

# Timber Price Indices

Data to September 2012

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**Coverage:** Great Britain

**Geographical breakdown:** None

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# Timber Price Indices

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## Introduction

This release contains the latest figures for the Coniferous Standing Sales Price Index and the Softwood Sawlog Price Index, for Great Britain. Both are based on Forestry Commission sales of softwood (conifers) for periods to September 2012.

The Coniferous Standing Sales Price Index monitors changes in the average price received per cubic metre for timber that the Forestry Commission sold standing, where the purchaser is responsible for harvesting.

The Softwood Sawlog Price Index monitors changes in the average price received per cubic metre of sawlogs (roundwood with a top diameter of 14 cm or more, destined to be sawn into planks or boards) sold at roadside by the Forestry Commission.

Standing timber and sawlogs are distinct markets, and may show different price movements. The data are averages for historic periods, so may be slow to show any turning points.

These indices are used to monitor trends in timber prices and to provide information on the state of the UK timber industry. They are also used by the UK timber industry, alongside other economic indicators, in contract reviews.

Please refer to the Annex for a glossary of terms used in this release.

## Key findings

The main findings are:

- The average price for coniferous standing sales was £14.03 per cubic metre overbark standing in nominal terms in the year to September 2012.
- The Coniferous Standing Sales Price Index for Great Britain was 4.0% lower in real terms in the year to September 2012, compared with the previous year.
- The average price for softwood sawlog sales was £37.03 per cubic metre overbark in nominal terms in the 6 month period to September 2012.
- The Softwood Sawlog Price Index was 12.4% lower in real terms in the 6 months to September 2012, compared with the corresponding period of the previous year.

## Coniferous Standing Sales Price Index

The Coniferous Standing Sales Price Index monitors changes in the price per cubic metre for timber that the Forestry Commission sold standing, where the purchaser is responsible for harvesting.

The index is adjusted for timber size mix using the Fisher method with 5 yearly chain-linking; this method was introduced from 2008. An index calculated on the previous basis (using the Laspeyres method) is also shown, in the Annex to this release, for information. Information about the composition and method of calculation is also provided in the Annex.

The index is shown in nominal terms (the actual prices at the time of sale) and in real terms (removing the effects of general inflation).

The Coniferous Standing Sales Price Index for Great Britain was 4.0% lower in real terms in the year to September 2012, compared with the previous year (Table 1). This decrease over the past 12 months comes after a 68.4% increase over the preceding two years (Chart 2, Table 2).

**Table 1: Percentage change in Coniferous Standing Sales Price Index for Great Britain (Fisher 5 yearly index)**

	Percentage change	
	Nominal Terms	Real Terms
<b>Change from previous year</b>		
Year to September 2008	-1.5%	-4.1%
Year to September 2009	-26.0%	-27.4%
Year to September 2010	48.7%	45.3%
Year to September 2011	19.0%	15.9%
Year to September 2012	-1.9%	-4.0%
<b>Changes over longer periods, up to year to September 2012</b>		
5 Years	26.6%	12.5%
10 Years	108.3%	63.5%
20 Years	-2.3%	-36.9%

# Timber Price Indices

Chart 1: Coniferous Standing Sales Price Index for Great Britain  
(Fisher Index year ending September 2011 = 100, nominal terms)

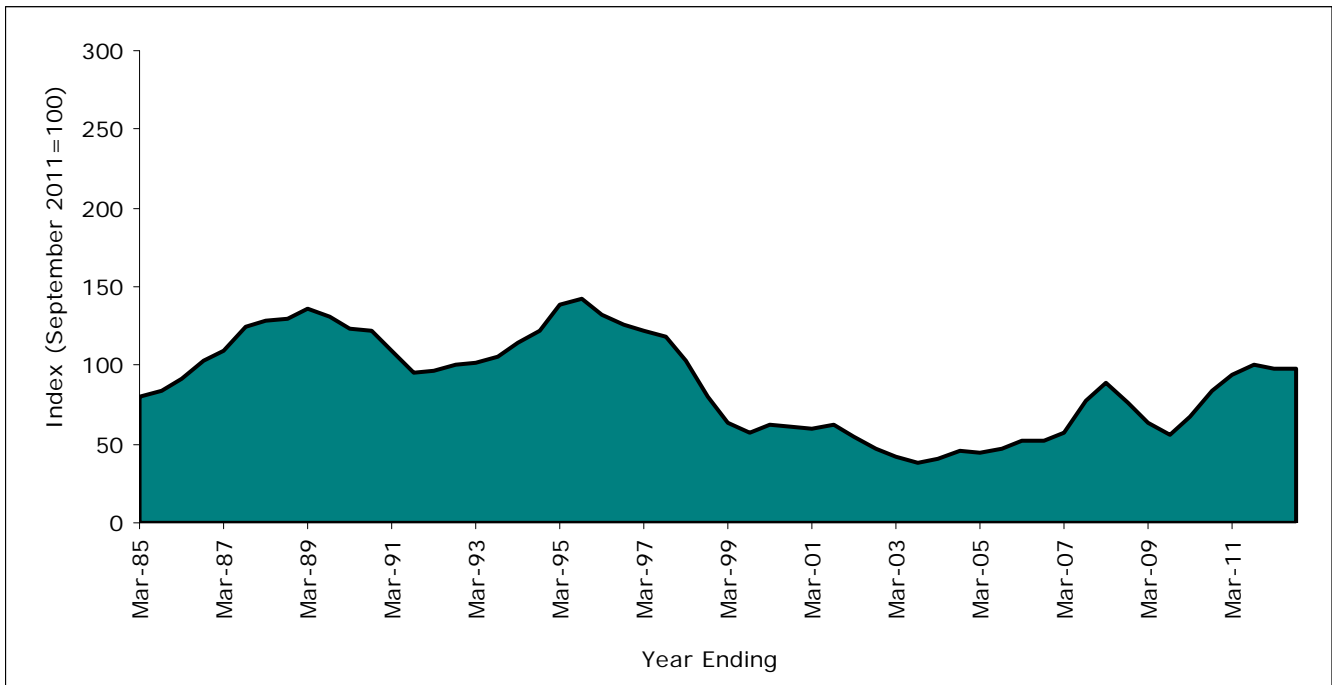
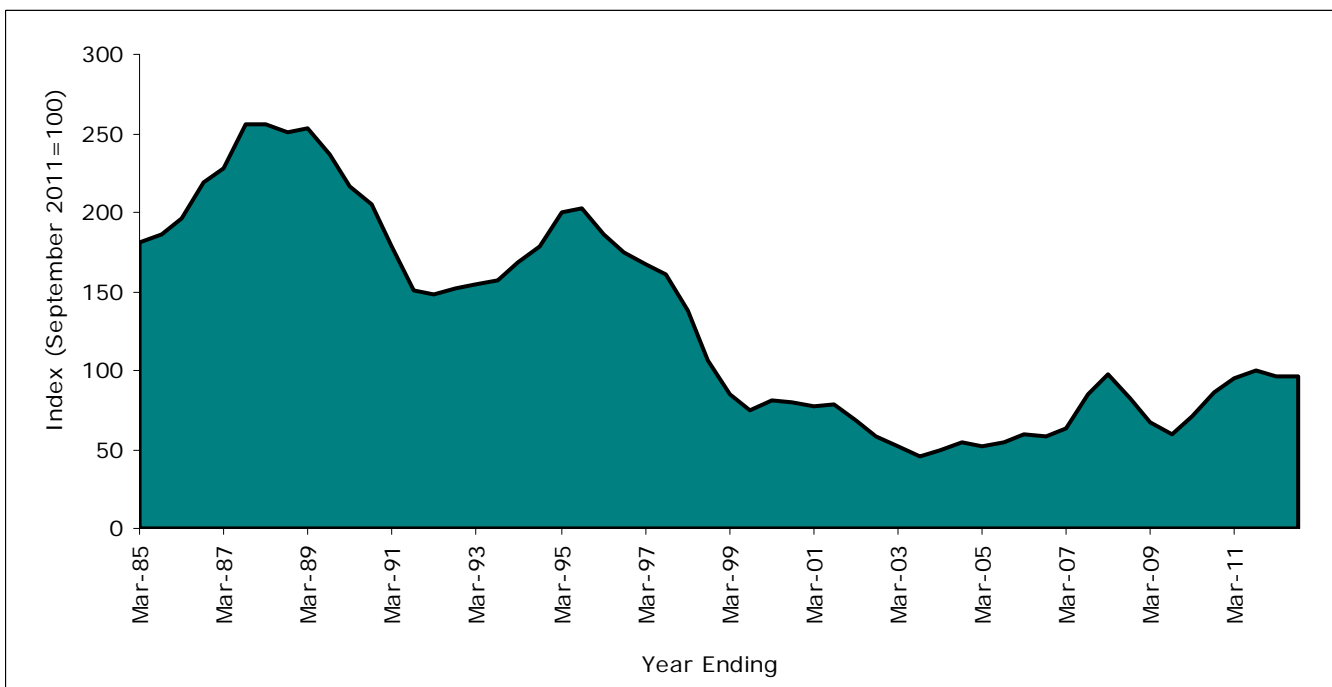


Chart 2: Coniferous Standing Sales Price Index for Great Britain  
(Fisher Index year ending September 2011 = 100, real terms)



# Timber Price Indices

The average price for coniferous standing sales was £14.03 per cubic metre overbark standing in nominal terms in the year to September 2012.

**Table 2: Coniferous Standing Sales Price Index for Great Britain (Fisher 5 yearly index)**

Year to:	Average Price (Per Cubic Metre Overbark)		Fisher (5 yearly)	
	Nominal Terms (£)	Real Terms (2011 prices in £)	Nominal Terms Year to Sep 2011=100	Real Terms (2011 Prices) Year to Sep 2011=100
30-Sep-96	15.97	22.18	125.7	174.6
31-Mar-97	15.92	21.82	121.5	166.5
30-Sep-97	15.52	21.09	118.3	160.7
31-Mar-98	13.35	17.95	102.8	138.2
30-Sep-98	10.32	13.76	80.2	106.9
31-Mar-99	8.44	11.11	64.0	84.3
30-Sep-99	7.65	9.96	57.5	74.9
31-Mar-00	8.13	10.52	62.7	81.1
30-Sep-00	8.02	10.35	61.4	79.2
31-Mar-01	7.77	9.99	60.1	77.3
30-Sep-01	8.32	10.60	62.0	79.0
31-Mar-02	7.34	9.26	54.3	68.5
30-Sep-02	6.38	7.96	47.1	58.7
31-Mar-03	5.75	7.08	42.2	52.0
30-Sep-03	5.15	6.27	37.7	45.9
31-Mar-04	5.60	6.75	41.0	49.4
30-Sep-04	6.18	7.35	45.2	53.8
31-Mar-05	6.13	7.18	44.8	52.4
30-Sep-05	6.58	7.61	47.1	54.5
31-Mar-06	7.25	8.30	51.6	59.1
30-Sep-06	7.13	8.06	51.6	58.3
31-Mar-07	7.97	8.88	57.2	63.7
30-Sep-07	10.79	11.88	77.5	85.3
31-Mar-08	12.48	13.57	89.6	97.4
30-Sep-08	10.68	11.45	76.3	81.8
31-Mar-09	9.15	9.68	64.0	67.7
30-Sep-09	7.95	8.36	56.5	59.4
31-Mar-10	9.61	10.02	67.5	70.4
30-Sep-10	12.15	12.49	84.0	86.3
31-Mar-11	13.70	13.89	93.5	94.8
30-Sep-11	14.77	14.77	100.0	100.0
31-Mar-12	14.10	13.96	97.5	96.5
30-Sep-12	14.03	13.72	98.1	96.0

## Softwood Sawlog Price Index

The Softwood Sawlog Price Index measures the average price received per cubic metre of sawlogs sold at roadside by the Forestry Commission.

Sawlogs are logs (roundwood) usually of at least 14 cm diameter that are destined to be sawn into planks or boards. Selling at roadside means that the owner (in this case the Forestry Commission) is responsible for felling the trees and extracting them to the side of the road so that they are ready for the buyer to take away.

The index is not adjusted for any changes in size mix, as it covers a more limited range of sizes than does the Coniferous Standing Sales Price Index.

The Softwood Sawlog Price Index is calculated for separate six-month periods. This differs from the Coniferous Standing Sales Price Index, which is for overlapping one-year periods, so the percentage changes in Tables 1 and 3 are calculated over different periods.

The index is shown in nominal terms (the actual prices at the time of sale) and in real terms (removing the effects of general inflation).

The Softwood Sawlog Price Index was 12.4% lower in real terms in the 6 months to September 2012, compared with the corresponding period of the previous year (Table 3). This decrease over the past 12 months comes after a 37.9% increase over the preceding two years (Chart 4, Table 4).

**Table 3: Percentage change in Softwood Sawlog Price Index for Great Britain**

	Percentage change	
	Nominal Terms	Real Terms
<b>Compared with corresponding 6-month period of previous year</b>		
6 months to September 2008	-8.6%	-11.1%
6 months to September 2009	-19.7%	-20.6%
6 months to September 2010	33.0%	29.1%
6 months to September 2011	9.8%	6.8%
6 months to September 2012	-10.3%	-12.4%
<b>Changes over longer periods, up to 6 months ending September 2012</b>		
5 years	-3.9%	-14.7%
10 years	27.8%	0.3%
20 years	6.0%	-31.8%

# Timber Price Indices

Chart 3: Softwood Sawlog Price Index for Great Britain  
(6 months to September 2011 = 100, nominal terms)

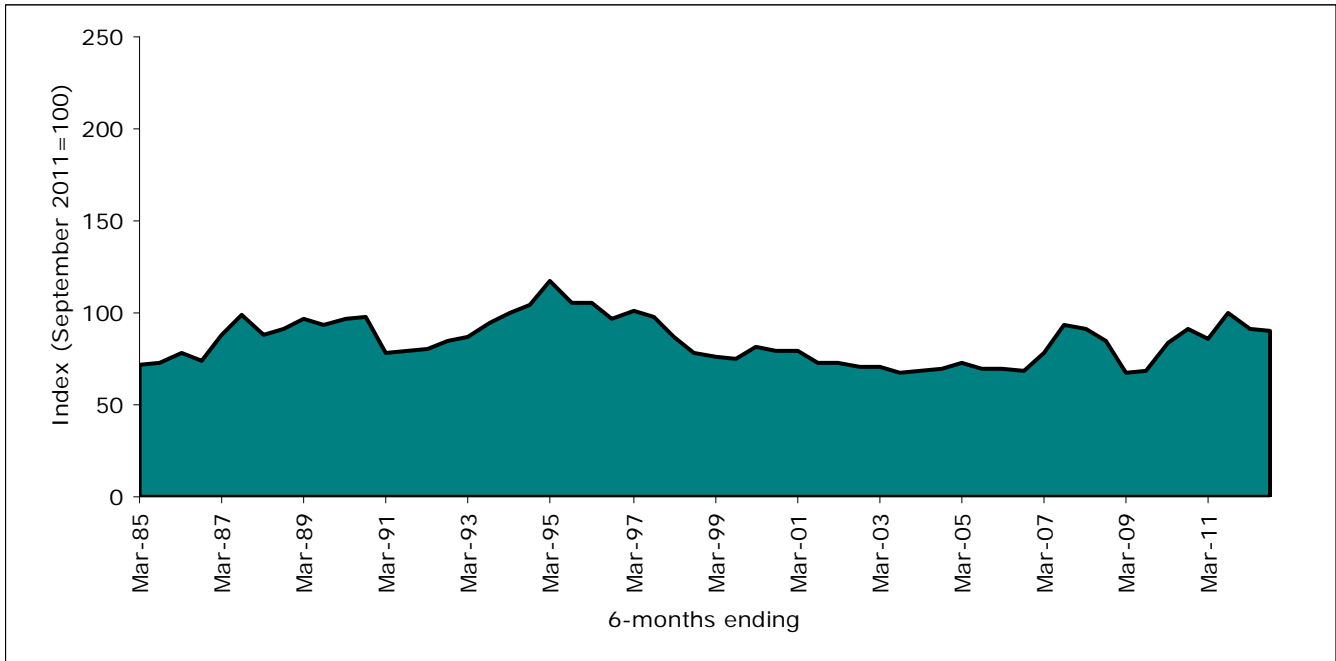
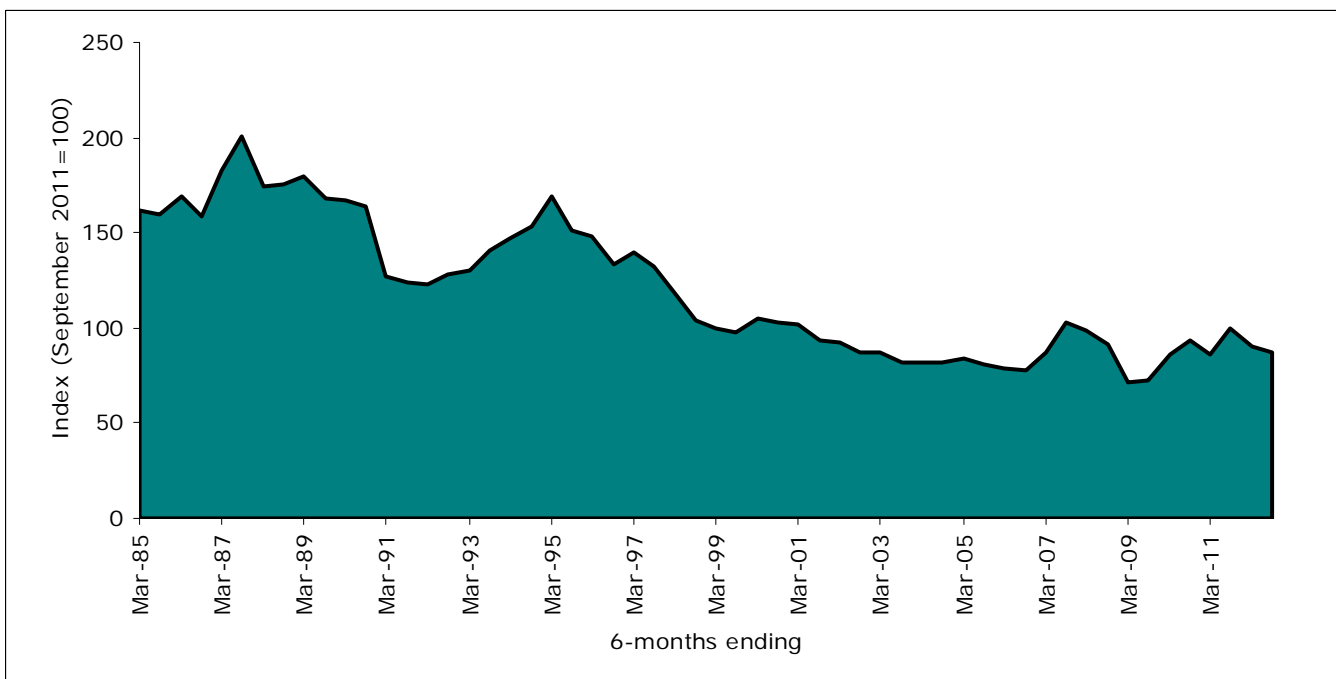


Chart 4: Softwood Sawlog Price Index for Great Britain  
(6 months to September 2011 = 100, real terms)





# Timber Price Indices

The average price for softwood sawlog sales was £37.03 per cubic metre overbark (felled volume) in nominal terms in the 6 month period to September 2012.

**Table 4: Softwood Sawlog Price Index for Great Britain**

6 months to:	Price Index in Nominal Terms (6 months to Sep 2011=100)	Price Index in Real Terms (6 months to Sep 2011=100)
30-Sep-96	96.9	133.7
31-Mar-97	101.4	139.3
30-Sep-97	97.9	132.7
31-Mar-98	87.2	117.3
30-Sep-98	78.2	104.3
31-Mar-99	75.7	99.3
30-Sep-99	74.5	97.2
31-Mar-00	81.3	105.1
30-Sep-00	79.1	102.7
31-Mar-01	79.1	101.7
30-Sep-01	73.2	93.2
31-Mar-02	73.0	92.1
30-Sep-02	70.2	87.3
31-Mar-03	70.5	86.8
30-Sep-03	67.7	82.3
31-Mar-04	68.1	82.1
30-Sep-04	69.1	81.9
31-Mar-05	72.3	84.3
30-Sep-05	70.1	81.1
31-Mar-06	69.1	78.9
30-Sep-06	68.8	77.6
31-Mar-07	78.1	86.8
30-Sep-07	93.3	102.7
31-Mar-08	91.5	99.2
30-Sep-08	85.3	91.3
31-Mar-09	67.5	71.3
30-Sep-09	68.5	72.5
31-Mar-10	83.3	86.4
30-Sep-10	91.1	93.6
31-Mar-11	85.7	86.5
30-Sep-11	100.0	100.0
31-Mar-12	91.7	90.7
30-Sep-12	89.7	87.6

## Annex

### Introduction

This annex provides background information on the Coniferous Standing Sales Price Index and the Softwood Sawlog Price Index. It covers the data sources and methodology used to construct the index, information on quality measures and on any revisions to historic data and links to further information.

### Glossary

**Broadleaves** Trees that do not have needles or cones (a few, such as alder, have cone-like structures for their seeds which are not true cones).

**Clearfell areas** Sites where all trees have been felled at once. In non-clearfell areas, only some of the trees are felled at any one time.

**Conifers** Trees with needles and cones.

**Direct production** Timber that is sold after the trees have been felled by the woodland owner or their contractors.

**Forestry Commission (FC)** The government department responsible for forestry matters in Great Britain. The responsibility for forestry is devolved to ministers in the Scottish Government and the Welsh Government, but some executive functions are exercised throughout Great Britain by the FC.

**Great Britain (GB)** England, Wales and Scotland.

**GDP deflator** Gross Domestic Product at market prices deflator. Gross Domestic Product (GDP) is a measure of the total domestic economic activity. Growth in GDP reflects both growth in the economy and price changes (inflation). Applying a GDP deflator to time series of prices or price indices removes the effects of inflation to enable a comparison of changes in price that are not caused by inflation.

**Hardwood** The wood of broadleaved trees, such as oak, birch and beech; a term sometimes used for the broadleaved trees themselves.

**Nominal terms** Refers to prices at the time of sale. See also "real terms".

**ONS** Office for National Statistics.

# Timber Price Indices

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**Overbark** The volume of wood including the bark. Can be either standing volume or felled volume.

**Price index** A measure of the proportionate, or percentage, changes in a set of prices over time. Commonly used price indices include the Laspeyres index, Paasche index and Fisher index.

**Real terms** Refers to prices at a common date. Prices in real terms are derived by applying a deflator to remove the effects of general inflation to enable a comparison of changes over time that have not resulted from inflation. See also "nominal terms".

**Roadside sales** Sales of timber after harvesting. The owner is responsible for getting the trees felled and extracting them to the side of the road, ready to take away.

**Roundwood** Trunk or branch wood, generally with a top diameter of 7 cm or more. Can be in the form of logs (14 cm top diameter or more) or small roundwood (7 to 14 cm).

**Sawlogs** Material of at least 14 cm top diameter that is destined to be sawn into planks or boards.

**Softwood** The wood of coniferous trees, such as spruce, pine and larch; a term sometimes used for the coniferous trees themselves.

**Standing sales** Sales of timber whilst the trees are still standing. The buyer is responsible for getting the trees felled and removed from the site.

**Standing volume** Measurement of quantity before trees are felled. Usually expressed as cubic metres overbark standing.

**Thinning** A proportion of stems removed in order to give the best stems space and light to grow into a more valuable crop. This is usually carried out some time after canopy closure and may be repeated at intervals. It is a necessary operation in the production of quality timber.

**Underbark** The volume of wood excluding the bark.

## Data Sources and Methodology

### Data sources

The Coniferous Standing Sales Price Index and the Softwood Sawlog Price Index are both based on Forestry Commission sales of softwood (conifers); they do not include any private sector data. They only cover roundwood from woodland; they do not cover sawmill products or other end products.

The Coniferous Standing Sales Price Index (CSSPI) is based on administrative data for Forestry Commission standing sales of conifers (softwood). Around half of Forestry Commission softwood is sold standing, with the purchaser responsible for harvesting. The standing sales cover a full range of sizes, as they include thinning and removal of trees for environmental reasons, as well as harvesting of mature trees. The data used to compile the index covers volumes sold and values by average tree size.

The Softwood Sawlog Price Index (SSPI) is based on administrative data for Forestry Commission sales of softwood sawlogs. The data used to compile the index covers volumes and values. Direct production by the Forestry Commission (where the softwood is sold after harvesting) also covers a range of sizes, but the price statistics reported are limited to sales of logs (over 14 cm diameter).

Further information on the administrative data is provided in the Statement of Administrative Sources on the FC Sales Recording Package, available at [www.forestry.gov.uk/forestry/inf-d-832ey5](http://www.forestry.gov.uk/forestry/inf-d-832ey5).

### Methodology for Coniferous Standing Sales Price Index

The Coniferous Standing Sales Price Index (CSSPI) is an index of the average prices per cubic metre overbark standing achieved for Forestry Commission (FC) standing sales of conifers. It covers all conifer standing sales (open market and negotiated) on the FC estate over the twelve month period. All thinning and clearfell data is combined within the index. It includes all species, tree sizes, working practices and conditions on the FC estate. It does not include any private sector data.

The Coniferous Standing Sales Price Index (CSSPI) is calculated using a Fisher index with 5-yearly chain linking. By using a Fisher index to produce the index, distortions in the average price caused by variations in the average tree size over time are corrected. Applying chain linking at regular intervals (in this case, every 5 years) ensures that the index remains relevant over time. Other factors that may affect price (e.g. working conditions, timber quality or species) are not taken into account when constructing the index.

# Timber Price Indices

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The methodology used to calculate the Coniferous Standing Sales Price Index was reviewed in 2008, with the Fisher index with 5-yearly chain linking introduced from the November 2008 publication. Prior to this time, a Laspeyres index (without chain linking) with base date of September 1996 had been used. For a 5 year transition period, the previous Laspeyres index will continue to be produced, in addition to the new index. Table A1, below, provides the percentage change in the Laspeyres index.

**Table A1: Percentage change in Coniferous Standing Sales Price Index for Great Britain (Laspeyres index)**

	Percentage change	
	Nominal Terms	Real Terms
<b>Change from previous year</b>		
Year to September 2008	1.0%	-1.7%
Year to September 2009	-24.0%	-25.4%
Year to September 2010	51.3%	47.6%
Year to September 2011	20.0%	16.8%
Year to September 2012	-4.0%	-6.0%
<b>Changes over longer periods, up to year to September 2012</b>		
5 Years	33.9%	18.9%
10 Years	112.6%	66.6%
20 Years	-2.8%	-37.2%

# Timber Price Indices

Table A2 presents the time series of the Laspeyres index in nominal and real terms.

**Table A2: Coniferous Standing Sales Price Index for Great Britain (Laspeyres index)**

Year to:	Average Price (Per Cubic Metre Overbark)		Laspeyres (Sept 1996)	
	Nominal Terms (£)	Real Terms (2011 prices in £)	Nominal Terms Year to Sep 1996=100	Real Terms (1996 Prices) Year to Sep 1996=100
30-Sep-96	15.97	22.18	100.0	100.0
31-Mar-97	15.92	21.82	96.8	95.5
30-Sep-97	15.52	21.09	94.5	92.5
31-Mar-98	13.35	17.95	82.3	79.7
30-Sep-98	10.32	13.76	64.1	61.5
31-Mar-99	8.44	11.11	51.1	48.4
30-Sep-99	7.65	9.96	46.2	43.3
31-Mar-00	8.13	10.52	49.8	46.4
30-Sep-00	8.02	10.35	48.8	45.3
31-Mar-01	7.77	9.99	47.8	44.3
30-Sep-01	8.32	10.60	49.9	45.8
31-Mar-02	7.34	9.26	43.2	39.3
30-Sep-02	6.38	7.96	36.6	32.9
31-Mar-03	5.75	7.08	33.7	29.9
30-Sep-03	5.15	6.27	30.7	26.9
31-Mar-04	5.60	6.75	32.7	28.4
30-Sep-04	6.18	7.35	35.1	30.1
31-Mar-05	6.13	7.18	34.5	29.1
30-Sep-05	6.58	7.61	36.2	30.2
31-Mar-06	7.25	8.30	39.9	32.9
30-Sep-06	7.13	8.06	42.5	34.6
31-Mar-07	7.97	8.88	45.4	36.4
30-Sep-07	10.79	11.88	58.1	46.1
31-Mar-08	12.48	13.57	66.4	52.0
30-Sep-08	10.68	11.45	58.7	45.3
31-Mar-09	9.15	9.68	50.7	38.6
30-Sep-09	7.95	8.36	44.6	33.8
31-Mar-10	9.61	10.02	52.8	39.6
30-Sep-10	12.15	12.49	67.5	49.9
31-Mar-11	13.70	13.89	74.3	54.2
30-Sep-11	14.77	14.77	81.0	58.3
31-Mar-12	14.10	13.96	76.1	54.3
3-Sep-12	14.03	13.72	77.8	54.8

Further information on the methodology used to calculate the Coniferous Standing Sales Price Index is provided in the paper *Methodology for the Coniferous Standing Sales Price Index*, available from the Statistical Methodology and Reviews page of the Forestry Commission website at [www.forestry.gov.uk/forestry/ahen-589ddl](http://www.forestry.gov.uk/forestry/ahen-589ddl).

The average prices and the index are expressed in nominal terms (i.e. the actual prices at the time of sale) and in real terms (i.e. the prices converted to 2011 prices for the Fisher index and 1996 prices for the Laspeyres index, by removing the effects of general

# Timber Price Indices

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inflation). The GDP (Gross Domestic Product at market prices) deflator, produced by the Office for National Statistics (ONS), is applied to the nominal figures to derive real average prices and the index in real terms.

## Methodology for Softwood Sawlog Price Index

The Softwood Sawlog Price Index is calculated from data covering separate 6-month periods to September and March. This means that the changes reported are not covering the same periods as the CSSPI.

The index measures the average price per cubic metre overbark of sawlog sales, with no adjustment for any change in size mix, as it covers a more limited range of sizes than does the Coniferous Standing Sales Price Index.

The index is expressed in nominal terms (i.e. based on the actual prices at the time of sale) and in real terms (i.e. based on the prices converted to 2011 prices, by removing the effects of general inflation). As for the CSSPI, the GDP (Gross Domestic Product at market prices) deflator is used to convert from nominal to real terms.

For consistency with the CSSPI, the softwood sawlog price index is rebased every 5 years; in this release, the period to September 2011 = 100.

## Quality

These are the only official statistics published for roundwood timber prices in the UK. So, although they are limited to Forestry Commission sales, they are sometimes used as indicators of price trends for other UK softwood. In recent years, softwood has accounted for more than 90% of all timber harvested in Great Britain, and the Forestry Commission has accounted for around half of all softwood sold.

For the Coniferous Standing Sales Price Index (CSSPI), data cover a 12 month period (i.e. data for the year to March and data for the year to September). As these periods overlap, comparisons of values should be made with the same period a year earlier.

Unlike the CSSPI, the Softwood Sawlog Price Index (SSPI) covers 6 month periods (i.e. data for the period October to March and data for the period April to September), so there is no overlapping.

Detailed information on the quality of the statistics presented in this publication is available in the *Quality Report: Timber Price Indices* at:

[www.forestry.gov.uk/pdf/tpiqrpt.pdf/\\$FILE/tpiqrpt.pdf](http://www.forestry.gov.uk/pdf/tpiqrpt.pdf/$FILE/tpiqrpt.pdf)

Further quality information on FC Official Statistics, including separate reports for each of the industry surveys used in this release, is available at:

[www.forestry.gov.uk/forestry/infd-7zhk85](http://www.forestry.gov.uk/forestry/infd-7zhk85)

## Revisions

Figures for the period to September 2012 are published for the first time in this release.

Figures for earlier years have been previously published, but may be revised to reflect late updates to administrative systems. Previous real terms figures may be subject to minor changes depending on revisions to the GDP deflator by ONS.

Average prices for periods to March 2012 in nominal terms have not been revised since the May 2012 edition of this release. Revisions to the GDP deflator have resulted in changes of less than 1% to the average prices in real terms.

The Forestry Commission's revisions policy sets out how revisions and errors to these statistics are dealt with, and can be found at:

[www.forestry.gov.uk/pdf/FCrevisions.pdf/\\$FILE/FCrevisions.pdf](http://www.forestry.gov.uk/pdf/FCrevisions.pdf/$FILE/FCrevisions.pdf).

## Further information

Accompanying tables to this release, providing longer time series of both indices and the underlying data used to produce them, are available at:

[www.forestry.gov.uk/forestry/inf-d-7m2djr](http://www.forestry.gov.uk/forestry/inf-d-7m2djr).

Annual percentage changes quoted in this release are based on unrounded figures.

## Release schedule

Timber Price Indices are published every six months, in May for data to end March and in November for data to end September. The next editions will be released on the following dates:

*Timber Price Indices (data to March 2013)* will be released on 16 May 2013;

*Timber Price Indices (data to September 2013)* will be released on 7 November 2013.

## National Statistics

This is a National Statistics publication. For more information about National Statistics and the UK Statistics Authority visit [www.statisticsauthority.gov.uk](http://www.statisticsauthority.gov.uk).