first; ascertain whether the property can be costed, whole or by its component parts.

For example: A Community Centre would be costed as a single entity using the relevant Specialist Class Item information. {See category listing – Category [Community Centres] / Main Item [Day Care] / Sub item [small]} whereas the various buildings, plant and machinery, and structures comprising a Sewage Treatment Works would be costed in parts using costs for Buildings, Common Elements and Structures, and, Plant & Machinery. {These can be identified separately under the Category Listings}.

Each ERC chosen from the Guide must be considered and adjusted to reflect the differences in specification (e.g. size and / or quality) between the selected item and the item being costed. The resulting cost may require further modification to reflect the actual cost of the item on a particular site and as part of a contract for the whole hereditament.

Once the total ERC for a hereditament has been arrived at it will then need to reflect adjustments for location and contract size.

Such adjustments should be applied in the following sequence:

- a) Location ([see section 5](#))
- b) Contract size ([see section 6](#))
- c) Professional fees & other charges ([see section 7](#))

Note: *The adjustments should be made to the total ERC, rather than to each individual rate (see paragraphs 5.6 and 6.6).*

The relevant Non-Bulk Server (NBS) **Contractor's Basis Spreadsheet** to be used may be either of the following:

- a) The Generic Contractor's spreadsheet;
- b) The Plant and Machinery Spreadsheet specifically designed where P&M is found on a hereditament that is valued on a rental's valuation method;
or
- c) A spreadsheet specifically designed for the subject being valued (e.g., Sewage Treatment Works).

All spreadsheets either:

- a) Automatically adjust costs for location, fees and contract size
- b) Provide the facility to take these adjustments into account when valuing a hereditament
or
- c) Provide the facility to activate the above automatically using the rates specified within this guide.

All items of P&M are subject to adjustment for contract size and fees. However, care must be taken to ensure that the location factor is not applied to adjust items which the RCG identifies as not subject to a location factor adjustment (refer to individual item entries in RCG). By using the correct "code" (*see spreadsheet*) the adjustments for location will be automatically added where appropriate when using the NBS application.

The **2023 Generic Contractor's Spreadsheet** has been developed to ensure that all valuations within the same specialist category (SCAT) code or type are produced in a similar format and that each stage of the valuation is undertaken in the required order.

Use of the spreadsheet will automatically calculate these adjustments in the prescribed order, location factors, contract size adjustments and allowances (with reference to the age of the item under consideration).

The “Industrials” spreadsheet will allow the relevant location, fees and contract size adjustments to be made to a valuation on a rental comparison basis but requiring additional P&M items to be added.

Recording of the Cost Guide’s unique number for individual items is important when using the spreadsheets. Use of the 2023 Generic Contractor's spreadsheet together with specific codes will prevent errors in location factor additions etcetera and unify the approach for similar properties within the same SCAT code.

3.2 Adjusted Replacement Cost (ARC)

Stage two of the contractor’s basis valuation method seeks to adjust the costs obtained at Stage one (ERC) to reflect any differences, variations or deficiencies when comparing the actual item being considered to the named item described in the RCG. These adjustments should be made to individual ERC costs obtained at Stage one, as these are likely to vary from item to item.

The Rating Manual guidance on the Contractor’s Basis gives details on how to adjust ERC to ARC including standard scales of allowances. Reval 2023 Practice Notes will give details of any bespoke scales to be adopted.

3.3 Use of the NBS Application and Contract Size Adjustment

Contract size is always determined on total ERC (excluding the land element). The NBS spreadsheet **automatically adjusts** for these items and should always be used when valuing a hereditament on a rental comparable basis, where five or more items of plant and machinery are to be valued. Discretion is needed if you are dealing with less than five items of P&M but the NBS spreadsheet may still prove more convenient than performing a manual calculation.

Even though you may be valuing, the majority of the hereditament on a rental’s basis an estimate of the likely ERC for the buildings value is required to ensure that the fees and contract size adjustments are made correctly. The contract size adjustment should be used where the “buildings” rateable value can be entered in order to calculate an estimated cost figure for the buildings.

Essentially, the whole hereditament, including P&M is assumed to be provided under a single building contract, even though you are valuing mostly on a rental basis, and this facility calculates the correct contract size adjustment.

The addition to the ARC for fees will be at the same percentage as that applied to the ERC from which total the percentage level is derived. Where the minimum fee applies this should be reduced in the ratio ARC to ERC.

4. Basis of Costings

4.1 Costs for individual categories have been prepared in accordance with the following:

- a) The whole hereditament is constructed under a single contract assuming competitive tendering in the open market.
Note: *Extensions and adaptations often include extra costs and utilise existing facilities, which are not reflected in the figures given.*
- b) The total ERC is required for the whole of the hereditament based on costs/prices prevailing at the AVD
- c) A cleared level site is assumed without the need for abnormal works.
- d) All mains services (where required) are available adjacent to the site.
- e) At AVD, the estimated tender price index published by the RICS Building Cost Information Service (BCIS) was 322.
Note: *329 is the figure adopted by the VOA for the purposes of this RCG as at the 1st April 2021 (AVD) ([see section 11](#)).*
Note: *RICS Building Cost Information Service Index (BCIS) is applicable to **BUILDINGS** only.*
- f) The ERC figures and Specialist Class Items will have been derived from costs at variety of locations, but the analysis adjusts all these costs to a location factor of 1.00.
Note: ([see section 5](#)) for adjustments for location.
- g) Professional fees, or other charges, are not included in the rates unless otherwise stated. **Note:** ([see section 7](#)) for fees and other charges.
- h) Value Added Tax has not been included in any of the costs.
- i) All the ERC costs reflect rates for a contract of the order of £4 million.
Note: See ([see section 6](#)) concerning contract size adjustment.
- j) The cost figures apply to the unit of measurement shown in each case
Note: *For most buildings the relevant unit is Gross Internal Area (GIA) as defined in the [VOA Code of Measurement Practice for Rating](#).*

4.2 Cost adjustment of Plant and Machinery Items

The figures appearing in the ERC columns have been fully adjusted to take account of:

- a) Design, manufacture, transportation to site, installation, testing and costs involved with the placement of the item on site.
- b) All other costs involved in the installation of specific P&M items are included in the ERC provided and it is unlikely further adjustments will have to be considered. Full details of what is and what is not included for each item are noted against the relevant Cost Guide item.
- c) Costs incurred by the main contractor for installing the P&M item on site i.e. the provision of security, sanitary accommodation and welfare facilities for manufacturers employees, site electricity, temporary water and lighting supply, standing craneage and standing scaffolding for example, [*Known as preliminaries or on-costs*], are

included in the ERC. Number of items adjustment. The costs in the RCG do not represent the cost of a single item where it would be expected on an average site there would be several similar items. It is assumed that the item forms part of an “average size specialist industrial complex”. Therefore, where it would be normal to find more than one item in such a hereditament the ERC stated has been adjusted to reflect any number, quantity discount. In such circumstances the figures are **NOT** one-off figures.

5. Location Factors

5.1 The cost of construction (buildings and civil engineering) is affected by many localised variables, including demand for, supply of, labour and materials. This indicates that certain areas of the country tend to have different tender levels from others. Research undertaken by the BEAMS team in conjunction with BCIS has identified all relevant factors relating to regional variations that impact on construction costs.

5.2 The Location Factors table show pricing levels relative to the National Average, sets out the factors that must be used in all contractor’s valuations. These are provided on a regional basis based on the BCIS boundary data for the year 2000 and for London are sub divided into the various boroughs.

5.3 Each item requiring an adjustment for location is separately identified in the RCG. Generally, P&M items that are specifically designed and manufactured under a separate contract with specialist suppliers will **NOT** attract a location factor adjustment (e.g. *compressors, pumps and boilers etc*). This is because manufactured items of P&M will attract, within reason, the same unit price irrespective of location, these items are typically manufactured/fabricated off site.

The **Generic Contractor’s Spreadsheet** automatically adjusts for location factor between P&M and Civil / Building items having reference to the code type of the item being costed (see relevant spreadsheet).

When using the relevant Contractor’s Basis Spreadsheet, it will automatically default to the appropriate location factor for the hereditament based on the factor chosen from the drop-down menu.

5.4 Any adjustments for location must be reflected in all ERC calculations, before the addition of professional fees.

5.5 Costs in the Guide are based on a UK mean of 1.00. The factors for England, and Wales will be found in the guide under Location Factors ([see section 5](#)).

5.6 Each individual cost derived from the Guide, other than for manufactured P&M, should be multiplied by the appropriate location factor to produce the rate applicable to the hereditament being valued **before** calculating the total ERC or making any contract size adjustment ([see section 6](#)).

6. Contract Size Adjustment

6.1 The size of contract has a direct influence on tender prices and small projects will usually cost more per unit (project) than larger ones. Although economies of scale reduce prices on larger contracts, on very large multi-million-pound projects this tends to be offset by the limited number of contractors able to undertake them and this may result in reduced competitiveness and the likelihood of increased administration costs.

6.2 Over the wide range of contract sizes likely to be encountered, and with contracts taking up to three years to complete, overall costs can vary by up to +/- 10% reflecting economies of scale.

*This is **not** a **quantity allowance adjustment** but an allowance normally available reflecting the prudent management of the total monies involved.*

The smaller the overall contract involved the less scope there is for savings.

6.3 Each **Specialist Class Item** cost in the RCG is adjusted for a notional **£4 million** contract. The actual cost of the hereditament will also be shown. When a Specialist Class Item is used as a guide to the costing of a different sized hereditament, adjustment to those base costs may be needed.

6.4 Common Elements and Structures in the Cost Guide reflect an overall contract size in the order of £4 million after adjustment for location but before any addition for professional fees (or site value).

The ERC for P&M items should be added to this figure where applicable. These costs should be used for those classes where the ERC will be built up using unit rates (this also applies where P&M items are additional to a rental comparison basis property).

6.5 If the built-up cost of a particular hereditament (Contractor's Basis), or the built-up cost of the additional P&M (buildings rental with P&M additions) totals more or less than £4 million, the appropriate adjustment for contract size should be made using the scale shown ([see section 6](#)) to reflect the higher or lower adjustments which would be appropriate having regard to the resultant ERC (an addition of the buildings and P&M ERCs but not that for the land).

The Contractor's Basis spreadsheet automatically adjusts the valuation for the contract size adjustment and provides the facility to adjust the contract size where part of the valuation has been made on a rental comparison basis.

Hereditaments valued by way of a scheme should be costed in accordance with that scheme's instructions. Certain specialised building costs have been adjusted to that of a £4m contract.

6.6 The contract size adjustment should be made using the **total ERC**, excluding the land element. (e.g., after adjustment for location but before the addition for fees).

6.7 The **TOTAL ERC** of all plant and machinery items is required to be added to the TOTAL ERC of the buildings to calculate the correct Contract Size Adjustment. Where the buildings

are valued on a rental's basis with P&M as an addition, enter in the ADDITIONAL RV FOR CSA box (bottom right-hand side of the spreadsheet) the RV of the buildings calculated on a rental's basis. *Typical no adjustments as stated under section 3.1 will apply in this situation – please refer to BEAMS for guidance.*

6.8 Use of the NBS Application for properties valued to rentals and Contract Size Adjustment

The NBS spreadsheet should be used even for properties valued by the rentals basis where that property contains significant plant items. 'Significant' means more than five plant items, or items of high cost. Discretion is needed if you are dealing with less than five items of P&M but the NBS spreadsheet may still prove more convenient than performing a manual calculation.

Even though you may be valuing a majority of the hereditament on a rental's basis an estimate of the likely ERC for the buildings value is required to ensure that the fees and contract size adjustments are made correctly. For the NBS to calculate the adjustment properly you will need to enter the RV attributable to the 'buildings' into the appropriate cell in the NBS.

The NBS will then apply the contract size adjustment based on the notional cost of the whole hereditament as this is the basis assumed in the contractor's method of valuation.

7. Fees and Charges

7.1 The estimated replacement costs in the RCG exclude professional fees and other charges, which are normally payable on overall contracts where building, plant and machinery and civil engineering works are undertaken unless otherwise stated in the individual entries for the items. An overall percentage addition should therefore be made to cover the following:

Professional fees

- Feasibility Study
- Architect - design/landscape
- CDM coordinator
- Quantity surveyor
- Consulting engineer - structural/civil
- Mechanical/Electrical engineer

Other charges

- Site investigation
- Planning application
- Building Regulations - prescribed fees
- Professional disbursements

Some larger contracts are carried out under the control of a project manager, which may increase the total fees payable.

7.2 Scales of fees recommended by the professional bodies are not mandatory, but they frequently form the basis for fee negotiations and fee bidding. The total fees payable is

largely dependent on the value, type and complexity of the contract as well as the level of competition.

7.3 The following percentage additions should be added to the estimated replacement costs (ERC) , excluding the land value, represented by the total sum of all the component parts of the hereditament - including external works - after adjustment for location ([see section 5](#)) and contract size ([see section 6](#)) where appropriate.

7.4 Since fees will vary, particularly depending on the value, type and complexity of the contract, it is accepted that the following additions for fees may not be appropriate in all cases, but **there should be no departure** from this approach as this would vary the consistency of the methodology/approach set out in this guide.

7.5 When considering evidence of fees and charges, particularly those obtained from Local Authorities and other public bodies, such costs may require an upward adjustment to allow for “fees”, which have been incurred and absorbed using "in-house" professional staff.

7.6 Up to a further 4% should be added to the above scales for hereditaments of a more complex nature i.e. those with a higher mechanical and electrical content and/or requiring more detailed design co-ordination ([click for types of hereditaments that fall within this category](#)).

7.7 Some large hereditaments (i.e. those with an ERC in excess of £10 million), which are formed of a relatively simple structures of a repetitive nature, may attract professional fees at a lower level. In such cases, the addition for fees and charges may be varied. However, as there may be other criteria to consider besides contract value, the following scale should only be used after careful consideration ([click for the alternative scale for hereditaments that fall within this category](#)).

8. Stage Two Allowance (for information and valuation reference)

8.1 Allowances should be considered in accordance with the guidance given in the Rating Manual Section 4 Part 3 – The Contractor’s Basis of Valuation.

8.2 In previous lists the valuation approach at Stage 2 of the Contractor’s Basis had regard to a scale of allowances for age related physical obsolescence that originated from the decision in *Monsanto v Farris (VO) (1998) RA 217*. Following the Upper Tribunal decision, *Stephen G Hughes (VO) and York Museums and Gallery Trust [2017] RA/20/2015*, the member in an obiter comment questioned the correctness of applying the "Monsanto allowances" to buildings other than industrial (para 187):

“We do not criticise the widespread adoption of the Monsanto allowances in contractor’s basis settlements relating to industrial buildings, but their use in industrial settlements lends them no additional credibility or relevance as a tool for valuing other types of building.”

Following the decision in the above-named case the VOA received a proposal to revisit the allowances made at stage 2 of the Contractor’s Basis for University buildings on a Depreciated Replacement Cost (DRC) approach more commonly found in asset valuations.

The VOA has created a scale of allowances that simulate an overall typical “Life” for a **hereditament**. This VOA PAFOAS (VOA Physical and Functional obsolescence adjustment Scales) should be applied to non-Industrial type buildings and comprises a single age-related scale. ***The VOA has created a model that generates revised allowances that simulate an overall typical Life for a hereditament, short life buildings or long life over engineered buildings have not been considered within the scope of the model but could be reflected with alternate data sets overlaid within the existing VO model structure.***

DRC is a globally recognised valuation approach for specialist properties that cannot be valued by more conventional methods. It has close similarities with the contractor’s basis valuation method for rating and is defined as ‘The current cost of replacing an asset with its modern equivalent asset less deductions for ‘physical deterioration and all relevant forms of obsolescence and optimisation’ (RICS Depreciated replacement cost method of valuation for financial reporting 1st Ed. Nov 2018)

9. Maintenance of the Rating Lists

9.1 The RCG is the primary means of co-ordinating costs, and it should be the guide for adopted stage 1 costs on a contractor’s basis when preparing valuations for the 2023 Rating Lists.

9.2 If appellants wish to query any RCG ERCs used in the valuation of a hereditament they must provide their own evidence for the Valuation Office to consider.

9.3 Any “New Evidence” will need analysis and the appropriate application of rebasing adjustments to identify any conflict with the existing information in the RCG.

9.4 The purpose of the RCG is to aid valuers when preparing cost-based valuations. It is guide based upon advice received from the Agency's Built Environment costing specialists.

9.5 The Guide provides general levels of cost advice, but it would be misleading and incorrect to adopt unit costs straight from the Guide. Such item costs need further adjustment *e.g., to reflect the location and contract size of any hereditament.*

9.6 It is also incorrect to avoid any stages of a contractor's basis valuation by having regard to an end figure analysis of allegedly comparable properties. Each stage (apart from a statutory decapitalisation rate at Stage 4) should reflect site-specific costs, allowances and other adjustments.

9.7 Adopting the short cut approach could result in misleading or inaccurate figures, even when full details of the comparable evidence are known, particularly if adjustments are required to the end figure, which it is proposed to adopt.

9.8 The costs and allowances contained in the RCG must remain the base point of reference.

10. Obtaining a Copy of the Cost Guide

The intention is providing the Rating Cost Guide 2023 publication free of charge upon request. This means the RCG 2023 will be freely available for general distribution to

Agents or Ratepayers. It is therefore appropriate in negotiations to refer to its existence and to specific items.

To discuss assessments with Agents/Ratepayers single item entries in the RCG can be forwarded to relevant persons.

11. Indexation of Known Building Costs

11.1 One method of arriving at or checking building costs used in the ERC for Stage one of the contractor's basis of valuation is to obtain actual cost information and adjust to reflect cost levels at the AVD.

11.2 Economy and Influences affecting costs - The effects of inflation and changing legislation will make such results less reliable as the time span increases and pre-2021 costs should be regarded as unsuitable. Costs of alteration or extension works should also be treated with care because these are frequently distorted by costs of demolition or using existing services or other facilities.

The RCG 2023 TPI was set to 329 based on those indices' tables included in the appendices. The TPI's stated in these tables are those that were available to download for the 1st Qtr. 2021.

The most accurate results will only be derived when full cost information is made available, either in the form of priced bills of quantities or from a fully detailed final account. In addition, details of the form of contract will be required together with copies of small-scale plans and sections showing all site and building works to properly analyse these costs.

Useful results however can be obtained from less extensive cost information which may be more readily available. Details of any non-rateable items are required, so that these can be omitted, together with any work which may have been carried out separately, location factors, professional fees, VAT, etc.

11.3 Non-Rateable elements - Details of Non-Rateable items are required to produce the Net ERC figure for the Cost Guide.

a. Gross ERC for Hereditament

b. Non-Rateable items (*% per component part making up the whole*)

c. Net ERC Figure (*this is the rate shown in the RCG 2023 entries*)

11.4 Cost information is most likely to be available in one of three forms each of which needs to be adjusted from a different date by applying the Tender Price Index in accordance with the relevant formulae. By using one of these calculations (depending on the available information) it is possible to establish the likely cost of the completed works at the AVD.

- a) Where the **variation of price tender** (VOPT) is being used, the tender base date (TBD) is required. The tender base date is the date by reference to which costs are adjusted to produce the final account. This method is now rarely used.

$$\begin{array}{l} \text{Index figure at AVD} \\ \text{Index figure at TBD} \end{array} \quad \times \quad \text{VOPT} \quad = \quad \text{ERC at AVD}$$

- b) Where the **final account** (FA) figure is being used, the actual mid- contract point (AMCP) is required. That is the date midway between the contract base date and the authorised completion date.

$$\begin{array}{l} \text{Index figure at AVD} \\ \text{Index figure at AMCP} \end{array} \quad \times \quad \text{FA} \quad = \quad \text{ERC at AVD}$$

- c) Where the **firm price tender** (FPT) figure is being used, the notional mid- contract point (NMCP) is required. That is the date mid-way between the start and completion dates stated in the tender documents

$$\begin{array}{l} \text{Index figure at AVD} \\ \text{Index figure at NMCP} \end{array} \quad \times \quad \text{FPT} \quad = \quad \text{ERC at AVD}$$

The preferred method is b, but care must be taken to adjust for contractor’s claims, the expenditure of provisional sums and contingencies as well as variations that have occurred during the contract. Considerable caution is also needed when adjusting actual costs where the contract period involves a falling market.

If the variation of price tender figure is known, to determine costs at the AVD (method a) care must be taken to ensure that the scope of the work has not materially changed between commencement and completion.

11.5 Indexation of known building costs should be checked against a replacement cost estimate prepared using the appropriate Cost Guide figures and considering any differences in the basis of costing (Section 4). If there is a substantial difference between the adjusted actual cost and the ERC the BEAMS team should be consulted.

Note: *The formulae given assume a consistent rise or fall in the level of inflation and interim payments of equal amounts to the contractor.*

12. Decapitalisation Rate

12.1 The prescribed Statutory Decapitalisation Rate must be used to adjust the costs to rateable value. The generic and bespoke spreadsheets within the NBS will automatically default to the correct statutory decapitalisation rate for the hereditament class being assessed.

TABLES AND APPENDICES

13. Location Factors

BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
114	Wales and West	Bath and North East Somerset	North Somerset	102.00
116	Wales and West	Bristol	North Somerset	102.00

119	Wales and West	South Gloucestershire	North Somerset	102.00
121	Wales and West	North Somerset	North Somerset	102.00
230	East	Luton	Bedfordshire	104.00
235	East	Bedford	Bedfordshire	104.00
240	East	Central Bedfordshire	Bedfordshire	104.00
335	South	Bracknell Forest	Berkshire	108.00
340	South	West Berkshire	Berkshire	108.00
345	South	Reading	Berkshire	108.00
350	South	Slough	Berkshire	108.00
355	South	Windsor and Maidenhead	Berkshire	108.00
360	South	Wokingham	Berkshire	108.00
405	South	Aylesbury Vale	Buckinghamshire	107.00
410	South	South Buckinghamshire	Buckinghamshire	107.00
415	South	Chiltern	Buckinghamshire	107.00
425	South	Wycombe	Buckinghamshire	107.00
435	South	Milton Keynes	Buckinghamshire	107.00
505	East	Cambridge	Cambridgeshire	100.00
510	East	East Cambridgeshire	Cambridgeshire	100.00
515	East	Fenland	Cambridgeshire	100.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
520	East	Huntingdonshire	Cambridgeshire	100.00
530	East	South Cambridgeshire	Cambridgeshire	100.00
540	East	Peterborough	Cambridgeshire	100.00

650	North	Halton	Cheshire	97.00
655	North	Warrington	Cheshire	97.00
660	North	Cheshire East	Cheshire	97.00
665	North	Cheshire West and Chester	Cheshire	97.00
724	North	Hartlepool	Tees Valley	94.00
728	North	Redcar and Cleveland	Tees valley	94.00
734	North	Middlesbrough	Tees valley	94.00
738	North	Stockton-on-Tees	Tees valley	94.00
835	Wales and West	Isles of Scilly	Cornwall	105.00
840	Wales and West	Cornwall	Cornwall	105.00
905	North	Allerdale	Cumbria	98.00
910	North	Barrow-in-Furness	Cumbria	98.00
915	North	Carlisle	Cumbria	98.00
920	North	Copeland	Cumbria	98.00
925	North	Eden	Cumbria	98.00
930	North	South Lakeland	Cumbria	98.00
1005	East	Amber Valley	Derbyshire	105.00
1010	East	Bolsover	Derbyshire	105.00
1015	East	Chesterfield	Derbyshire	105.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
1025	East	Erewash	Derbyshire	105.00
1030	East	High Peak	Derbyshire	105.00
1035	East	North East Derbyshire	Derbyshire	105.00

1040	East	South Derbyshire	Derbyshire	105.00
1045	East	Derbyshire Dales	Derbyshire	105.00
1055	East	Derby	Derbyshire	105.00
1105	Wales and West	East Devon	Devon	101.00
1110	Wales and West	Exeter	Devon	101.00
1115	Wales and West	North Devon	Devon	101.00
1125	Wales and West	South Hams	Devon	101.00
1130	Wales and West	Teignbridge	Devon	101.00
1135	Wales and West	Mid Devon	Devon	101.00
1145	Wales and West	Torrige	Devon	101.00
1150	Wales and West	West Devon	Devon	101.00
1160	Wales and West	Plymouth	Devon	101.00
1165	Wales and West	Torbay	Devon	101.00
1265	Wales and West	Dorset	Dorset	104.00
1260	Wales and West	Bournemouth, Christchurch and Poole	Dorset	104.00
1350	North	Darlington	Tees Valley	94.00
1355	North	Durham	Durham County	91.00
1410	South	Eastbourne	East Sussex	109.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
1415	South	Hastings	East Sussex	109.00
1425	South	Lewes	East Sussex	109.00
1430	South	Rother	East Sussex	109.00

1435	South	Wealden	East Sussex	109.00
1445	South	Brighton and Hove	East Sussex	109.00
1505	East	Basildon	Essex	103.00
1510	East	Braintree	Essex	103.00
1515	East	Brentwood	Essex	103.00
1520	East	Castle Point	Essex	103.00
1525	East	Chelmsford	Essex	103.00
1530	East	Colchester	Essex	103.00
1535	East	Epping Forest	Essex	103.00
1540	East	Harlow	Essex	103.00
1545	East	Maldon	Essex	103.00
1550	East	Rochford	Essex	103.00
1560	East	Tendring	Essex	103.00
1570	East	Uttlesford	Essex	103.00
1590	East	Southend-on-Sea	Essex	103.00
1595	East	Thurrock	Essex	103.00
1605	Wales and West	Cheltenham	Gloucestershire	103.00
1610	Wales and West	Cotswold	Gloucestershire	103.00
1615	Wales and West	Forest of Dean	Gloucestershire	103.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
1620	Wales and West	Gloucester	Gloucestershire	103.00
1625	Wales and West	Stroud	Gloucestershire	103.00
1630	Wales and West	Tewkesbury	Gloucestershire	103.00

1705	South	Basingstoke and Deane	Hampshire	105.00
1710	South	East Hampshire	Hampshire	105.00
1715	South	Eastleigh	Hampshire	105.00
1720	South	Fareham	Hampshire	105.00
1725	South	Gosport	Hampshire	105.00
1730	South	Hart	Hampshire	105.00
1735	South	Havant	Hampshire	105.00
1740	South	New Forest	Hampshire	105.00
1750	South	Rushmoor	Hampshire	105.00
1760	South	Test Valley	Hampshire	105.00
1765	South	Winchester	Hampshire	105.00
1775	South	Portsmouth	Hampshire	105.00
1780	South	Southampton	Hampshire	105.00
1805	Wales and West	Bromsgrove	Worcestershire	98.00
1825	Wales and West	Redditch	Worcestershire	98.00
1835	Wales and West	Worcester	Worcestershire	98.00
1840	Wales and West	Wychavon	Worcestershire	98.00
1845	Wales and West	Wyre Forest	Worcestershire	98.00
1850	Wales and West	Herefordshire	Herefordshire	92.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
1860	Wales and West	Malvern Hills	Worcestershire	98.00
1905	East of England	Broxbourne	Hertfordshire	107.00
1910	East	Dacorum	Hertfordshire	107.00

1915	East	East Hertfordshire	Hertfordshire	107.00
1920	East	Hertsmere	Hertfordshire	107.00
1925	East	North Hertfordshire	Hertfordshire	107.00
1930	East	St Albans	Hertfordshire	107.00
1935	East	Stevenage	Hertfordshire	107.00
1940	East	Three Rivers	Hertfordshire	107.00
1945	East	Watford	Hertfordshire	107.00
1950	East	Welwyn Hatfield	Hertfordshire	107.00
2001	East	East Riding of Yorkshire	East Riding and North Lincolnshire	92.00
2002	East	North East Lincolnshire	East Riding and North Lincolnshire	92.00
2003	East	North Lincolnshire	East Riding and North Lincolnshire	92.00
2004	East	Kingston upon Hull	East Riding and North Lincolnshire	92.00
2100	South	Isle of Wight	Isle of Wight	105.00
2205	South	Ashford	Kent	109.00
2210	South	Canterbury	Kent	109.00
2215	South	Dartford	Kent	109.00
2220	South	Dover	Kent	109.00
2230	South	Gravesham	Kent	109.00
2235	South	Maidstone	Kent	109.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
2245	South	Sevenoaks	Kent	109.00
2250	South	Shepway	Kent	109.00
2255	South	Swale	Kent	109.00

2260	South	Thanet	Kent	109.00
2265	South	Tonbridge and Malling	Kent	109.00
2270	South	Tunbridge Wells	Kent	109.00
2280	South	Medway	Kent	109.00
2315	North	Burnley	Lancashire	97.00
2320	North	Chorley	Lancashire	97.00
2325	North	Fylde	Lancashire	97.00
2330	North	Hyndburn	Lancashire	97.00
2335	North	Lancaster	Lancashire	97.00
2340	North	Pendle	Lancashire	97.00
2345	North	Preston	Lancashire	97.00
2350	North	Ribble Valley	Lancashire	97.00
2355	North	Rossendale	Lancashire	97.00
2360	North	South Ribble	Lancashire	97.00
2365	North	West Lancashire	Lancashire	97.00
2370	North	Wyre	Lancashire	97.00
2372	North	Blackburn with Darwen	Lancashire	97.00
2373	North	Blackpool	Lancashire	97.00
2405	East	Blaby	Leicestershire and Rutland	104.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
2410	East	Charnwood	Leicestershire and Rutland	104.00
2415	East	Harborough	Leicestershire and Rutland	104.00
2420	East	Hinckley and Bosworth	Leicestershire and Rutland	104.00

2430	East	Melton	Leicestershire and Rutland	104.00
2435	East	North West Leicestershire	Leicestershire and Rutland	104.00
2440	East	Oadby and Wigston	Leicestershire and Rutland	104.00
2465	East	Leicester	Leicestershire and Rutland	104.00
2470	East	Rutland	Leicestershire and Rutland	104.00
2505	East	Boston	Lincolnshire	103.00
2510	East	East Lindsey	Lincolnshire	103.00
2515	East	Lincoln	Lincolnshire	103.00
2520	East	North Kesteven	Lincolnshire	103.00
2525	East	South Holland	Lincolnshire	103.00
2530	East	South Kesteven	Lincolnshire	103.00
2535	East	West Lindsey	Lincolnshire	103.00
2605	East	Breckland	Norfolk	96.00
2610	East	Broadland	Norfolk	96.00
2615	East	Great Yarmouth	Norfolk	96.00
2620	East	North Norfolk	Norfolk	96.00
2625	East	Norwich	Norfolk	96.00
2630	East	South Norfolk	Norfolk	96.00
2635	East	Kings Lynn and West Norfolk	Norfolk	96.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
2705	East	Craven	North Yorkshire	98.00
2710	East	Hambleton	North Yorkshire	98.00
2715	East	Harrogate	North Yorkshire	98.00

2720	East	Richmondshire	North Yorkshire	98.00
2725	East	Ryedale	North Yorkshire	98.00
2730	East	Scarborough	North Yorkshire	98.00
2735	East	Selby	North Yorkshire	98.00
2741	East	City of York	North Yorkshire	98.00
2805	East	Corby	Northamptonshire	109.00
2810	East	Daventry	Northamptonshire	109.00
2815	East	East Northamptonshire	Northamptonshire	109.00
2820	East	Kettering	Northamptonshire	109.00
2825	East	Northampton	Northamptonshire	109.00
2830	East	South Northamptonshire	Northamptonshire	109.00
2835	East	Wellingborough	Northamptonshire	109.00
2935	North	Northumberland	Northumberland	95.00
3005	East	Ashfield	Nottinghamshire	103.00
3010	East	Bassetlaw	Nottinghamshire	103.00
3015	East	Broxtowe	Nottinghamshire	103.00
3020	East	Gedling	Nottinghamshire	103.00
3025	East	Mansfield	Nottinghamshire	103.00
3030	East	Newark and Sherwood	Nottinghamshire	103.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
3040	East	Rushcliffe	Nottinghamshire	103.00
3060	East	Nottingham	Nottinghamshire	103.00
3105	South	Cherwell	Oxfordshire	104.00

3110	South	Oxford	Oxfordshire	104.00
3115	South	South Oxfordshire	Oxfordshire	104.00
3120	South	Vale of White Horse	Oxfordshire	104.00
3125	South	West Oxfordshire	Oxfordshire	104.00
3240	Wales and West	Telford and Wrekin	Shropshire	95.00
3245	Wales and West	Shropshire	Shropshire	95.00
3305	Wales and West	Mendip	Somerset	101.00
3310	Wales and West	Sedgemoor	Somerset	101.00
3330	Wales and West	Somerset West and Taunton	Somerset	101.00
3325	Wales and West	South Somerset	Somerset	101.00
3405	Wales and West	Cannock Chase	Staffordshire	94.00
3410	Wales and West	East Staffordshire	Staffordshire	94.00
3415	Wales and West	Lichfield	Staffordshire	94.00
3420	Wales and West	Newcastle-under-Lyme	Staffordshire	94.00
3425	Wales and West	Stafford	Staffordshire	94.00
3430	Wales and West	South Staffordshire	Staffordshire	94.00
3435	Wales and West	Staffordshire Moorlands	Staffordshire	94.00
3445	Wales and West	Tamworth	Staffordshire	94.00
3455	Wales and West	Stoke-on-Trent	Staffordshire	94.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
3505	East	Babergh	Suffolk	97.00
3515	East	Ipswich	Suffolk	97.00
3545	East	West Suffolk	Suffolk	97.00

3540	East	East Suffolk	Suffolk	97.00
3535	East	Waveney	Suffolk	97.00
3605	South	Elmbridge	Surrey	113.00
3610	South	Epsom and Ewell	Surrey	113.00
3615	South	Guildford	Surrey	113.00
3620	South	Mole Valley	Surrey	113.00
3625	South	Reigate and Banstead	Surrey	113.00
3630	South	Runnymede	Surrey	113.00
3635	South	Spelthorne	Surrey	113.00
3640	South	Surrey Heath	Surrey	113.00
3645	South	Tandridge	Surrey	113.00
3650	South	Waverley	Surrey	113.00
3655	South	Woking	Surrey	113.00
3705	Wales and West	North Warwickshire	Warwickshire	98.00
3710	Wales and West	Nuneaton and Bedworth	Warwickshire	98.00
3715	Wales and West	Rugby	Warwickshire	98.00
3720	Wales and West	Stratford-upon-Avon	Warwickshire	98.00
3725	Wales and West	Warwick	Warwickshire	98.00
3805	South	Adur	West Sussex	108.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
3810	South	Arun	West Sussex	108.00
3815	South	Chichester	West Sussex	108.00
3820	South	Crawley	West Sussex	108.00

3825	South	Horsham	West Sussex	108.00
3830	South	Mid Sussex	West Sussex	108.00
3835	South	Worthing	West Sussex	108.00
3935	Wales and West	Swindon	Wiltshire	103.00
3940	Wales and West	Wiltshire	Wiltshire	103.00
4205	North	Bolton	Greater Manchester	97.00
4210	North	Bury	Greater Manchester	97.00
4215	North	Manchester	Greater Manchester	97.00
4220	North	Oldham	Greater Manchester	97.00
4225	North	Rochdale	Greater Manchester	97.00
4230	North	Salford	Greater Manchester	97.00
4235	North	Stockport	Greater Manchester	97.00
4240	North	Tameside	Greater Manchester	97.00
4245	North	Trafford	Greater Manchester	97.00
4250	North	Wigan	Greater Manchester	97.00
4305	North	Knowsley	Merseyside	97.00
4310	North	Liverpool	Merseyside	97.00
4315	North	St Helens	Merseyside	97.00
4320	North	Sefton	Merseyside	97.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
4325	North	Wirral	Merseyside	97.00
4405	East	Barnsley	South Yorkshire	94.00
4410	East	Doncaster	South Yorkshire	94.00

4415	East	Rotherham	South Yorkshire	94.00
4420	East	Sheffield	South Yorkshire	94.00
4505	North	Gateshead	Tyne and Wear	91.00
4510	North	Newcastle-upon-Tyne	Tyne and Wear	91.00
4515	North	North Tyneside	Tyne and Wear	91.00
4520	North	South Tyneside	Tyne and Wear	91.00
4525	North	Sunderland	Tyne and Wear	91.00
4605	Wales and West	Birmingham	West Midlands	95.00
4610	Wales and West	Coventry	West Midlands	95.00
4615	Wales and West	Dudley	West Midlands	95.00
4620	Wales and West	Sandwell	West Midlands	95.00
4625	Wales and West	Solihull	West Midlands	95.00
4630	Wales and West	Walsall	West Midlands	95.00
4635	Wales and West	Wolverhampton	West Midlands	95.00
4705	East	Bradford	West Yorkshire	92.00
4710	East	Calderdale	West Yorkshire	92.00
4715	East	Kirklees	West Yorkshire	92.00
4720	East	Leeds	West Yorkshire	92.00
4725	East	Wakefield	West Yorkshire	92.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
5030	Inner London	City of London	City of London	124.00
5060	South	Barking and Dagenham	Barking and Dagenham	118.00
5090	South	Barnet	Barnet	123.00

5120	South	Bexley	Bexley	125.00
5150	South	Brent	Brent	122.00
5180	South	Bromley	Bromley	121.00
5210	Inner London	Camden	Camden	132.00
5240	South	Croydon	Croydon	124.00
5270	South	Ealing	Ealing	127.00
5300	South	Enfield	Enfield	118.00
5330	South	Greenwich	Greenwich	124.00
5360	Inner London	Hackney	Hackney	125.00
5390	Inner London	Hammersmith and Fulham	Hammersmith and Fulham	132.00
5420	Inner London	Haringey	Haringey	131.00
5450	South	Harrow	Harrow	118.00
5480	South	Havering	Havering	109.00
5510	South	Hillingdon	Hillingdon	116.00
5540	South	Hounslow	Hounslow	116.00
5570	Inner London	Islington	Islington	129.00
5600	Inner London	Kensington and Chelsea	Kensington and Chelsea	134.00
5630	South	Kingston upon Thames	Kingston upon Thames	126.00
5660	Inner London	Lambeth	Lambeth	128.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
5690	Inner London	Lewisham	Lewisham	121.00
5720	South	Merton	Merton	124.00
5750	Inner London	Newham	Newham	118.00

5780	South	Redbridge	Redbridge	115.00
5810	South	Richmond upon Thames	Richmond upon Thames	122.00
5840	Inner London	Southwark	Southwark	128.00
5870	South	Sutton	Sutton	120.00
5900	Inner London	Tower Hamlets	Tower Hamlets	126.00
5930	South	Waltham Forest	Waltham Forest	118.00
5960	Inner London	Wandsworth	Wandsworth	130.00
5990	Inner London	Westminster	Westminster	130.00
6805	Wales and West	Isle of Anglesey	Isle of Anglesey	95.00
6810	Wales and West	Gwynedd	Gwynedd	97.00
6815	Wales and West	Cardiff	Cardiff	94.00
6820	Wales and West	Ceredigion	Ceredigion	99.00
6825	Wales and West	Carmarthenshire (1)	Carmarthenshire	98.00
6828	Wales and West	Carmarthenshire (2)	Carmarthenshire	98.00
6829	Wales and West	Carmarthenshire (3)	Carmarthenshire	98.00
6830	Wales and West	Denbighshire	Denbighshire	90.00
6835	Wales and West	Flintshire	Flintshire	89.00
6840	Wales and West	Monmouthshire	Monmouthshire	99.00
6845	Wales and West	Pembrokeshire	Pembrokeshire	92.00
BA Code	Regional Valuation Unit	Billing Authority	BCIS Location	BCIS Location
6850	Wales and West	Powys 1 (Montgomeryshire)	Powys	97.00
6853	Wales and West	Powys 2 (Radnorshire)	Powys	97.00
6854	Wales and West	Powys 3 (Breconshire)	Powys	97.00

6855	Wales and West	Swansea	Swansea	93.00
6905	Wales and West	Conwy	Conwy	93.00
6910	Wales and West	Blaenau Gwent	Blaenau Gwent	96.00
6915	Wales and West	Bridgend	Bridgend	93.00
6920	Wales and West	Caerphilly	Caerphilly	93.00
6925	Wales and West	Merthyr Tydfil	Rhondda Cynon Taff	93.00
6930	Wales and West	Neath Port Talbot	Neath Port Talbot	88.00
6935	Wales and West	Newport	Newport	95.00
6940	Wales and West	Rhondda Cynon Taff	Rhondda Cynon Taff	93.00
6945	Wales and West	Torfaen	Torfaen	91.00
6950	Wales and West	Vale of Glamorgan	Vale of Glamorgan	97.00
6955	Wales and West	Wrexham	Wrexham	91.00

14. Contract Size Adjustment

ERC £	% Adjustment
Up to 0.25 million	+10% max
0.5 million	8%
0.75 million	6%
1.0 million	4%
1.5 million	3%
2.0 million	2%
3.0 million	1%
4.0 million	0%
5.0 million	-0.5%
6.0 million	-1%
8.0 million	-1.5%
10.0 million	-2%
15.0 million	-3%
18.0 million	-4%
20.0 million	-5%

25.0 million	-6%
35.0 million	-9%
Over 40.0 million	-10% max
<i>NB. Intermediate figures may be interpolated.</i>	

15. Fees and Charges

Estimated Replacement Cost Addition for Fees/Charges

Scheme Cost Category	Total	Unit	Minimum Fee
Sums up to £750,000	12.0	%	NA*
£750,000 to £1,500,000	11.5	%	£90,000
£1,500,000 to £4,000,000	9.5	%	£172,500
£4,000,000 to £7,500,000	8.5	%	£380,000
£7,500,000 to £15,000,000	7.5	%	£637,500
Over £15,000,000	7.0	%	£1,125,000

*Schemes up to £750,000 would be charged on a time basis.

The following % Additions can be added to the above scales where applicable

The following additions should be added to the above scales.	% Adjustment	Examples where this may be applicable
For hereditaments of a more "Complex Nature".	Premium + 4%	This is for highly serviced buildings where the design and co-ordination are greater due to more complex services and environmental controls.
Associated with the building and the level of specification and complexity of the design.	Premium + 2%	Community Infrastructure - Branch libraries, Law Courts, Educational establishments, recreation and leisure facilities, community centres and conference centres.
Blue Light - complex challenges and specialist bespoke design considerations that affect the emergency service provisions. <i>Extensive professional expertise feed into every new project.</i>	Premium + 2%	Buildings that would attract this addition are ambulance, police and fire stations.
Professional services associated with "High Calibre" design, specification and bespoke high-level operational requirements of Hospital Design.	Premium + 3%	Buildings that would attract this addition are Hospitals.
Professional services associated with "High Calibre" design, specification and bespoke high-level operational requirements	Premium + 4%	Crematoria, main libraries, public conveniences, laboratories, microelectronic factories and other such buildings.

(Subject to design standards and use).

BCIS Tender Price Index

Year	1996			
Quarter	1	2	3	4
Index	127	131	131	130
Year	1997			
Quarter	1	2	3	4
Index	134	137	140	140
Year	1998 (AVD: 01.04.98 taken as 140)			
Quarter	1	2	3	4
Index	141	147	148	146
Year	1999			
Quarter	1	2	3	4
Index	147	149	152	154
Year	2000			
Quarter	1	2	3	4
Index	158	158	162	167
Year	2001			
Quarter	1	2	3	4
Index	170	171	177	177
Year	2002			
Quarter	1	2	3	4
Index	182	189	188	190
Year	2003 (AVD 01.04.03 taken as 108)			
Quarter	1	2	3	4
Index	196	198	198	195
Year	2004			
Quarter	1	2	3	4
Index	200	215	213	225
Year	2005			
Quarter	1	2	3	4
Index	221	228	221	226
Year	2006			
Quarter	1	2	3	4
Index	228	231	228	232
Year	2007			
Quarter	1	2	3	4
Index	239	241	248	251
Year	2008 (AVD: 01.04.08 taken as 250)			
Quarter	1	2	3	4

Index	249	247	246	240
Year	2009			
Quarter	1	2	3	4
Index	223	216	216	212
Year	2010			
Quarter	1	2	3	4
Index	209	218	219	220
Year	2011			
Quarter	1	2	3	4
Index	219	223	220	223
Year	2012			
Quarter	1	2	3	4
Index	215	230	223	224
Year	2013			
Quarter	1	2	3	4
Index	234	236	232	239
Year	2014			
Quarter	1	2	3	4
Index	247	259	257	259
Year	2015			
Quarter	1	2	3	4
Index	226	272	271	270
Year	2016			
Quarter	1	2	3	4
Index	275	282	281	291
Year	2017			
Quarter	1	2	3	4
Index	301	307	306	317
Year	2018			
Quarter	1	2	3	4
Index	326	326	327	330
Year	2019			
Quarter	1	2	3	4
Index	331	335	335	333
Year	2020			
Quarter	1	2	3	4
Index	335*	335	330*	328*
Year	2021 (AVD: 01.04.21 taken as 329)			
Quarter	1	2	3	4
Index	328*	329**	332**	336**
Year	2022			
Quarter	1	2	3	4
Index	339**	340**	343**	348**
Year	2023			

Quarter	1	2	3	4
Index	353**	354**	357**	362**
Year	2024			
Quarter	1	2	3	4
Index	366**	369**	371**	376**
Year	2025			
Quarter	1	2	3	4
Index	381**	383**	386**	N/A

Forecast:

- Note 1:** The index figures relate to a mean of 100 for the base year 1985.
- Note 2:** The antecedent valuation date 1.4.21 is at the start of the second quarter and should be regarded as firm at 329.
- Note 3:** The Tender Price Index measures the trend of contractors' accepted tenders and therefore reflects movements in the prices paid for completed buildings. It should not be confused with the General Building Cost Index which measures changes in costs of labour, materials and plant to contractors and is not relevant in the context of this guide.
- Note 4:** With careful application one of the three calculations suggested should produce realistic results. It is not suggested, however, that these will equal the accuracy possible from more complex calculations using fully detailed information.