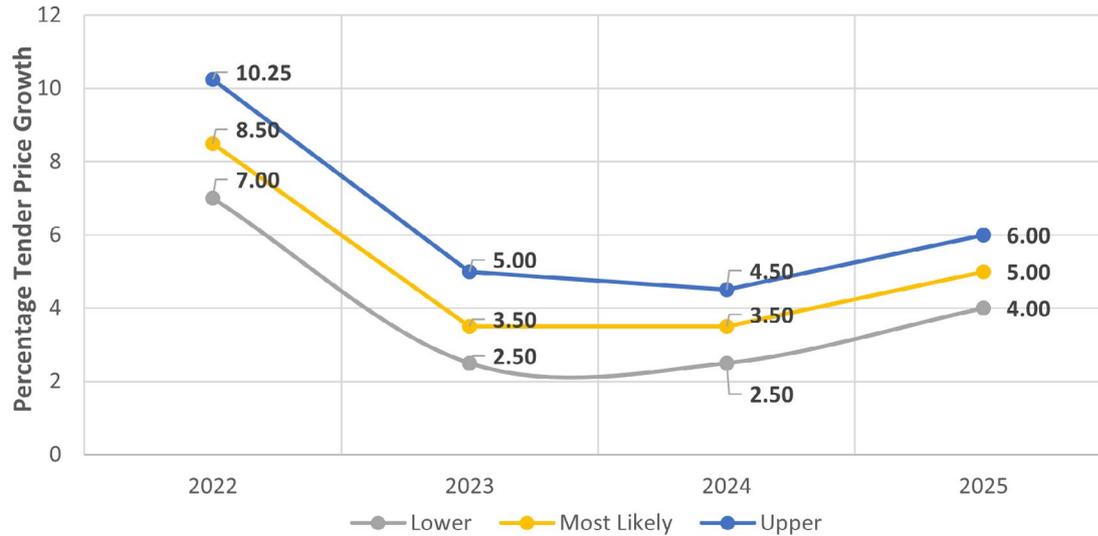


NORTH WEST

Source	% Uplift reported	2022	2023	2024	2025
Manchester	Lower	7.00	2.50	2.50	4.00
Manchester	Most Likely	8.50	3.50	3.50	5.00
Manchester	Upper	10.25	5.00	4.50	6.00
Liverpool	Lower	7.00	2.50	2.50	4.00
Liverpool	Most Likely	8.50	3.50	3.50	5.00
Liverpool	Upper	10.25	5.00	4.50	6.00
Competitors/Others - Upper Range (North West)		8.30	5.00	4.80	4.50
Competitors/Others - Lower Range (North West)		5.25	2.50	2.00	2.00
BCIS (National) TPI		7.80	6.20	3.30	3.40
BCIS (National) General Building Cost Index		9.70	3.00	3.50	2.90

Tender Price Change - North West



OVERVIEW - NORTH WEST

For the North West, construction work carried out was up by less than 5% quarter on quarter, but up by over 15% year-on-year. It is notable that the last four quarters provide four of the six highest current value figures recorded for the Region. However, while figures for All New Work are up by almost 14% for the last year, one issue that is coming to the fore is that of a perceived shortfall in replacement workload.

In respect of new orders coming through to site, there was a fall of over 15% year-on-year, which is significant and bears examination at sector-level. Private industrial and private commercial are down by almost 16% and 35% respectively and “other new infrastructure work” and “other new work excluding infrastructure” down over 12% and almost 40%.

Although in the Q3 2022 TPF, RLB reported high levels of activity, we also presaged the question of sufficient levels of replacement workload for the marketplace. As activity levels are being maintained on site and the latest ONS figures support the perception of the dropping-away of new work coming to market, that perception still looks to be reasonably accurate.

Reiterating on the Q3 TPF, the ongoing Everton Stadium, though large in and of itself, still does not appear to be stressing the market due to its national draw of trades and materials. As a result, local trades and suppliers are still operating in their own microcosm of the whole wider regional market.

Government intervention in the workings of Liverpool City Council is still a consideration in relation to bringing some local authority projects to tender and will presumably be an issue for as long as the additional scrutiny continues to be in place.

The transition of the city centre markets in both Liverpool and Manchester appears to be proceeding, as there is a move away from rapid tender price escalation on the back of large amounts of potential work. Instead, the market may need to re-adjust perspectives as workload availability tightens and opportunities to tender become scarcer. That said, build-costs continue to outstrip any growth in tender pricing so the effect could be very much tighter tendering and real difficulty with post contract liquidity.