economic & construction MARKET REVIEW

Barbour ABI | Building | bd

JANUARY 2017

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economic & construction MARKET REVIEW

JANUARY 2017

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ABOUT US

SPECIALIST PROVIDER OF CONSTRUCTION INTELLIGENCE

Michael Dall

Michael is Barbour ABI's Lead Economist specialising in construction and the built environment. He leads on Barbour ABI's research and outputs on the construction sector assessing the trends and developments which impact upon it. Michael is also a regular contributor to Building magazine, sits on the current CPA Forecasting Panel as well as being frequently noted in construction trade and the national press.

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Barbour ABI is part of global events-led marketing services and communications company, UBM.

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Provider of the Government's Construction and Infrastructure Pipeline

HM Government

Chosen provider of Construction New Orders estimates to the ONS and communal dwellings data

Office for National Statistics

cpa construction products association

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ECONOMIC CONTEXT

UK ECONOMIC GROWTH CONTINUES IN 2016

Despite the vote to leave the European Union the output figures have remained strong for the UK economy, but there are some storms ahead.

UK GDP growth in Q3 2016 was unchanged from its initial estimate at 0.5%, with the Bank of England forecasting the economy will have grown by 2.2% in 2016 overall, the same growth rate as 2015 (see Fig. 1.1). The anticipated negative effect of the Brexit vote did not materialise, with most surveys detecting a dip in activity in the immediate aftermath of the vote which was subsequently reversed.

However, the value of Sterling has fallen significantly since the Brexit vote with the markets reacting to the possibility of the UK leaving the single market. It reached its lowest level against the US dollar in 10 weeks, trading at $1.2031 on the 11th January (see Fig. 1.2). The currency is expected to remain around this level, and possibly fall even further, while Britain's future trading position remains unclear. It is predicted that the level could fall to $1.15 by the time Article 50 is triggered and the current trajectory suggests this is likely.

The fall in the value of the pound is expected to herald in a period of higher inflation and there is evidence of this in the latest figures. The latest data release shows that the Consumer Price Index rose to 1.6 % in December, compared to 0.5% in June before the referendum (see Fig. 1.3). The increase is attributable to higher prices for clothing, food and air fares.

The main talking point relating to the UK economy in 2016 was clearly the vote to leave the European Union and the impact that it will have on economic growth. It is fair to say that this remains unclear with the outcome of the Brexit negotiations subject to much speculation and little detail. The fall in the value of Sterling has been the most tangible impact of the Brexit vote thus far but the impact on GDP has been negligible. Estimates of Brexit's impact range from a long term loss of 3% of GDP to over 7% but that very much depends on the nature of the trading arrangements agreed for the post European Union era. Until that occurs it is difficult to provide any further detail on its impact. What is likely in the short term is that with inflation rising due to the fall in Sterling, the UK will experience real earnings decline as prices rise faster than wages. Unless there is a major change in the level of wage growth next year the major difficulty facing the economy is how much consumer expenditure is affected by a fall in real earnings. If the impact is severe, economic growth will be negatively impacted so the focus for economists next year, other than the Brexit negotiations, is likely to centre on inflation and wage growth statistics.

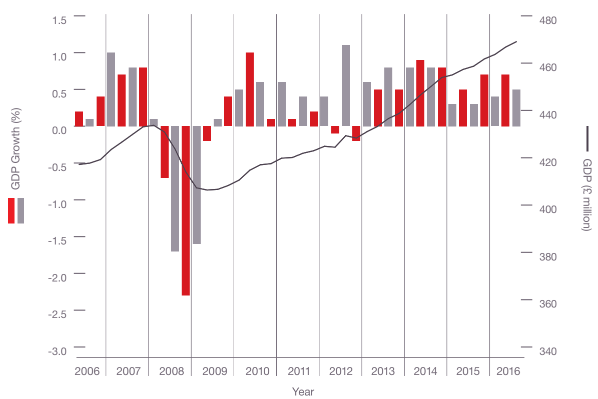

Fig. 1.1 **UK GDP** Source: ONS

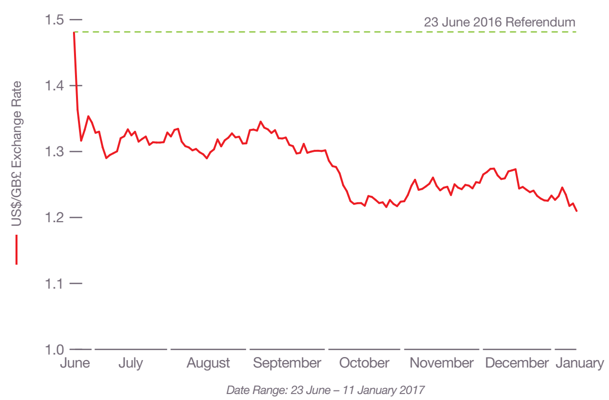

Fig. 1.2 **Sterling Value** Source: ONS

Fig. 1.3 **Consumer Price Index** Source: ONS

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THE CONSTRUCTION SECTOR

CONTRACT AWARD VALUES LOWER IN 2016

While construction output remained healthy Barbour ABI contract award values declined over the year.

The latest figures from the ONS show that the construction sector in the UK shrank by 0.2% between October and November 2016. Comparing output levels with November 2015 showed an increase of 1.5%.

It is clear that the housing sector remains the main component of growth within the industry over the longer term. In particular Private Housing output increased by 12.5% in November from the corresponding month in 2015. Output in the Private Commercial sector increased slightly by 2.9% year-on-year however activity in the industrial sector was 11.6% lower. Infrastructure also declined slightly over the year with activity 1.6% lower in November 2016 compared to 2015, which indicates mixed performance over the year for sector output (see Fig. 2.1).

	% change	
	November 2015 – November 2016	**October 2016 – November 2016**
Total All Work	**1.5**	**-0.2**
All New Work	**4.4**	**0.3**
Public Housing	13.7	5.5
Private Housing	12.5	0.6
Infrastructure	-1.6	1.2
Public (ex Infrastructure)	2.4	6
Private Industrial	-11.6	-6
Private Commercial	2.9	-2.6
Repair & Maintenance	**-3.6**	**-1.1**
Public Housing	-11.7	-2.3
Private Housing	0.7	2.3
Non-Housing	-4.4	-3.3

Fig. 2.1 **Construction Activity by Sector** *(chained volume measure)* Source: ONS

The CPA/Barbour ABI Index which measures the level of contracts awarded using January 2010 as its base month recorded a reading of 127 for December (see Fig. 2.2). This is a slight decrease from November but still indicates a growing industry. The readings for Private Housing increased this month, but there were declines in industrial factories, commercial retail and commercial offices.

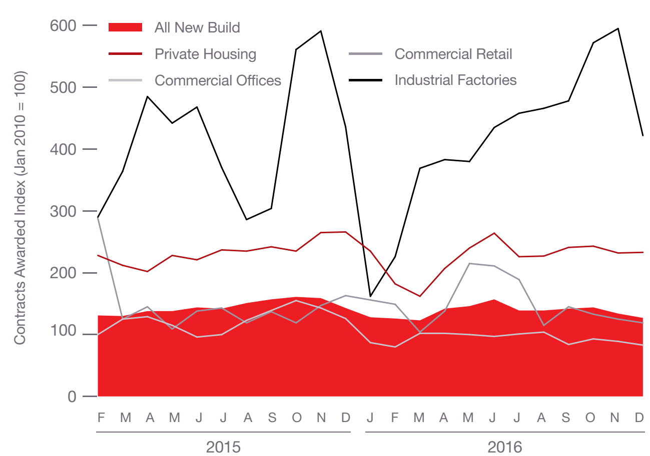

Fig. 2.2 **Contracts Awarded** Source: CPA/Barbour ABI

Construction Sector

According to Barbour ABI data on all contract activity, the value of all construction contracts awarded in the UK was £70.6 billion in 2016, a decrease of 5% compared to 2015. This figure is in marked contrast to last year when the value of projects increased by 15.7% (see Fig. 2.4). It breaks the pattern over the last five years when annual growth was recorded in contract values.

> The number of construction projects also declined in 2016 falling by 3.2% from 11,857 to 11,478

The number of construction projects also declined in 2016 falling by 3.2% from 11,857 to 11,478. This compares with a fall of 4.7% in 2015, but differs from growth of 10.4% in 2014 and 21% in 2013.

Projects by Region

The majority of the contracts awarded in 2016 by value were in London, accounting for 20% of the UK total (see Fig. 2.3). Major projects including 22 Bishopsgate, the City of London office skyscraper, with an estimated value of £500 million contributed to London's prominence this year. The South East was the region with the joint second highest proportion of construction contracts by value this year with 12% of the total value of contracts awarded.

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CONTRACT AWARD VALUES LOWER IN 2016

Major contracts awarded in the South East this year include the M4 junction 3-12 smart motorway scheme valued at £672.5 million. Scotland also featured prominently in 2016 accounting for 12% of the value of contracts awarded over the year. Other major projects awarded in 2016 included the East Anglia offshore wind farm, off of the Norfolk coast. This is a 714MW wind farm which has a construction value of £1.8 billion with completion due in September 2018. This is not the only offshore wind farm awarded in the region in 2016, with the Galloper offshore wind farm also reaching contract stage. This development is located off the Suffolk coast and is valued at £750 million with an output of 336 MW, further emphasising the region's appeal for developments of this kind.

Types of Project

Residential had the highest proportion of contracts awarded by value in 2016 with 33% of the total (see Fig. 2.5). Examples of major residential projects awarded in 2016 include the Greenwich Peninsula development which is to deliver 464 apartments in South East London and is valued at £150 million. Outside of London, project examples include the Dalmarnock Riverside development in Glasgow which is set to deliver 550 units at a contract value of £81.2 million.

Infrastructure also had a strong year, accounting for 27% of the total value awarded. The number of large value offshore wind farm projects has been one of the major reasons for the infrastructure performing so well in 2016. In addition, road projects and in particular smart motorway schemes helped the infrastructure figures in 2016. Examples of major projects in 2016 include the expansion of Terminal 2 at Manchester Airport, to double its size by 2025 at a construction value of £450 million.

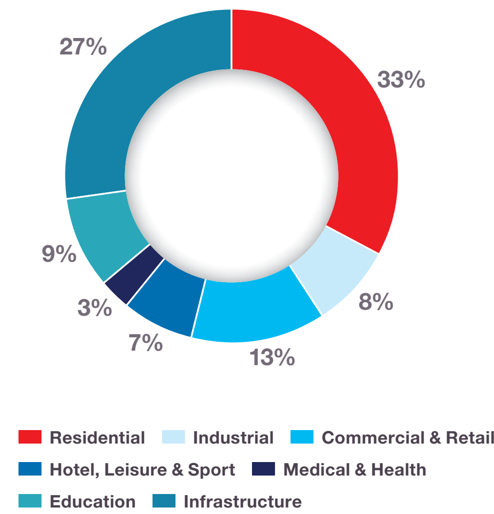

Fig. 2.5 **Type of Projects** Source: Barbour ABI

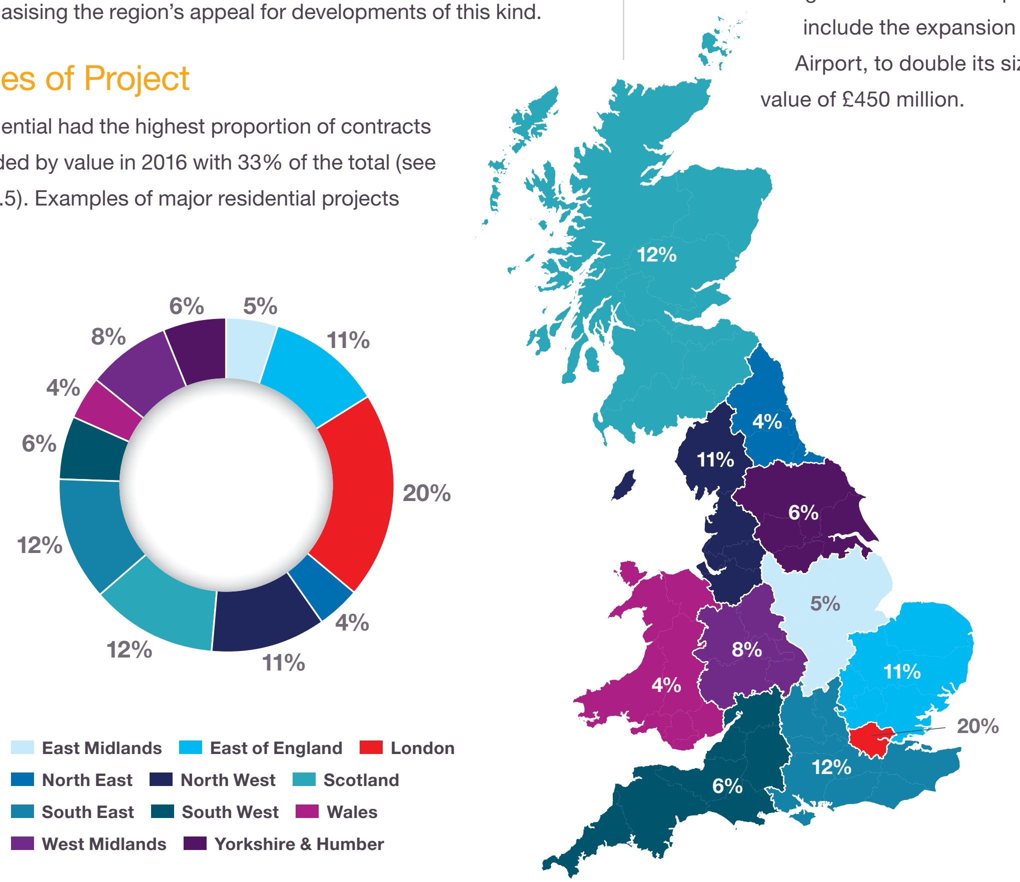

Fig. 2.3 **Locations of Contracts Awarded** Source: Barbour ABI

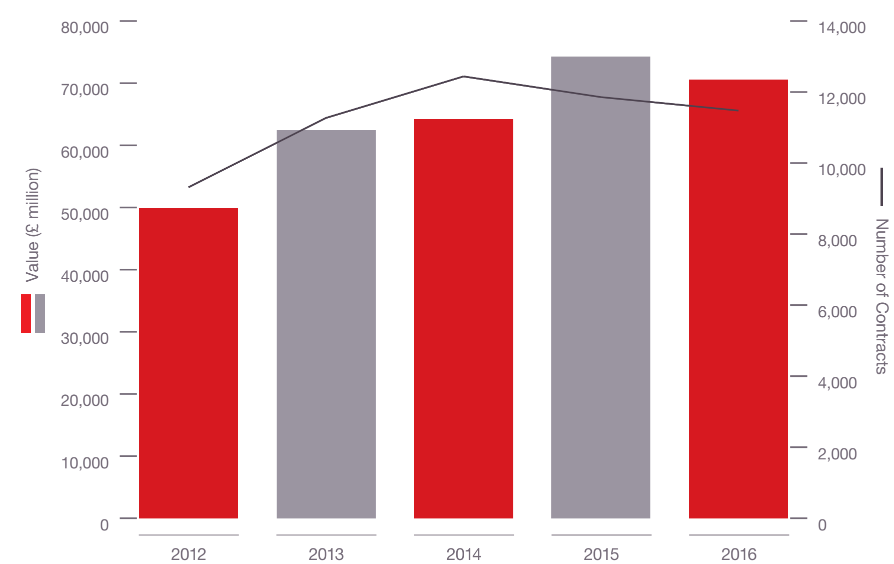

Fig. 2.4 **Construction Activity Trends** Source: Barbour ABI

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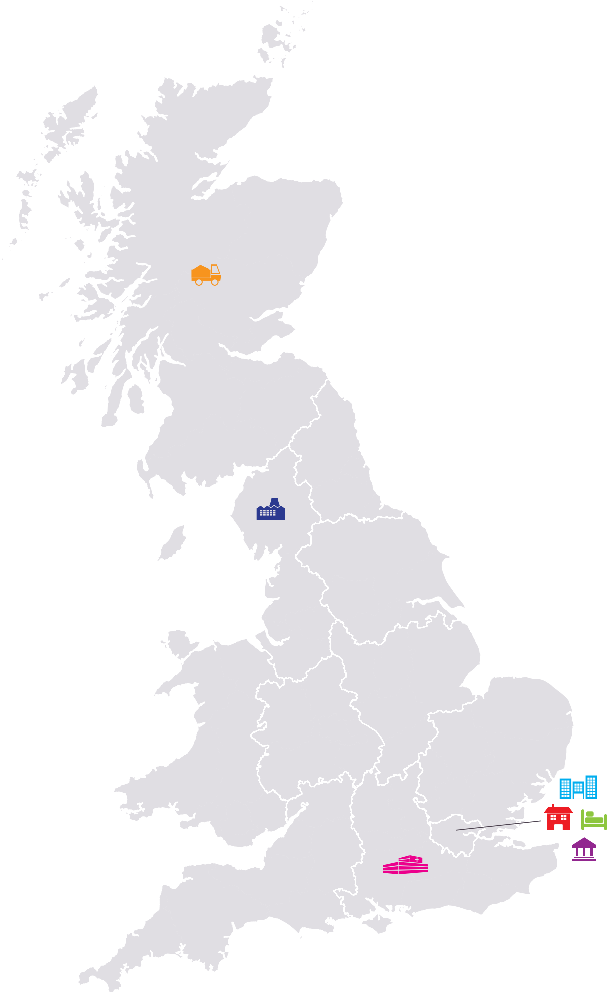
A snippet of this month's regional activity

Take a look at what regions have had the most activity.



Residential
Infrastructure
Commercial & Retail
Hotel, Leisure & Sport
Industrial
Medical & Health
Education

PROJECTS IN FOCUS THIS MONTH

Take a look at these construction projects in focus this month.
Click on one of the projects below to skip to that page.

RESIDENTIAL
Crown House City Road – The Atlas Building
£170,000,000

INFRASTRUCTURE
Galloper Offshore 336 MW Wind Farm
£750,000,000

COMMERCIAL & RETAIL
22-24 Bishopsgate – Office/Retail/Restaurant
£500,000,000

HOTEL, LEISURE & SPORT
Aberdeen Exhibition and Conference Centre Development
£330,000,000

INDUSTRIAL
Gsk Ulverston, North Lonsdale Road – Pharmaceutical Manufacturing Facility
£350,000,000

MEDICAL & HEALTH
Midland Metropolitan Hospital Project
£280,000,000

EDUCATION
University of Northampton Waterside Campus – Learning Hub
£90,000,000

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RESIDENTIAL

RESIDENTIAL VALUES INCREASED IN 2016

The residential sector performed strongly in 2016 with contract award values increasing 11% confirming its position as the key sector in the industry.

Activity in the residential sector was higher in 2016 with the total value of contracts at £23.6 billion, an increase of 11.1% on the value recorded for 2015 (see Fig. 3.1). Residential continues to be the dominant sector in construction and growth increased from 3% in 2015 indicating the strong demand conditions that exist due to continuing consumer confidence and government schemes such as Help to Buy.

Sector Performance

As 2016 drew to a close, annual house price increases remained similar to 2015. There were changes at a regional level with the highest increases recorded in the South East and East Anglia as opposed to London in recent years. The latest house price indices for December from Nationwide showed that average house prices are rising at 4.5% annually, the same as December 2015. The Halifax reported annual house price rises recorded at 6.5% in December, with the survey recording a pick up in price increases in the last two months of the year. While Bank of England data confirmed that mortgage lending decreased by 1.7% in November 2016 compared to November 2015 Taylor Wimpey achieved a record profit margin of over 20.8% in the year, suggesting favourable conditions remain in the housing market for the major house builders.

Projects by region

London was the major location of residential contracts in 2016, which is unsurprising given the nature of the UK housing market. Residential contracts worth a total of £5.6 billion were awarded in London in 2016. This accounted for 23.6% of the total value awarded over the year. The South East was the next most significant location of residential activity accounting for 12.6% of the total value awarded in 2016, with a total of £3 billion. The North West was the other major location of residential contracts in 2016 accounting for 12.5% of the total value, recording contract values

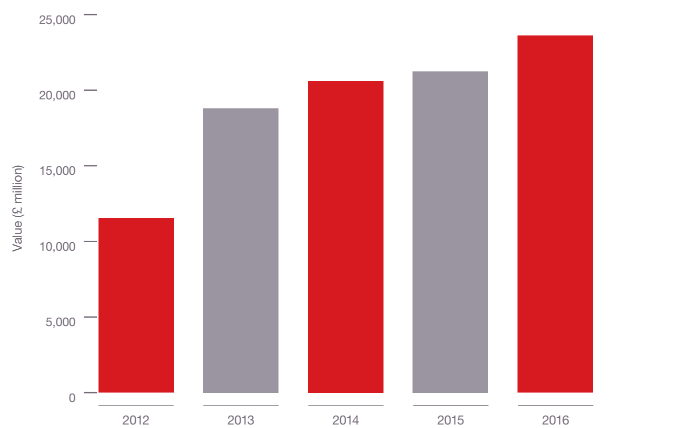

FIG. 3.1

Residential: **Project Value by Year** Source: Barbour ABI

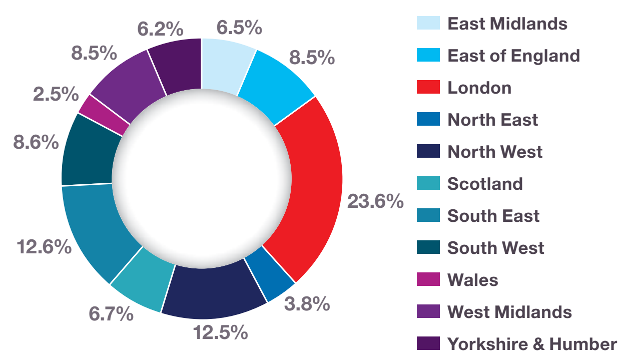

FIG. 3.2

Residential: **Value of Contracts by Region** Source: Barbour ABI

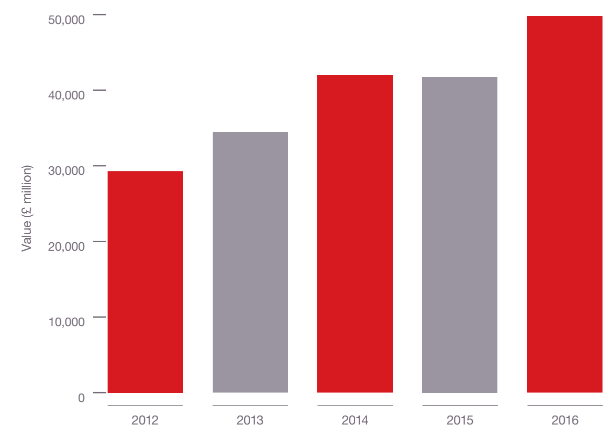

FIG. 3.3

Residential: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015

		-0.3%	Scotland
-0.4%	East Midlands	-0.1%	South East
-0.7%	East of England	+0.9%	South West
+2.3%	London *HOTTEST REGION*	-1.0%	Wales
-0.6%	North East	+0.6%	West Midlands
-0.3%	North West	-0.4%	Yorkshire & Humber

FIG. 3.4

Residential: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

of £2.9 billion (see Fig. 3.2 & 3.4). Major residential contracts by value in 2016 included the Chrisp Street regeneration scheme in Poplar, East London, to include around 700 residential units with a total scheme value of £300 million. Other regeneration schemes in London contributed to the total residential value, including the redevelopment of three housing estates in Woolwich to deliver 1500 units and valued at £262 million. In the South East the largest residential project was Goldsworth Road in Woking which is set to deliver 560 flats valued at £130 million.

Planning Activity

Planning activity in the residential sector also increased in 2016, with the total value of projects reaching an advanced planning stage totalling £49.8 billion (see Fig. 3.3). This is an increase of 19.2% from the value in 2015 and provides a strong pipeline of work to be commissioned in 2017. Clearly not all of these projects will reach contract award stage but the increase in schemes at advanced planning indicates that investment sentiment remain high within the UK residential sector.

Outlook

It is yet to be established what the impact of the Brexit vote will be on the residential market. The initial impact on house builders was negative, with share prices falling in excess of 20% in the aftermath of the vote but it is likely that the current pipeline of work will continue unaffected. What happens in 2017, and whether the pipelines translate into actual activity, is going to be key to the future of this sector.

PROJECT IN FOCUS

Crown House City Road – The Atlas Building £170,000,000

County	London
Primary Category Sector	Residential
Government Region	London
Start Date	July 2016
End Date	July 2018
Contract Award Date	September 2016
Funding	Private
Stage	Subcontract
Contractor	Mace Limited

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TOP TEN Key Clients

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Barratt Homes	Barratt House, Cartwright Way, Forest Business Park, Coalville, Leicestershire, LE67 1UF	01530 278278	134	1,860
2	Persimmon Homes Limited	Persimmon House, Fulford, York, North Yorkshire, YO19 4FE	01904 642199	134	1,776
3	Taylor Wimpey	Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR	01494 558323	104	1,333
4	Bellway Plc	Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle Upon Tyne, Tyne And Wear, NE13 6BE	0191 217 0717 (CTPS)	96	1,105
5	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	36	639
6	Redrow Homes Limited	Redrow House, St David's Park, Deeside, Clwyd, CH5 3RX	01244 520044	51	616
7	The Berkeley Group	Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG	01932 868555	21	546
8	Bloor Homes	Ashby Road, Measham, Swadlincote, Derbyshire, DE12 7JP	01530 270100	36	477
9	Bovis Homes Limited (South East Region)	The Manor House, North Ash Road, New Ash Green, Longfield, Kent, DA3 8HQ	01474 876200 (CTPS)	39	476
10	Keepmoat Regeneration Limited	The Waterfront, Lakeside Boulevard, Doncaster, South Yorkshire, DN4 5PL	01302 346 620	29	409

TOP TEN Key Architects

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Persimmon Homes Limited	Persimmon House, Fulford, York, North Yorkshire, YO19 4FE	01904 642199	68	762
2	JTP	23-25 Great Sutton Street, City, London, EC1V 0DN	020 7017 1780	23	567
3	Taylor Wimpey	Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR	01494 558323	30	458
4	Scott Brownrigg Limited	St Catherines Court, 46-48 Portsmouth Road, Guildford, Surrey, GU2 4DU	01483 568686	10	453
5	Sheppard Robson	77 Parkway, Camden Town, London, NW1 7PU	020 7504 1700	4	406
6	Pollard Thomas & Edwards Architects	Diespeker Wharf, 38 Graham Street, Islington, London, N1 8JX	020 7336 7777	18	371
7	PRP Architects	Ferry Works, Summer Road, Thames Ditton, Surrey, KT7 0QJ	020 8339 3600	29	322
8	CZWG Architects	17 Bowling Green Lane, City, London, EC1R 0QB	020 7253 2523	4	320
9	Grid Architects Limited	128 Southwark Street, Westminster, London, SE1 0SW	020 7593 3260	2	315
10	Tetlow King Planning	Unit 2 Eclipse Office Park, Staple Hill, Bristol, North Somerset, BS16 5EL	0117 956 1916 (CTPS)	25	305

TOP TEN Key Contractors

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Barratt Homes	Barratt House, Cartwright Way, Forest Business Park, Coalville, Leicestershire, LE67 1UF	01530 278278	138	2,022
2	Persimmon Homes Limited	Persimmon House, Fulford, York, North Yorkshire, YO19 4FE	01904 642199	138	1,819
3	Taylor Wimpey	Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR	01494 558323	106	1,342
4	Bellway Plc	Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle Upon Tyne, Tyne And Wear, NE13 6BE	0191 217 0717 (CTPS)	102	1,178
5	Keepmoat Regeneration Limited	The Waterfront, Lakeside Boulevard, Doncaster, South Yorkshire, DN4 5PL	01302 346 620	74	1,036
6	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	51	848
7	Redrow Homes Limited	Redrow House, St David's Park, Deeside, Clwyd, CH5 3RX	01244 520044	50	612
8	The Berkeley Group	Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG	01932 868555	23	568
9	Countryside Properties (UK) Limited	Countryside House, The Drive, Great Warley, Brentwood, Essex, CM13 3AT	01277 260000	27	513
10	Bloor Homes	Ashby Road, Measham, Swadlincote, Derbyshire, DE12 7JP	01530 270100	37	487

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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INFRASTRUCTURE ACTIVITY STRONG IN 2016

The value of infrastructure contracts increased in 2016 with a number of major projects announced over the year.

Infrastructure has a strong year in 2016 with contract value across the sector at £19.3 billion, increasing by 1.9% compared with 2015 (see Fig. 4.1). This continued improvement in contract activity should provide a boost to output figures in subsequent years.

> London was the main location for infrastructure projects in 2016

Projects by region

Scotland was the main location for infrastructure projects in 2016 accounting for 20% of the total value of contracts awarded, up from the 13.3% share in 2015 (see Fig. 4.2 & 4.4). The Beatrice offshore wind farm was the largest infrastructure contract awarded in 2016 with a value of £1.3 billion. The East of England and the South East were the next main locations of contract award activity by value. The largest contract in the South East was the M4 smart motorway junction valued at £672.5 million and in the East of England it was the East Anglia One offshore wind farm valued at £1.8 billion.

Planning Activity

While contract award growth was strong in 2016 the value of projects reaching detail planning stage fell significantly. The value of projects at advanced planning was £7.9 billion in 2016, down by 51.2% on the value in 2015 (see Fig. 4.3). This suggests there is a smaller pipeline of projects for 2017 at the moment, although this is the sector with a comparatively short turnaround between planning and contract award, meaning it is possible that contract values could remain strong.

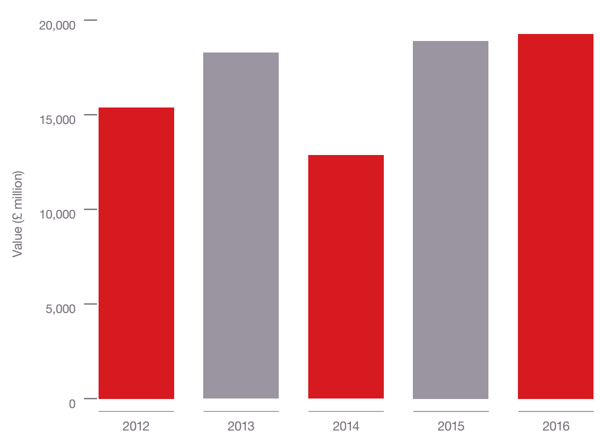

FIG. 4.1

Infrastructure: **Project Value by Year** Source: Barbour ABI

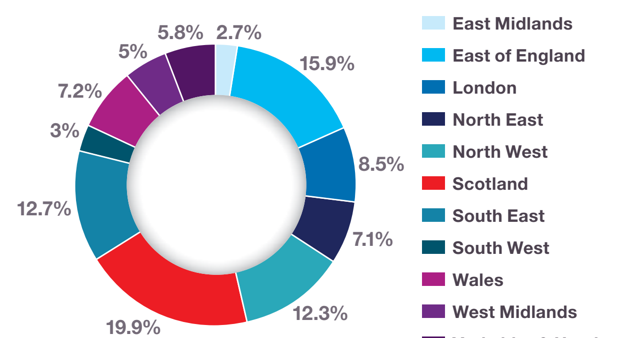

FIG. 4.2

Infrastructure: **Value of Contracts by Region** Source: Barbour ABI

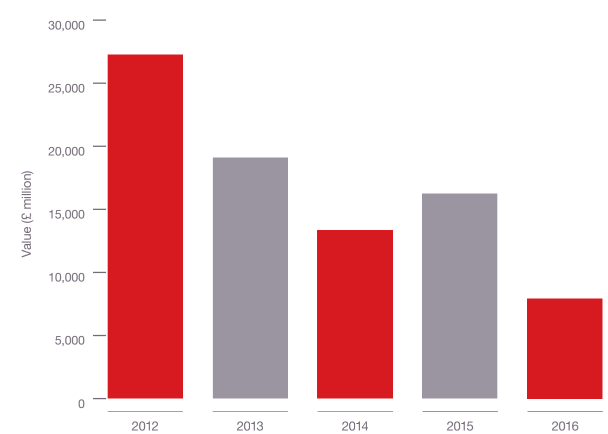

FIG. 4.3

Infrastructure: **Contracts at Advanced Planning** Source: Barbour ABI

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-5.2%	East Midlands	+6.6%	Scotland *HOTTEST REGION*
+3.9%	East of England	+0.5%	South East
-12.6%	London	-1.9%	South West
+3.0%	North East	+0.4%	Wales
+1.4%	North West	+1.8%	West Midlands
		+2.1%	Yorkshire & Humber

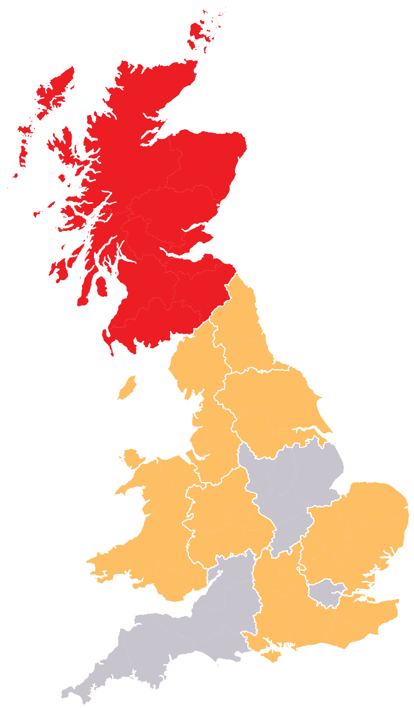

FIG. 4.4

Infrastructure: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

Outlook

Since the Brexit vote, government rhetoric has been more favourable towards infrastructure spending, with a commitment to raise the amount invested annually in economic infrastructure to 1.2% of GDP, from 0.8% today. This was announced in the most recent Autumn Statement which also included a commitment to spend £1.3bn on roads and £450m on rail projects to improve capacity, over the next four years. If these spending commitments are met it certainly provides a more positive outlook for the sector than in recent years. Fulfilling these commitments would boost the pipeline, which currently looks weaker at £7.9 billion, increasing infrastructure contracts and output in forthcoming years.

PROJECT IN FOCUS

Galloper Offshore 336 MW Wind Farm £750,000,000

County	Suffolk
Primary Category Sector	Infrastructure
Government Region	East England
Start Date	November 2016
End Date	March 2018
Contract Award Date	August 2016
Funding	Private
Stage	Contract
Contractor	Siemens AG

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TOP TEN Key Clients

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Highways England	123 Buckingham Palace Road, Westminster, London, SW1W 9HA	0845 955 6575	52	2,289
2	SSE Limited	55 Vastern Road, Reading, Berkshire, RG1 8BU	0118 953 4695	4	1,934
3	Network Rail Infrastructure Limited	Kings Place, 90 York Way, Islington, London, N1 9AG	020 7557 8000	254	1,446
4	RWE NPower Plc	Windmill Hill Business Park, Whitehill Way, Swindon, Wiltshire, SN5 6PB	01793 877777	5	952
5	Sellafield Limited (AMEC)	Sellafield Sites, Seascale, Cumbria, CA20 1PG	01946 728333 (CTPS)	2	900
6	Scottish Power	Cathcart Business Park, Spean Street, Glasgow, Strathclyde, G44 4GP	0141 568 2000	2	718
7	Wokingham Borough Council	Civic Offices, Shute End, Wokingham, Berkshire, RG40 1BN	0118 974 6000	2	687
8	MGT Power Limited	Crossweys, 28 - 30 High Street, Guildford, Surrey, GU1 3EL	Not Listed	1	650
9	Manchester Airport Group Plc	Olympic House Manchester Airport, Ringway, Manchester, Greater Manchester, M90 1QX	0161 489 2785	2	455
10	Hitachi Europe Limited	Whitebrook Park, Lower Cookham Road, Maidenhead, Berkshire, SL6 8YA	01628 585000 (CTPS)	1	450

TOP TEN Key Architects

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Pascall & Watson Architects	The Warehouses, 10 Black Friars Lane, City, London, EC4V 6ER	020 3837 2500 (CTPS)	1	450
2	Barton Willmore	The Blade, Abbey Square, Reading, Berkshire, RG1 3BE	0118 943 0000 (CTPS)	2	305
3	Gebler Tooth	1 World Business Centre, Newall Road, Hounslow, Middlesex, TW6 2RE	020 8283 9926 (CTPS)	1	170
4	Heatherwick Studio	356-364 Grays' Inn Road, Westminster, London, WC1X 8BH	020 7833 8800 (CTPS) (TPS)	1	150
5	BDP	16 Brewhouse Yard, Clerkenwell, City, London, EC1V 4LJ	020 7812 8000	2	129
6	Garry Stewart Design Associates	Highland House, Office 101 165 The Broadway, Wimbledon, London, SW19 1NE	020 8544 8085	1	100
7	Fletcher Rae UK Limited	Hill Quays, 5 Jordan Street, Manchester, Greater Manchester, M15 4PY	0161 242 1140	3	93
8	Stephen George & Partners	170 London Road, Leicester, Leicestershire, LE2 1ND	0116 247 0557	2	90
9	Renewable Developments Wales Limited	10 Capel Hewore Industrial Estate, Capel Hewore, Ammanford, Dyfed, SA18 3SJ	01269 833080	1	80
10	John Hill Associates	6 Shaw Wood Way, Shaw Wood Business Park, Doncaster, South Yorkshire, DN2 5TB	01302 364565 (TPS)	3	65

TOP TEN Key Contractors

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Balfour Beatty Group Limited	5 Churchill Place, Canary Wharf, Poplar, London, E14 5HU	020 7216 6800	40	1,398
2	Samsung C & T Uk Limted/Tecnicas Reunidas SA JV	Samsung House, 3 Riverbank Way, Brentford, Middlesex, TW8 9RE	01325 390000	1	650
3	Decommissioning Alliance	Lakes Road, Workington, Cumbria, CA14 3YP	01900 870780	1	500
4	Galliford Try/ Costain	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	1	473
5	Laing O'Rourke	Bridge Place, Anchor Boulevard, Crossways, Dartford, Kent, DA2 6SN	01322 296200	6	465
6	Carillion Construction Limited	Carillion House, 84 Salop Street, Wolverhampton, West Midlands, WV3 0SR	01902 422431	23	432
7	Amec Foster Wheeler, Hertel (UK) Ltd, Shepley Engineering	Robinson House, Westlakes Science Park, Moor Row, Moor Row, Cumbria, CA24 3HY	01946 599 022	1	400
8	CH2M Hill	Elm House, 43 Brook Green, Hammersmith, London, W6 7EF	020 3479 8000	1	350
9	BAM Nuttall	St James House, Knoll Road, Camberley, Surrey, GU15 3XW	01276 63484	18	347
10	Dragados S.A	Regina House, 2nd Floor 1-5 Queen Street, City, London, EC4N 1SW	020 7651 0900	1	298

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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COMMERCIAL & RETAIL

SUBDUED YEAR FOR THE SECTOR

Contract values in the commercial & retail sector decreased in 2016 with the Brexit impact evident as the second half of the year slowed.

The commercial & retail sector had a much weaker year overall in 2016 with contracts awarded valued at £8.9 billion, a decrease of 32.6% from 2015 (see Fig. 5.1). While 2014 and 2015 recorded strong growth, the fall in 2016 was unexpected and certainly seems to have been impacted by the changes in macroeconomic outlook in the UK, particularly the decision to leave the European Union.

> London dominated the commercial contracts market in 2016

Projects by region

London dominated the commercial contracts market in 2016, accounting for 41.9% of the value of contracts awarded, a decrease of 13.5% from the previous year (see Fig. 5.2 & 5.4). Major contracts in 2016 included 22 Bishopsgate which comprises 200,000 sq m of office floorspace, and has a total project value of £550 million. In addition, 10 Bank Street in Canary Wharf was awarded at a value of £325.8 million and is set to provide around 130,000 sq m of office floorspace.

Planning Activity

The value of schemes reaching Detail Planning stage slightly decreased in 2016 to a total of £11.4 billion. This is a 1% decrease from the value recorded in 2015 but is still significantly higher than the values recorded in 2012 for example (see Fig. 5.3). However, that increase in planning activity in 2015 did not translate to

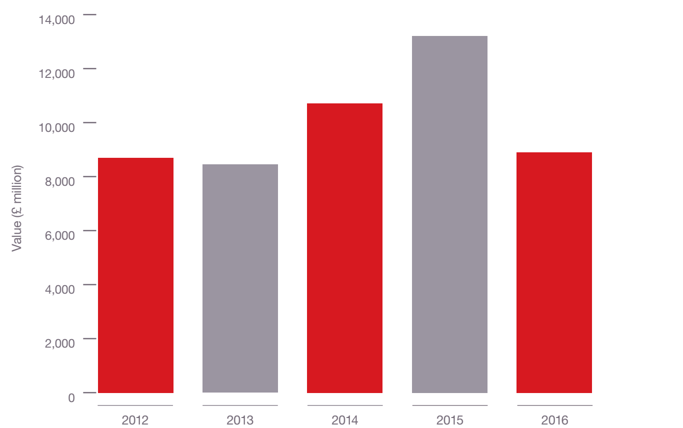

FIG. 5.1

Commercial & Retail: **Project Value by Year** Source: Barbour ABI

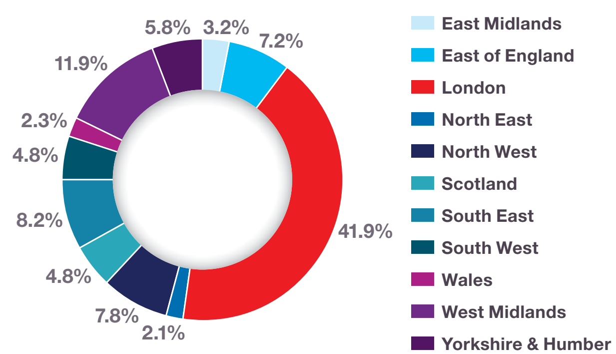

FIG. 5.2

Commercial & Retail: **Value of Contracts by Region** Source: Barbour ABI

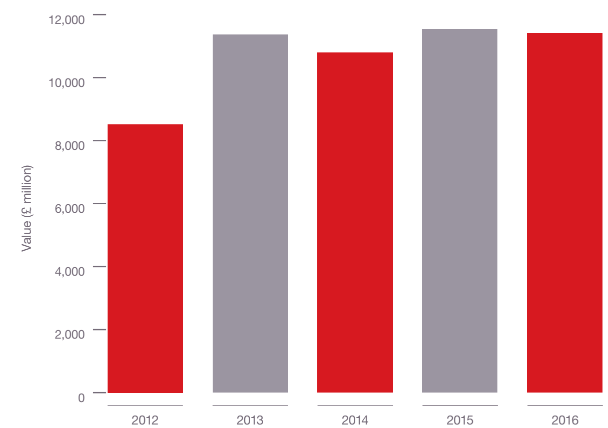

FIG. 5.3

Commercial & Retail: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015

+0.7%	East Midlands	-2.5%	Scotland
+1.8%	East of England	-0.2%	South East
-13.5%	London	+1.7%	South West
+0.7%	North East	+1.1%	Wales
+2.5%	North West	+7.3%	West Midlands *HOTTEST REGION*
		+2.0%	Yorkshire & Humber

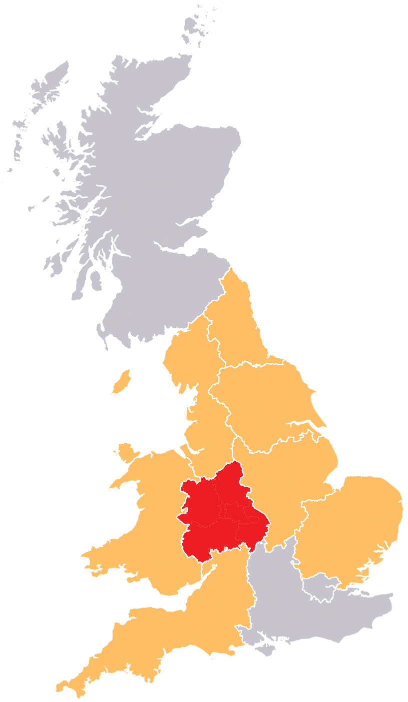

FIG. 5.4

Commercial & Retail: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

construction starting in 2016, so it is unclear whether this will be the case this year.

Outlook

The key challenge for the commercial office sector in 2017 relates to the UK's relationship with the EU. London's location as a global city will ensure that it continues to be an attractive location for office development. However, given the prevalence of the finance sector, any changes to trading arrangements which negatively impacts financial services, will threaten the level of office construction in the capital. While this could be offset to some extent by developments in cities such as Birmingham, Manchester and Glasgow, it is unlikely to be enough to close the gap. The sector will be more influenced infrastructure projects like HS2, which is likely to drive the future office development patterns. The changing nature of the retail construction market, with less spending by the big four supermarkets, adds to the more bearish outlook for the sector overall.

> "Any changes to trading arrangements which negatively impacts financial services, will threaten the level of office construction in the capital

PROJECT IN FOCUS

www.plparchitecture.com

22-24 Bishopsgate – Office/Retail/ Restaurant £500,000,000

County	London
Primary Category Sector	Commercial & Retail
Government Region	London
Start Date	January 2016
End Date	January 2019
Contract Award Date	January 2016
Funding	Staff
Stage	Subcontract
Contractor	Brookfield Multiplex Construction Europe Limited

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TOP TEN Key Clients

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Lipton Rogers Developments Llp	33 Cavendish Square, City, London, W1G 0PW	0207 3757 0575	1	550
2	Canary Wharf Group PLC	1 Canada Square, Canary Wharf, Poplar, London, E14 5AB	020 7418 2000	2	336
3	Legal and General Group PLC	1 Coleman Street, City, London, EC2R 5AA	020 3124 3000	4	303
4	Argent Estates Limited	11 Brindley Place, 2 Brunswick Square, Birmingham, West Midlands, B1 2LP	0121 643 7799	1	250
5	Lendlease Limited	20 Triton Street, Regent's Place, Camden Town, London, NW1 3BF	020 7182 9000	1	250
6	Intu Group	40 Broadway, Westminster, London, SW1H 0BU	020 7960 1200	2	202
7	Lidl UK GMBH	19 Worple Road, Wimbledon, London, SW19 4JS	0800 977 7766 / 0870 444 1234	69	167
8	Aldi Stores Limited	Holly Lane, Atherstone, Warwickshire, CV9 2SQ	01827 711800	57	128
9	Westfield Shoppingtowns Limited	Level 6, Midcity Place, 71 High Holburn, Westminster, London, WC1V 6EA	020 7061 1400	1	120
10	LXB Properties PLC	Grafton House, 2nd Floor, 2-3 Golden Square, Westminster, London, W1F 9HR	020 7432 7900	5	104

TOP TEN Key Architects

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	PLP Architecture	Ibex House, 42-47 Minories, City, London, EC3N 1DY	020 3006 3900	4	640
2	Sheppard Robson	77 Parkway, Camden Town, London, NW1 7PU	020 7504 1700	9	543
3	Kohn Pedersen Fox (International) PA	7a Langley Street, Westminster, London, WC2H 9JA	020 3119 5300	3	341
4	Adamson Associates (International) Limited	6th Floor, One Canada Square, Canary Wharf, Poplar, London, E14 5AB	020 7418 2068	1	326
5	Eric Parry Architects	28-42 Banner Street, City, London, EC1Y 8QE	020 7608 9600	2	253
6	Rogers Stirk Harbour and Partners	The Leadenhall Building, 122 Leadenhall Street, City, London, EC3V 4AB	020 7385 1235	1	250
7	Chapman Taylor & Partners	10 Eastbourne Terrace, Paddington, London, W2 6LG	020 7371 3000	3	218
8	Leslie Jones Architects	121 Great Portland Street, Westminster, London, W1W 6QL	020 7255 1150	5	209
9	Bennetts Associates Architects	1 Rawstorne Place, City, London, EC1V 7NL	020 7520 3300 (CTPS)	3	167
10	Harris Partnership	2 St Johns, Wakefield, West Yorkshire, WF1 3QA	01924 291800	59	162

TOP TEN Key Contractors

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Multiplex	One Broadgate, 1st Floor, City, London, EC2M 2QS	020 3829 2500	6	916
2	Carillion Construction Limited	Carillion House, 84 Salop Street, Wolverhampton, West Midlands, WV3 0SR	01902 422431	5	415
3	ISG	Aldgate House, 33 Aldgate High Street, City, London, EC3N 1AG	020 7247 1717	31	374
4	Canary Wharf Group PLC	1 Canada Square, Canary Wharf, Poplar, London, E14 5AB	020 7418 2000	2	336
5	Lendlease Construction (EMEA) Limited	EMEA Head Office, 20 Triton Street, Regents Place, London, NW1 3BF	0203 430 9000	4	315
6	Laing O'Rourke	Bridge Place, Anchor Boulevard, Crossways, Dartford, Kent, DA2 6SN	01322 296200	2	278
7	BAM Construction	Breakspear Park, Breakspear Way, Hemel Hempstead, Hertfordshire, HP2 4FL	01442 238300	7	265
8	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	14	209
9	Kier Construction Limited-Building UK	6 Cavendish Place, London, W1G 9NB	01767 640111 (CTPS)	17	182
10	Bowmer & Kirkland Limited	High Edge Court, Heage, Belper, Derbyshire, DE56 2BW	01773 853131	9	119

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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HOTEL, LEISURE & SPORT

INCREASES IN THE HOTEL, LEISURE & SPORT MARKET

A better year for hotel construction meant the sector overall had a comparatively strong year in 2016 with contract value increases of 15.5%.

Contract award values in the hotel, leisure & sport sector in 2016 were £4.8 billion, an increase of 15.5% from 2015 (see Fig. 6.1). After a more subdued 2015, a number of higher value leisure projects in particular provided a fillip to the entire sector in 2016.

Projects by region

London and Scotland were the main locations of construction activity in 2016, accounting for 22% and 19% respectively of project values (see Fig. 6.2 & 6.4). Projects such as the Mandarin Oriental hotel in Hyde Park valued at £60 million significantly contributed to London's strong performance over the course of the year. In Scotland the largest project was the Aberdeen Exhibition and Conference Centre development valued at £330 million.

Planning Activity

The value of projects in the sector reaching advanced planning in 2016 was £6.2 billion, a decrease of 22.7% from the figure recorded in 2015 however prospects remain positive (see Fig. 6.3).

Outlook

A recent report from Price Waterhouse Cooper showed hotels with healthy occupancy rates and revenue, suggesting solid growth prospects for hotel construction in the UK. London is going to remain the area with the highest growth in the sector and it is possible that should the weakened pound boost tourism

> “A number of higher value leisure projects in particular provided a fillip to the entire sector in 2016

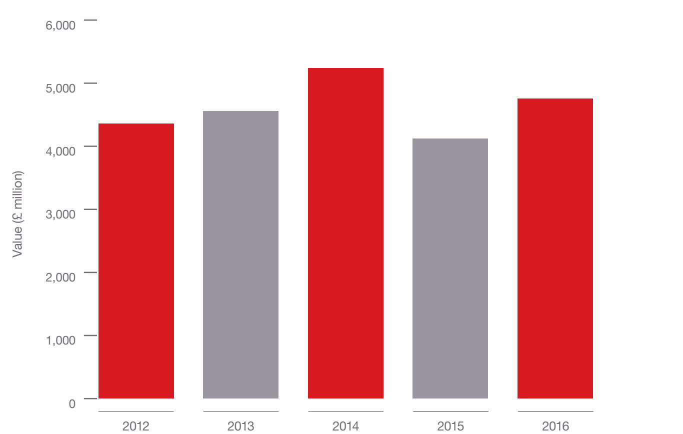

FIG. 6.1

Hotel, Leisure & Sport: **Project Value by Year** Source: Barbour ABI

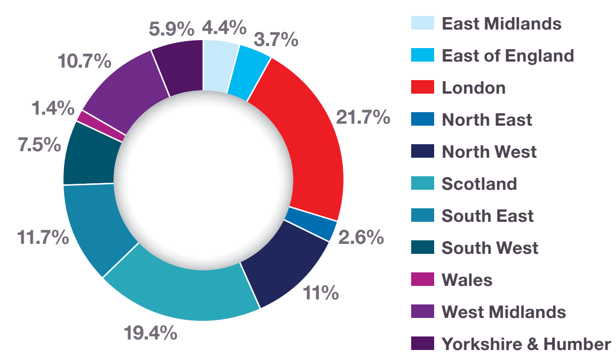

FIG. 6.2

Hotel, Leisure & Sport: **Value of Contracts by Region** Source: Barbour ABI

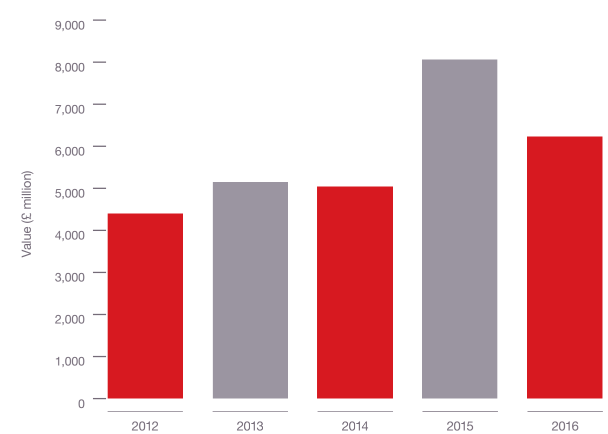

FIG. 6.3

Hotel, Leisure & Sport: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015

		+7.9%	Scotland *HOTTEST REGION*
+1.5%	East Midlands	+2.4%	South East
-4.4%	East of England	-0.4%	South West
-13.9%	London	-0.8%	Wales
0.0%	North East	+6.9%	West Midlands
+0.8%	North West	-0.1%	Yorkshire & Humber

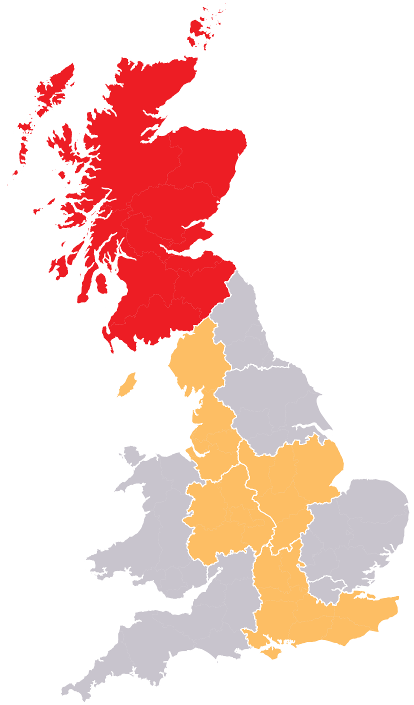

FIG. 6.4

Hotel, Leisure & Sport: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

numbers this will provide further stimulus to hotel construction across the country.

Within the leisure sector the drivers within this market are the levels of consumer expenditure in the UK, which is rising at the moment, meaning a strong platform for growth in 2016 and beyond. CBRE are reporting that capital expenditure is increasing in this sector and that it is dynamic, with trampolining centres as the biggest growth area. The bellwethers of the sector are cinemas and gyms, both of which are continuing to be popular with consumers adding to the optimism within this sector.

> London is going to remain the area with the highest growth

INCREASES IN THE HOTEL, LEISURE & SPORT MARKET

PROJECT IN FOCUS

Aberdeen Exhibition and Conference Centre Development £330,000,000

County	Grampian
Primary Category Sector	Hotel, Leisure & Sport
Government Region	Scotland
Start Date	July 2016
End Date	July 2019
Contract Award Date	September 2016
Funding	Private
Stage	Contract
Contractor	Robertson Construction Group

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INCREASES IN THE HOTEL, LEISURE & SPORT MARKET

TOP TEN Key Clients
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Aberdeen City Council	Town House, Broad Street, Aberdeen, Grampian, AB10 1AQ	01224 522000	3	333
2	Whitbread PLC	Whitbread Court, Houghton Hall Business Court, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	01582 499499 / 01582 424200	36	155
3	Bristol City Council	The Exchange, Corn Street, Bristol, North East Somerset, BS1 1JQ	0117 922 2000	3	97
4	Mandarin Oriental Hotel Group	Kings Court, 2-16 Goodge Street, Westminster, London, W1T 2QA	020 7908 7888	1	60
5	Leeds City Council	Civic Hall, 4th Floor, Calverley Street, Leeds, West Yorkshire, LS1 1UR	0113 222 4444	1	60
6	4C Hotels	13 Wadham Gardens, City, London, NW3 3DN	020 7419 1839	1	60
7	Hull City Council	Guildhall, Alfred Gelder Street, Kingston Upon Hull, East Riding of Yorkshire, HU1 2AA	01482 609100	3	46
8	Premier Inn Limited	Whitbread Court, Houghton Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	0871 527 8000	26	44
9	London Borough of Ealing Council	Perceval House, 14-16 Uxbridge Road, Ealing, London, W5 2HL	020 8825 5000	6	43
10	Brentford Football Club	Griffin Park, Braemar Road, Brentford, Middlesex, TW8 0NT	020 8847 2511	1	40

TOP TEN Key Architects
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Keppie Design	160 West Regent Street, Glasgow, Strathclyde, G2 4RL	0141 204 0066	3	332
2	AFLS+P Architects Limited	The Cornerhouse, 91-93 Farringdon Road, City, London, EC1M 3LN	020 7831 8877	9	110
3	Dexter Moren Associates	57d Jamestown Road, Camden Town, London, NW1 7DB	020 7267 4440	6	109
4	3D Reid (Architects) Limited	45 West Nile Street, Glasgow, Strathclyde, G1 2PT	0345 271 6350	9	94
5	Feilden Clegg Bradley Architects	Bath Brewery, Toll Bridge Road, Bath, North East Somerset, BA1 7DE	01225 852 545	2	93
6	Populous	14 Blades Court, Deodar Road, Putney, London, SW15 2NU	020 8874 7666	1	91
7	Jestico Whiles & Associates	1 Cobourg Street, Camden Town, London, NW1 2HP	020 7380 0382	5	86
8	Axiom Architects	Brooklands Yard, Southover High Street, Lewes, East Sussex, BN7 1HU	01273 479269	18	86
9	Faulkner Browns	Dobson House, Northumbrian Way, Killingworth, Newcastle Upon Tyne, Tyne And Wear, NE12 6QW	0191 268 3007	4	66
10	ICA Architects & Designers	Merchant Exchange, 20 Bell Street, Glasgow, Strathclyde, G1 1LG	0141 552 2194	4	64

TOP TEN Key Contractors
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Robertson Group Limited	Robertson House, Castle Business Park, Stirling, Central, FK9 4TZ	01786 431600	12	416
2	Willmott Dixon Construction Limited	Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY	01462 671852 (CTPS)	9	105
3	Kier Construction Limited-Building UK	6 Cavendish Place, London, W1G 9NB	01767 640111 (CTPS)	13	98
4	Bouygues UK Limited	Elizabeth House, 39 York Road, Southwark, London, SE1 7NQ	020 7401 0020	1	91
5	Vinci Construction UK Limited	Astral House, Imperial Way, Watford, Hertfordshire, WD24 4WW	01923 233433	2	90
6	Gilbert - Ash Limited	47 Boucher Road, Belfast, County Antrim, BT12 6HR	028 90664334	7	81
7	Buckingham Group Contracting Limited	Blackpit Farm, Silverstone Road, Stowe, Buckingham, Buckinghamshire, MK18 5LJ	01280 823355	3	80
8	Morgan Sindall Plc	Kent House, 14-17 Market Place, Westminster, London, W1W 8AJ	020 7307 9200	11	79
9	Bowmer & Kirkland Limited	High Edge Court, Heage, Belper, Derbyshire, DE56 2BW	01773 853131	13	76
10	Vascroft Contractors Limited	Vascroft Estate, 816 Coronation Road, Park Royal, City, London, NW10 7PG	020 8963 3400	1	60

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INDUSTRIAL
ACTIVITY DECREASES IN THE SECTOR IN 2016

Contracts awarded values in the industrial sector slowed over the year but are still above long term averages.

Activity in the industrial sector decreased in 2016 with contract award values of £5.6 billion in the year. This was a decrease of 27.3% on the value awarded in 2015 and followed on from a 42.3% increase in contract values in 2015 (see Fig. 7.1). It indicates that while industrial construction activity is still high by historical comparison 2016 appears to have been the peak in the current cycle. What was notable this year was the widening out of activity from warehousing to more specialist chemical type projects, boosting the figures over the year.

Projects by region

Activity in the sector was fairly evenly spread in the year with the North West attracting 14.7% of the value of contracts awarded, although this was a decrease of 1.1% from 2015. This was followed by the East Midlands which accounted for 13.2% of contract value, an increase of 0.8% from 2015. The East of England also had a noteworthy share of contracts in 2016; accounting for 12.8% of contract values awarded which was a decrease of 1.9% from 2015 (see Fig. 7.2 & 7.4). The major project this year within the sector was the GSK pharmaceutical manufacturing plant in Cumbria, with a value of £350 million.

> "Detail planning activity increased in 2016 in the industrial sector

Planning Activity

Detail planning activity increased in 2016 in the industrial sector, suggesting that while contracts awarded fell, developer interest in the sector is still significant. The total value of projects reaching

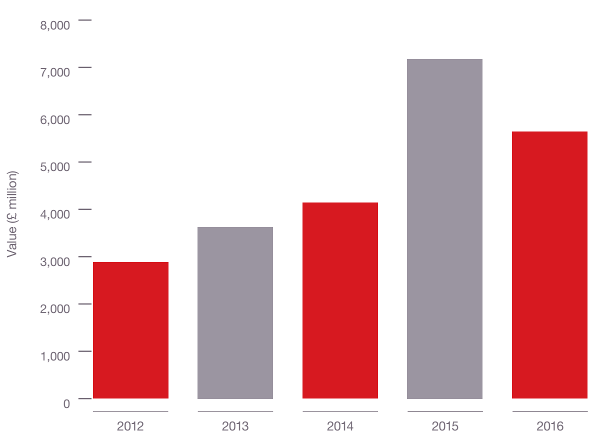

FIG. 7.1

Industrial: **Project Value by Year** Source: Barbour ABI

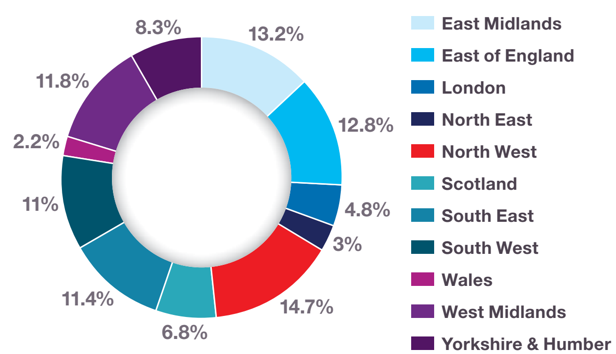

FIG. 7.2

Industrial: **Value of Contracts by Region** Source: Barbour ABI

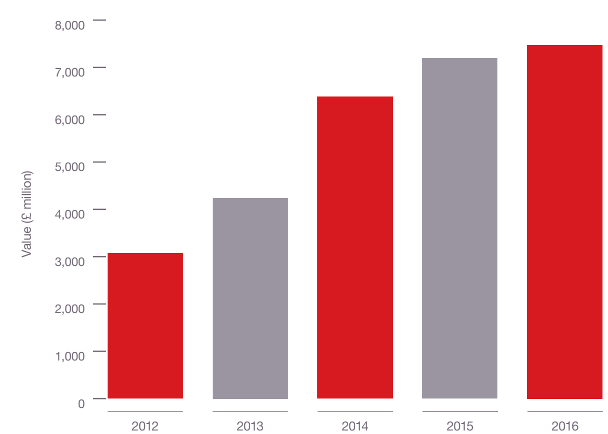

FIG. 7.3

Industrial: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015		-4.0%	Scotland
+0.8%	East Midlands	-0.9%	South East
-1.9%	East of England	+7.6%	South West *HOTTEST REGION*
-1.2%	London	-0.2%	Wales
-1.7%	North East	+2.2%	West Midlands
-1.1%	North West	+0.4%	Yorkshire & Humber

FIG. 7.4

Industrial: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

advanced planning stage was £7.5 billion, an increase of 3.8% (see Fig. 7.3).

Outlook

While the contracts awarded values were lower last year, the pipeline of work remains healthy. The Budget in March 2016 vowed to protect science funding in real terms, with £6.9 billion awarded to research infrastructure by 2021, which should continue to provide opportunities in the sector. There were some announcements on specific schemes within the Budget such as the STEAMhouse innovation centre in Birmingham's Creative Quarter, but the majority of announcements were for "science and innovation audits" to map out the needs for the future as opposed to a tangible spending commitments. That said, the continuing focus on this sector in conjunction with growth in warehousing as consumer habits will support industrial construction in 2017.

> The majority of announcements were for "science and innovation audits" to map out the needs for the future as opposed to a tangible spending commitments

PROJECT IN FOCUS

www.quod.com

Gsk Ulverston, North Lonsdale Road – Pharmaceutical Manufacturing Facility £350,000,000

County	Cumbria
Primary Category Sector	Industrial
Government Region	North West
Start Date	January 2016
End Date	TBC
Contract Award Date	January 2016
Funding	Private
Stage	Contract
Contractor	Esh Border Construction Group

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TOP TEN Key Clients
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Ministry of Defence	Whitehall, Westminster, London, SW1A 2HB	020 7218 9000	7	888
2	Marine Harvest Limited	Farms Office, Units 3-7, Blar Mhor Industrial Estate, Fort William, Highlands, PH33 7PT	01397 701550	3	173
3	SNF Gas and Oil Limited	Solutions House, Ripley Close, Normanton Industrial Estate, Normanton, West Yorkshire, WF6 1TB	01924 311000	1	140
4	Lidl UK GMBH	19 Worple Road, Wimbledon, London, SW19 4JS	0800 977 7766 / 0870 444 1234	3	114
5	Port of Tyne Authority	Maritime House, Tyne Dock, South Shields, Tyne And Wear, NE34 9PT	0191 455 2671	2	110
6	Prologis Developments Limited	Prologis House, 1 Monkspath Hall Road, Solihull, West Midlands, B90 4FY	0121 224 8700	6	106
7	Edrington Group	2500 Great Western Road, Glasgow, Strathclyde, G15 6RW	0141 940 4000	1	100
8	Reckitt Benckiser Health Care (UK) Limited	Dansom Lane, Hull, East Riding of Yorkshire, HU8 7DS	01482 326151	1	100
9	The Range	Tamar House, Thornbury Road, Estover, Plymouth, Devon, PL6 7PP	01752 725572 (CTPS)	3	96
10	Roxhill Developments Limited	Lumonics House, Valley Drive,, Rugby, Warwickshire, CV21 1TQ	01788 422 200	1	90

TOP TEN Key Architects
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Michael Sparks Associates	11 Plato Place, St Dionis Road, Fulham, London, SW6 4TU	020 7736 6162	22	438
2	Stephen George & Partners	170 London Road, Leicester, Leicestershire, LE2 1ND	0116 247 0557	15	286
3	UMC Architects	Newark Beacon Office Park, Cassereta Way, Nottingham, Nottinghamshire, NG24 2TN	01636 653027	12	256
4	AJA Architects LLP	1170 Elliot Court, Herald Avenue, Coventry Business Park, Coventry, West Midlands, CV5 6UB	024 7625 3200	11	170
5	Archial Group Plc	Tennyson House, 159-165 Great Portland Street, Westminster, London, W1W 5PA	020 7580 0400	8	154
6	Orbit Architects Limited	83 Blackfriars Road, Southwark, London, SE1 8HA	020 7593 3380	1	100
7	AMEC Group PLC	76-78 Old Street, City, London, EC1V 9AZ	020 3215 1700	1	100
8	HLM Architects	46 Loman Street, Southwark, London, SE1 0EH	020 7921 4800	1	100
9	Devereux Architects Limited	Zeeta House, 200 Upper Richmond Road, Putney, London, SW15 2SH	020 8780 1800	1	100
10	Atkins	286 Euston Road, Camden Town, London, NW1 3AT	01372 726140 (TPS)	2	97

TOP TEN Key Contractors
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Aspire Defence Limited	Aspire House, Princes Avenue, Aldershot, Hampshire, GU11 2LF	01252 352600	2	680
2	Winvic Construction	Brampton House, 19 Tenter Road, Moulton Park, Northampton, Northamptonshire, NN3 6PZ	01604 678960 (CTPS)	20	430
3	McLaren Construction Limited	McLaren House, 100 Kings Road, Brentwood, Essex, CM14 4EA	01277 205800	9	265
4	Buckingham Group Contracting Limited	Blackpit Farm, Silverstone Road, Stowe, Buckingham, Buckinghamshire, MK18 5LJ	01280 823355	13	257
5	Willmott Dixon Construction Limited	Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY	01462 671852 (CTPS)	6	121
6	M & W UK	Unit A2, Metheun South, Bath Road, Chippenham, Wiltshire, SN14 0GT	01249 455150	2	120
7	Bowmer & Kirkland Limited	High Edge Court, Heage, Belper, Derbyshire, DE56 2BW	01773 853131	5	105
8	Kier Construction Limited-Building UK	6 Cavendish Place, London, W1G 9NB	01767 640111 (CTPS)	6	99
9	STOAS Architects	216 Fort Dunlop, Fort Parkway, Birmingham, West Midlands, B24 9FD	01217 471943	2	70
10	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	5	55

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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MEDICAL & HEALTH

DECREASE IN CONTRACT AWARDS FOR THE SECTOR IN 2016

Contract award values for medical & healthcare contracts decreased by 24.5% in 2016, as capital spending in the NHS slows.

The medical & healthcare sector recorded a steep decline in contract award values as activity slowed in 2016. A total of £1.8 billion worth of contracts were awarded, a decrease of 24.5% from 2015 (see Fig. 8.1). After increases in contract award values in 2014 and 2015, this was a disappointing year for the sector, and is perhaps indicative of the wider funding issues in the NHS in particular.

> The value of schemes at Detail Planning stage was £1.3 billion in 2016

Projects by region

The South East had the highest proportion of contracts by value in 2016, with 28.2% of the total (see Fig. 8.2 & 8.4). This compared to a 4.5% share of contracts in 2015 and was driven by a £150 million contract to develop a new hospital in Basingstoke. This proportion also included the Heatherwood Hospital redevelopment in Ascot which has a value of £72 million. Scotland received 18.4% of the contract value in 2016, and this compared to 7.1% of the value in 2015. The largest contract awarded in Scotland in 2016 was the Baird Family Hospital at the Aberdeen Royal Infirmary, valued at £120 million.

Planning Activity

The value of schemes at Detail Planning stage was £1.3 billion in 2016, a decrease of 34.9% on the figure recorded in 2015 (see Fig. 8.3). This suggests another challenging year ahead for the sector after the falling values of contracts in 2016.

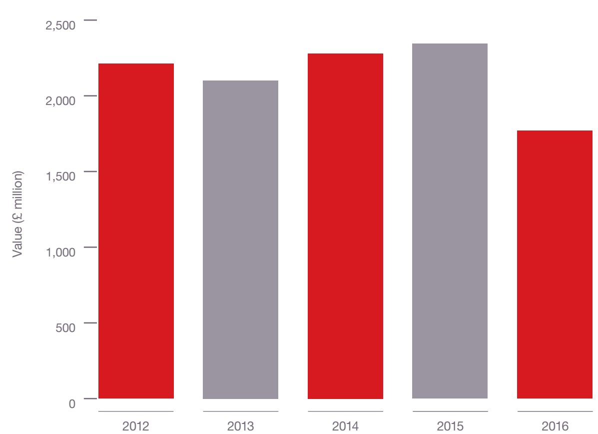

FIG. 8.1

Medical & Health: **Project Value by Year** Source: Barbour ABI

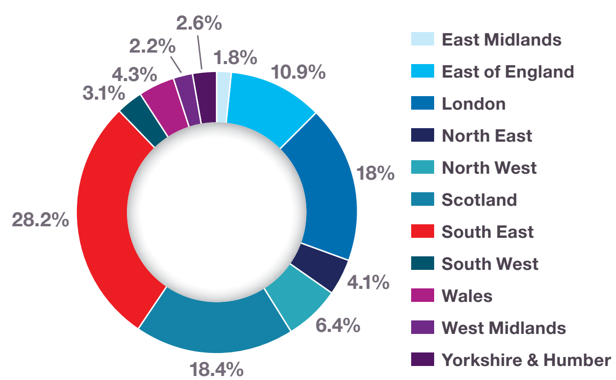

FIG. 8.2

Medical & Health: **Value of Contracts by Region** Source: Barbour ABI

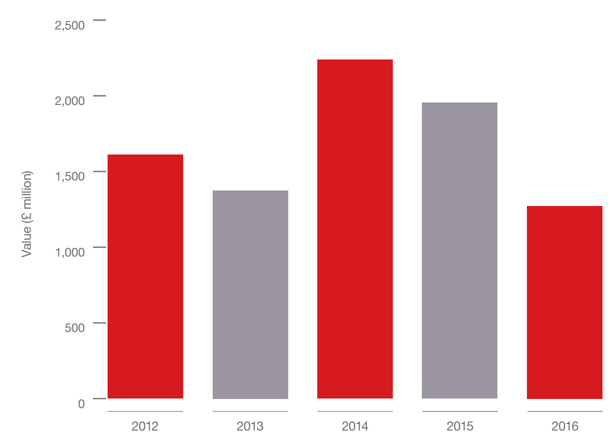

FIG. 8.3

Medical & Health: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015

		+11.3%	Scotland
-13.2%	East Midlands	+23.7%	South East *HOTTEST REGION*
+6.8%	East of England	-0.7%	South West
-4.0%	London	+1.8%	Wales
+0.1%	North East	-18.3%	West Midlands
-4.8%	North West	-2.6%	Yorkshire & Humber

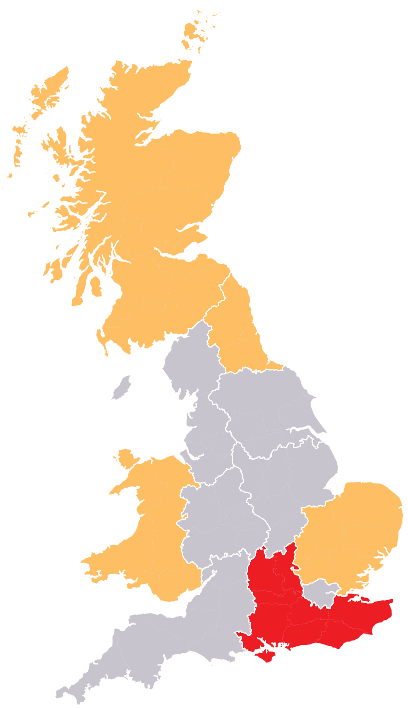

FIG. 8.4

Medical & Health: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

Outlook

Overall, the spending restraint within the NHS is likely to mean that construction activity in the health sector will remain broadly stable at best over the next four years. As the NHS capital budget remains steady the conclusion that healthcare construction will also remain at current levels seems logical. However, as the pressures of an elderly population take an increasingly large toll on the service, the pressure to increase that capital budget may arise. However, the NHS strategy at the moment is to improve efficiency and modify delivery methods, as opposed to increase capital spending.

> Construction activity will remain broadly stable at best

PROJECT IN FOCUS

Midland Metropolitan Hospital Project
£280,000,000

County	West Midlands
Primary Category Sector	Medical & Health
Government Region	West Midlands
Start Date	November 2015
End Date	October 2018
Contract Award Date	December 2015
Funding	Private
Stage	Detail Approval/Subcontract
Contractor	Carillion

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DECREASE IN CONTRACT AWARDS FOR THE SECTOR IN 2016

TOP TEN
Key Clients
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Hampshire Hospitals NHS Foundation Trust	Aldermaston Road, Basingstoke, Hampshire, RG24 9NA	01256 473202	3	168
2	NHS Grampian	Summerfield House, 2 Eday Road, Aberdeen, Grampian, AB15 6RE	01224 558734 (CTPS)	3	138
3	NHS Lothian	Royal Edinburgh Hospital, Morningside Place, Edinburgh, Lothian, EH10 5HF	0131 537 6000 (CTPS)	2	130
4	Frimley Health NHS Foundation Trust	Wexham Park Hospital, Wexham Street, Wexham, Slough, Berkshire, SL2 4HL	01753 633000	3	96
5	Royal National Orthopaedic Hospital NHS Trust	Brockley Hill, Stanmore, Middlesex, HA7 4LP	020 8954 2300 (TPS)	2	79
6	Great Ormond Street Hospital NHS Trust	Great Ormond Street, Westminster, London, WC1N 3JH	020 7405 9200 (CTPS)	1	60
7	Royal Free Hospital	Pond Street, Hampstead, London, NW3 2QG	020 7794 0500	6	55
8	Ashley House Plc	6 Cliveden Office Village, Lancaster Road, Cressex Business Park, High Wycombe, Buckinghamshire, HP12 3YZ	01628 600340	1	45
9	One Healthcare Group	Tallis House, 2 Tallis Street, City, London, EC4Y 0AB	0333 939 0007	1	40
10	Lothian Health Board	Deaconess House, 148 Pleasance, Edinburgh, Lothian, EH8 9RQ	0131 536 9000	1	35

TOP TEN
Key Architects
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	BDP	16 Brewhouse Yard, Clerkenwell, City, London, EC1V 4LJ	020 7812 8000	9	181
2	Archial Group Plc	Tennyson House, 159-165 Great Portland Street, Westminster, London, W1W 5PA	020 7580 0400	3	181
3	Stride Treglown Limited	Promenade House, The Promenade, Clifton Down, Bristol, North Somerset, BS8 3NE	0117 974 3271 (TPS)	7	170
4	Hassell	James William House, 9 Museum Place, Cardiff, South Glamorgan, CF10 3BD	029 2072 9071	3	153
5	Keppie Design	160 West Regent Street, Glasgow, Strathclyde, G2 4RL	0141 204 0066	1	70
6	Stanton Williams	Diespecker Wharf, 36 Graham Street, Islington, London, N1 8GJ	020 7880 6400	1	60
7	Devereux Architects Limited	Zeeta House, 200 Upper Richmond Road, Putney, London, SW15 2SH	020 8780 1800	5	56
8	Penoyre & Prasad Architects	28-42 Banner Street, City, London, EC1Y 8QE	020 7250 3477	1	45
9	Boswell Mitchell & Johnson Architects	72-82 Roseberry Avenue, City, London, EC1R 4RW	020 7833 9974	1	42
10	Manning & Elliott	Suite 1 Manelli House, 4 Cowper Road, Penrith, Cumbria, CA11 9BN	01768 868800	1	40

TOP TEN
Key Contractors
Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Kier Construction Limited-Building UK	6 Cavendish Place, London, W1G 9NB	01767 640111 (CTPS)	17	341
2	John Graham Construction Limited	Ballygowan Road, Hillsborough, County Down, Northern Ireland, BT26 6HX	02892 689 500	4	157
3	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	6	99
4	Balfour Beatty Group Limited	5 Churchill Place, Canary Wharf, Poplar, London, E14 5HU	020 7216 6800	4	94
5	Morrison Construction	2rd Floor Rowan House, 1 Robroyston Oval, Robroyston, Glasgow, Strathclyde, G33 1AP	0141 557 6500	1	70
6	Skanska UK	Maple Cross House, Denham Way, Maple Cross, Rickmansworth, Hertfordshire, WD3 9SW	01923 776666	2	69
7	Integrated Health Projects	Astral House, Imperial Way, Watford, Hertfordshire, WD24 4WW	01923 233433	3	51
8	EJ Taylor & Sons Limited	Mill Works, Hazeleigh, Near Purleigh, Chelmsford, Essex, CM3 6QT	01621 828661 (CTPS)	1	45
9	Willmott Dixon Construction Limited	Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY	01462 671852 (CTPS)	2	44
10	Conlon Construction Limited	Charnley Fold Lane, Bamber Bridge, Preston, Lancashire, PR5 6BE	01772 335268 (CTPS)	1	40

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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EDUCATION

EDUCATION SECTOR FALLS SLIGHTLY

The education sector had a disappointing year in 2016 with contract award values 11.9% lower than 2015 with university spending up but school spending down.

Contracts awarded in the education sector totalled £6.6 billion in 2016, an 11.9% decrease from the value recorded in 2015 (see Fig. 9.1). While this year's value fell, it should be noted that the value of projects in the sector are still significantly above the values recorded in 2011/12, meaning the spend compares favourably with the early part of the decade.

Projects by region

London had the highest share of contracts awarded by value in 2016, accounting for 21.6% of the total value of contracts awarded, up from 19.6% in 2015 (see Fig. 9.2 & 9.4). The award of the London School of Economics Central Building redevelopment to create a "global centre for social sciences" was the largest in the region last year with a value of £80 million. Scotland had the second largest proportion of contracts awarded in 2016 with 15.6% of the value located in the country, an increase from the 12.6% in 2015.

Planning Activity

Planning activity decreased in 2016, with the total value of schemes reaching advanced planning stage of £5 billion in the year (see

> "London had the highest share of contracts awarded by value in 2016

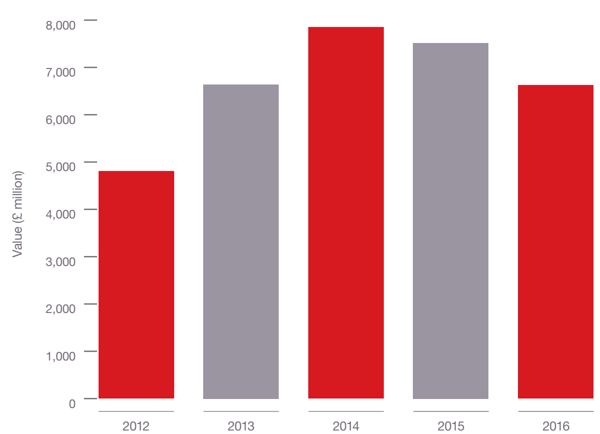

FIG. 9.1

Education: **Project Value by Year** Source: Barbour ABI

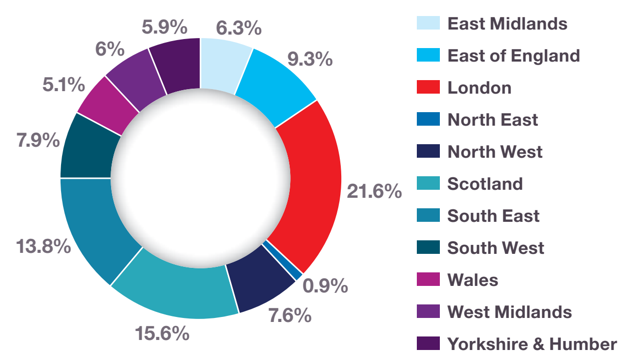

FIG. 9.2

Education: **Value of Contracts by Region** Source: Barbour ABI

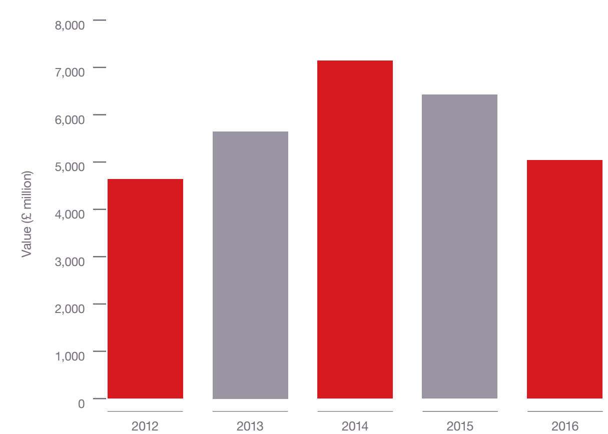

FIG. 9.3

Education: **Contracts at Advanced Planning** Source: Barbour ABI

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The map and figures show how the activity has changed since 2015			+3.1%	Scotland *HOTTEST REGION*	
-1.9%	East Midlands		+1.0%	South East	
+2.1%	East of England		+1.8%	South West	
+2.0%	London		+1.3%	Wales	
-2.2%	North East		-3.6%	West Midlands	
-0.7%	North West		-2.8%	Yorkshire & Humber	

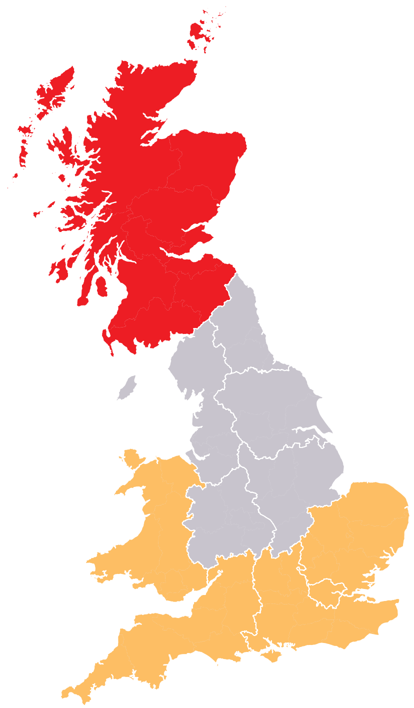

FIG. 9.4

Education: **Change of Activity by Region** *(since last year)* Source: Barbour ABI

Fig. 9.3). This is a decrease of 21.5% and suggests further challenges lie ahead in the sector after the decline of contract award values in the past year.

Outlook

The restraint in public spending means that the outlook for schools construction is one of steady growth only. The main driver of growth is the £4.4 billion Priority School Building Programme (PSBP). Now in its second phase, the programme awards capital grants to 277 schools most in need in of repair. These projects are spread geographically, but schools in London and the South East received a high proportion of grants meaning this is likely to be where the main locations of construction will be.

The change in funding conditions in the higher education market, where universities in particular are now accessing institutional lending to a greater extent means that, the outlook for the level of construction output in this sector is more encouraging. Challenges

> Schools in London and the South East received a high proportion of grants

inevitably face the sector particularly from Brexit, but until the outcomes of the negotiations are clear, it is hard to assess the extent of this. It clearly has the potential to hamper the sector, particularly since UK institutions received €9 billion of research grants over the last seven years, but at the moment this has not impacted the forecast.

PROJECT IN FOCUS

University of Northampton Waterside Campus – Learning Hub £90,000,000

County	Northamptonshire
Primary Category Sector	Education
Government Region	East Midlands
Start Date	April 2016
End Date	August 2018
Contract Award Date	February 2016
Funding	Private
Stage	Contract
Contractor	Bowmer & Kirkland Limited

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EDUCATION SECTOR FALLS SLIGHTLY

TOP TEN Key Clients

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Education Funding Agency	Sanctuary Buildings, 20 Great Smith Street, Westminster, London, SW1P 3BT	0370 000 2288	30	277
2	University of Edinburgh	The Old College, South Bridge, Edinburgh, Lothian, EH8 9YL	0131 650 1000	13	196
3	University of Northampton	Boughton Green Road, Northampton, Northamptonshire, NN2 7AL	01604 735500 (CTPS)	6	138
4	Imperial College London	Estates Division, South Kensington Campus, Exhibition Road, South Kensington, London, SW7 2BX	020 7589 5111 (CTPS)	3	103
5	Birmingham City University	Franchise Street, Perry Barr, Birmingham, West Midlands, B42 2SU	0121 331 5000	3	96
6	Ministry of Defence	Whitehall, Westminster, London, SW1A 2HB	020 7218 9000	3	88
7	The University of Manchester	Oxford Road, Manchester, Greater Manchester, M13 9PL	0161 306 6000	6	83
8	London Borough of Hounslow	Civic Centre, Lampton Road, Hounslow, Middlesex, TW3 4DN	020 8583 2000	12	83
9	London School of Economics and Political Science	Houghton Street, Westminster, London, WC2A 2AE	020 7405 7686	3	82
10	Powys County Council	Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG	01597 826000 (CTPS)	1	75

TOP TEN Key Architects

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Atkins	286 Euston Road, Camden Town, London, NW1 3AT	01372 726140 (TPS)	24	227
2	Sheppard Robson	77 Parkway, Camden Town, London, NW1 7PU	020 7504 1700	7	203
3	Bond Bryan Partnership	The Congregational Church, The Church Studio, Springvale Road, Sheffield, South Yorkshire, S10 1LP	0114 266 2040 (TPS)	21	174
4	Pick Everard (Leicester)	Halford House, Charles Street, Leicester, Leicestershire, LE1 1HA	0116 223 4400 (TPS)	25	168
5	Moses Cameron William Architects	Oast House, Malting Lane, Cambridge, Cambridgeshire, CB3 9HF	01223 792500	6	160
6	Stride Treglown Limited	Promenade House, The Promenade, Clifton Down, Bristol, North Somerset, BS8 3NE	0117 974 3271 (TPS)	20	123
7	Associated Architects	1 Severn Street Place, The Mailbox, Birmingham, West Midlands, B1 1SE	0121 233 6600	9	120
8	Holmes Miller	89 Minerva Street, Glasgow, Strathclyde, G3 8LE	0141 204 2080	6	120
9	Ryder Architecture	Cooper Studios, 14-18 Westgate Road, Newcastle Upon Tyne, Tyne And Wear, NE1 3NN	0191 269 5454	8	120
10	JM Architects	64 Queen Street, Edinburgh, Lothian, EH2 4NA	0131 464 6100	3	117

TOP TEN Key Contractors

Jan 2016 – Dec 2016

Rank	Company Name	Address	Telephone	Awards	Value (£M)
1	Kier Construction Limited-Building UK	6 Cavendish Place, London, W1G 9NB	01767 640111 (CTPS)	96	592
2	Willmott Dixon Construction Limited	Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY	01462 671852 (CTPS)	65	474
3	BAM Construction	Breakspear Park, Breakspear Way, Hemel Hempstead, Hertfordshire, HP2 4FL	01442 238300	24	391
4	Morgan Sindall Plc	Kent House, 14-17 Market Place, Westminster, London, W1W 8AJ	020 7307 9200	52	321
5	Galliford Try Construction	2 Cowley Business Park, High Street, Cowley, Uxbridge, Middlesex, UB8 2AD	01895 855000	29	309
6	Bowmer & Kirkland Limited	High Edge Court, Heage, Belper, Derbyshire, DE56 2BW	01773 853131	10	189
7	Balfour Beatty Group Limited	5 Churchill Place, Canary Wharf, Poplar, London, E14 5HU	020 7216 6800	12	188
8	Wates Construction Limited	Wates House, Station Approach, Leatherhead, Surrey, KT22 7SW	01372 861 000	8	136
9	Laing O'Rourke	Bridge Place, Anchor Boulevard, Crossways, Dartford, Kent, DA2 6SN	01322 296200	7	131
10	ISG	Aldgate House, 33 Aldgate High Street, City, London, EC3N 1AG	020 7247 1717	5	129

The ranking tables are compiled from Barbour ABI database and are based on the total value of contracts awarded over the previous 12 month period. The values represent the construction cost of each project.

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