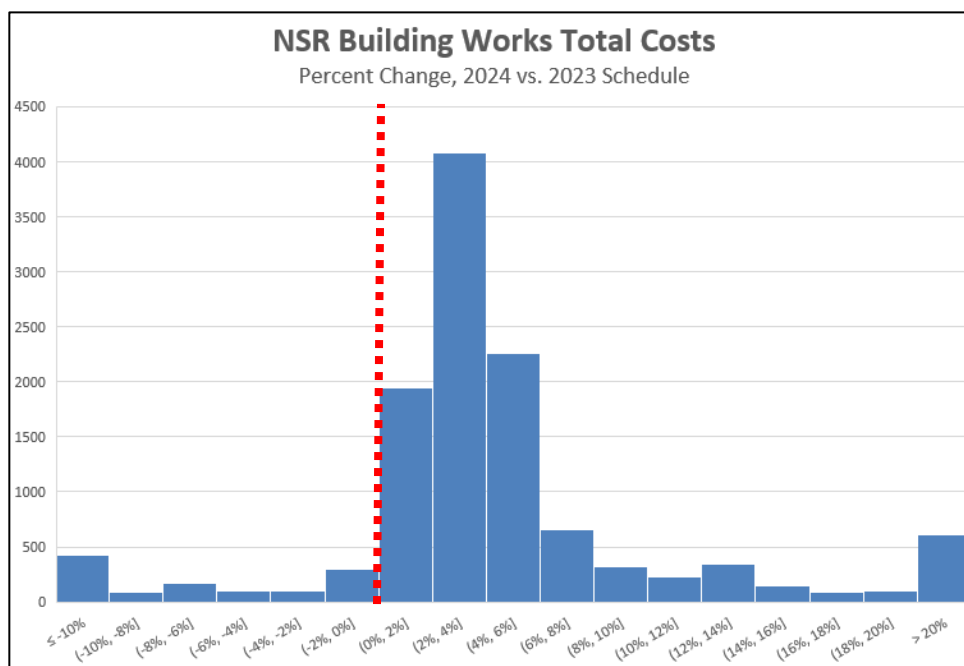


NSR Schedule Updates 2024 - 2025

Gordian's Cost Data Team is excited to release the updated 2024-2025 schedules to the complete NSR database. This full annual update will be available for NSR customers starting in August 2024.

Updates – Costs

- **Material**
 - Over the past year, the majority of NSR material research showed marginal declines, with over 25% of material costs within the Building Works schedule decreasing between 0.1% and 4% year over year.
- **Labour**
 - The average labour cost within the new Building Works schedule increased 4.32% year-over-year, and unsurprisingly exhibited the lowest variability in percent changes among any category of research.
- **Plant**
 - Plant rates exhibited the lowest growth in 2024, with an average percent increase of only 2.5%. However, plant rates demonstrated a very high level of variability in their year-over-year changes, with a standard deviation of nearly 15 percentage points.



Updates – Rates

- **New Sections**

- L4092 – Intumescent Glazing Strips
- L1215 – UPVC Windows
- L4040 – Standard Plain Glass, Fire-rated
- S1304 – Sealed System Packaged Pressurisation Sets
- Y1084 – Flanges, Slip-on Black Plate Steel
- Y1090 – Jointing Flanges with bolts and Rubber Gaskets
- Y1092 – Jointing Flanges with bolts and Reinforced Graphite Gaskets

- **Engineering Commentary**

- Through much of 2024, construction material pricing across the United Kingdom experienced mild regression after the tumultuous volatility of 2022 and 2023. Costs are expected to stabilise through the end of 2024 and into 2025, anchored by diminishing production and sales in major construction categories. Although labour costs continue steady increase, the shallowing in construction output has dampened their impact on overall costs.
- Continuing slumps in sales of sand and gravel, ready-mix concrete, brick, concrete block, alongside a continuing drop in construction materials import and exports since 2023 contribute to a focus on refurbishment and renewal rather than new construction projects. That trend is likely to shift if bank rate modifications occur.

For further detail on the impact of current construction pricing and market conditions, please visit the UK Department for Business & Trade's [monthly construction commentary](#).

About the National Schedule of Rates

The first National Schedule of Rates was published in 1982 and over the last 40 years it has become the leading suite of schedules for use as an integral part of a Measured Term Contract.

Trusted by the Public and Private sector, Gordian's National Schedule of Rates provide transparent pricing and cost certainty and ensure the smooth running of maintenance contracts while providing stakeholders in the Public Sector the transparency they require to invest with confidence.

Gordian's team of Quantity Surveyors and Cost Researchers currently research 20,000 material prices annually to support the various schedules available for use.

Gordian is the leading provider of Building Intelligence Solutions, delivering unrivalled insights, robust technology and expert services to fuel customers' success throughout all phases of the building lifecycle. Gordian created Job Order Contracting (JOC) and North America's industry-standard RSMeans data. With the recent acquisition of NSR, Gordian is able to empower UK organisations to optimise capital investments, improve project performance and minimise long-term operating expenses.