CITB ANALYSIS

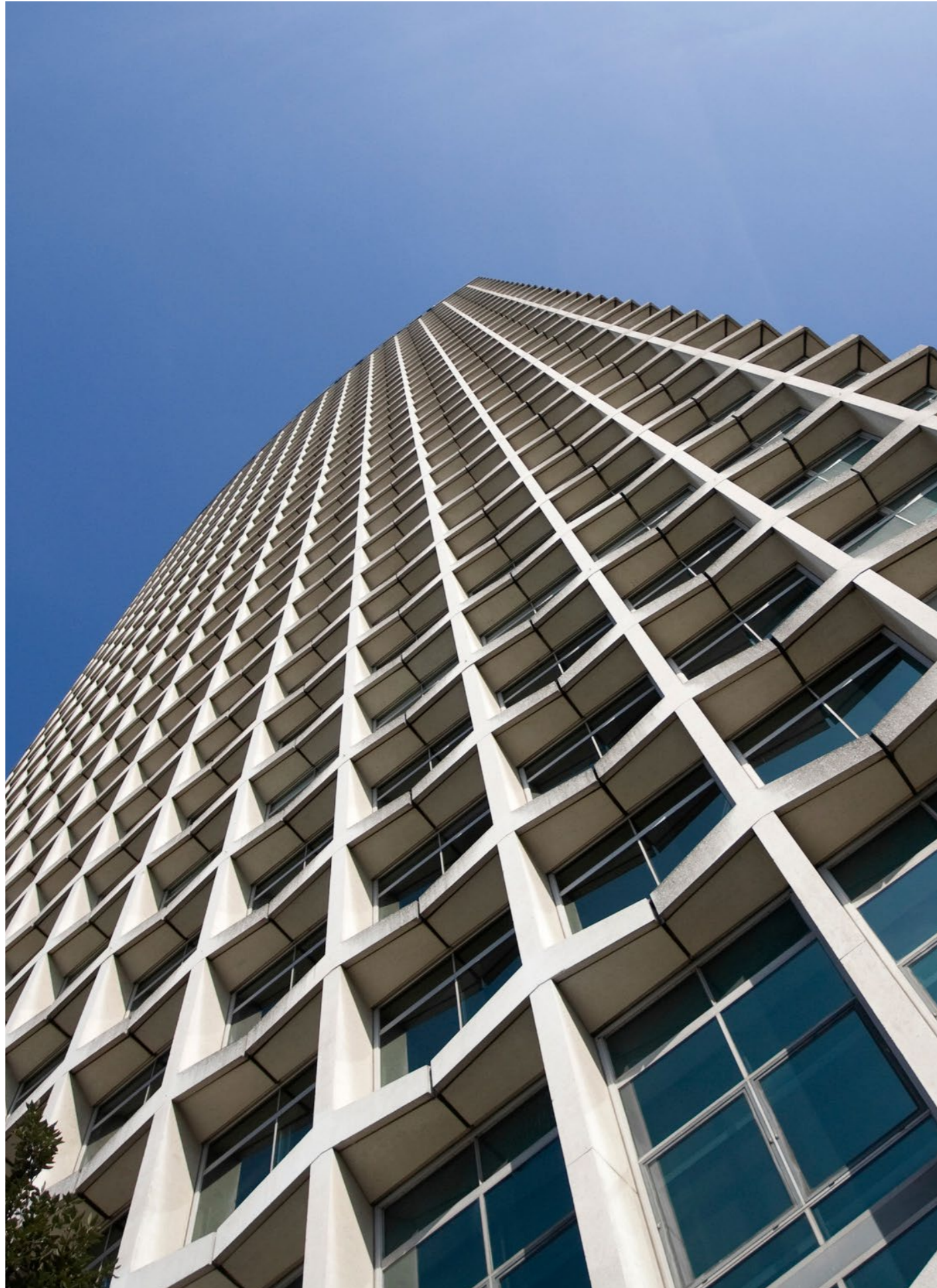# Skills for a Sustainable Skyline Taskforce labour analysis
Technical Annex

Assessing the needs for traditional and low carbon construction skills in support of the work carried out by the Skills for a Sustainable Skyline Taskforce

August
2023

Contents

Appendix Contents

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1. Introduction

This document is a technical annex to the main *Skills for a Sustainable Skyline Taskforce (SSST) labour analysis report*. It includes details on the borough level analysis (sections 2 to 13) underpinning the SSST area-wide results shown in the main report.

Results are presented in the following order.

- Camden
- City of London
- Hackney
- Haringey
- Islington
- Kensington and Chelsea
- Lambeth
- Lewisham
- Southwark
- Tower Hamlets
- Wandsworth
- Westminster

The report also includes information on the methodology adopted for estimating the construction labour demand (see Appendix A) as well a breakdown of the occupational groups which are used in the report (see Appendix B).

2. Camden

2.1 Construction labour demand

2.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Camden over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

2.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[1] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 214 projects in Camden. Of these, 25 projects were removed due to missing dates along with one project which was clearly identified as a consultancy project. Also excluded were seven duplicate projects and one project with missing information.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 37 significant projects accounting for just over 93% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 1 shows the number of significant projects within the Camden area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

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1. The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.

Table 1: Key data for significant projects in Camden[2]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	180	7,893
Significant projects	37	7,361
Percentage within significant projects	21%	93%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 2 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 2: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	596	50%
New housing	310	26%
Infrastructure	222	19%
Public non-housing	71	6%
Total	1,199	100%
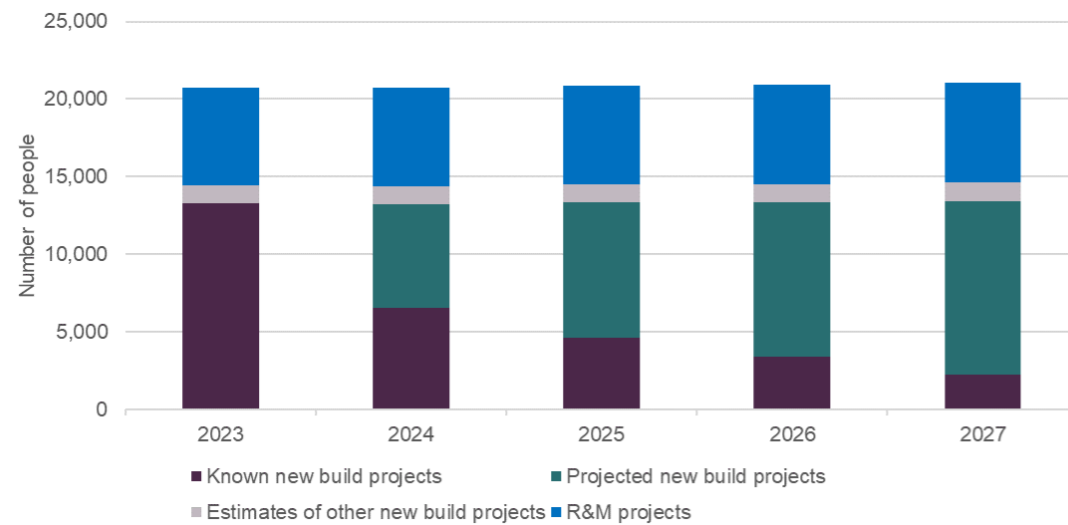
Figure 1: Total construction labour demand including estimates for both R&M and estimates of other work

2.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 1 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 20,750 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 21,060 people.

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 2. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.

Figure 2: Construction labour demand by occupation in 2023

Table 3 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 3: Labour demand by work type in 2023[3]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	7,720	140	7,860	38%
Non-housing R&M	-	4,950	4,950	24%
New housing	2,860	-	2,860	14%
Infrastructure	1,710	1,010	2,720	13%
Housing R&M	1,370	-	1,370	7%
Public non-housing	990	-	990	5%
Private industrial	-	-	-	0%
Total	14,650	6,100	20,750	100%

The total labour demand for commercial work in 2023 is 7,860. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 3. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.

■ Known new build workforce   ■ Estimates of other new build workforce

Occupation	Value
Non-construction professional, technical, IT, and...	1,110
Wood trades and interior fit-out	810
Other construction professionals and technical staff	760
Other construction process managers	680
Electrical trades and installation	640
Senior, executive, and business process managers	590
Plumbing and heating, ventilation, and air...	500
Surveyors	330
Building envelope specialists	300
Construction project managers	200
Labourers nec*	190
Plant mechanics/fitters	180
Civil engineers	170
Architects	170
Bricklayers	160
Plant operatives	150
Construction trades supervisors	120
Steel erectors/structural	110
Non–construction operatives	100
Painters and decorators	90
Plasterers and dry liners	90
Specialist building operatives not elsewhere...	90
Roofers	70
Scaffolders	70
Logistics	70
Floorers	60
Glaziers	60
Civil engineering operatives not elsewhere...	<10

Figure 3: Construction labour demand by occupation in 2023: commercial

2.1.4 Summary

- The labour demand arising from the construction spend in Camden peaks at about 20,750 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 7,850 people

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 2,930 people (1,100 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

  - Wood trades and interior fit-out trade: 810 people
  - Electrical trades and installation trades: 640 people
  - Plumbing and heating, ventilation, and air conditioning trades: 500 people.

Figure 4: EPC profile of commercial properties in Camden

2.2 Low carbon skills analysis

Figure 4 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Camden. Over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 60% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[4]

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 630 and 310 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 5.

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4.   Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

Legend: ■ 5-year period ■ 10-year period

Occupation	5-year	10-year
Plumbing and HVAC Trades	110	60
Scaffolders	70	40
Construction Trades supervisors	70	40
Roofers	70	30
Construction Project Managers	50	20
Electrical trades and installation	50	20
Building envelope specialists	50	20
Glaziers	40	20
Surveyors	40	20
Labourers nec*	30	10
Non-construction professional, technical, IT, and other office-based staff	20	10
Specialist building operatives nec*	10	<10
Floorers	10	<10
Painters and decorators	10	<10
Other construction process managers	10	<10
Senior, executive, and business process managers	<10	<10
Plant mechanics/fitters	<10	<10
Plasterers	<10	<10
Logistics	<10	<10
Architects	<10	<10
Plant operatives	<10	<10
Wood trades and interior fit-out	<10	<10

Figure 5: Low carbon skills demand by occupation: comparing delivery scenarios[5]

Under scenario 1 and 2, estimated low carbon skill needs could account, respectively, for up to 3% of the total construction labour demand over the 2023-27 period.

2.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 310 and 630 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

    - Plumbing and heating, ventilation, and air conditioning trades: 18% of the total demand
    - Scaffolders: 12% of the total demand
    - Construction trades supervisors: 11% of the total demand
    - Roofers: 11% of the total demand.

3. City of London

3.1 Construction labour demand

3.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across City of London over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

3.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[6] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 175 projects in City of London. Of these, 28 projects were removed due to missing dates. Also excluded were five duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 32 significant projects accounting for just over 93% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 4 shows the number of significant projects within the City of London area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 4: Key data for significant projects in City of London[7]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	150	16,610
Significant projects	32	15,487
Percentage within significant projects	21%	93%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 5 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 5: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	1,793	87%
Public non-housing	232	11%
Infrastructure	30	1%
New housing	2	0%
Total	2,057	100%

3.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 6 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 38,730 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 39,290 people.

Figure 6: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 7. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
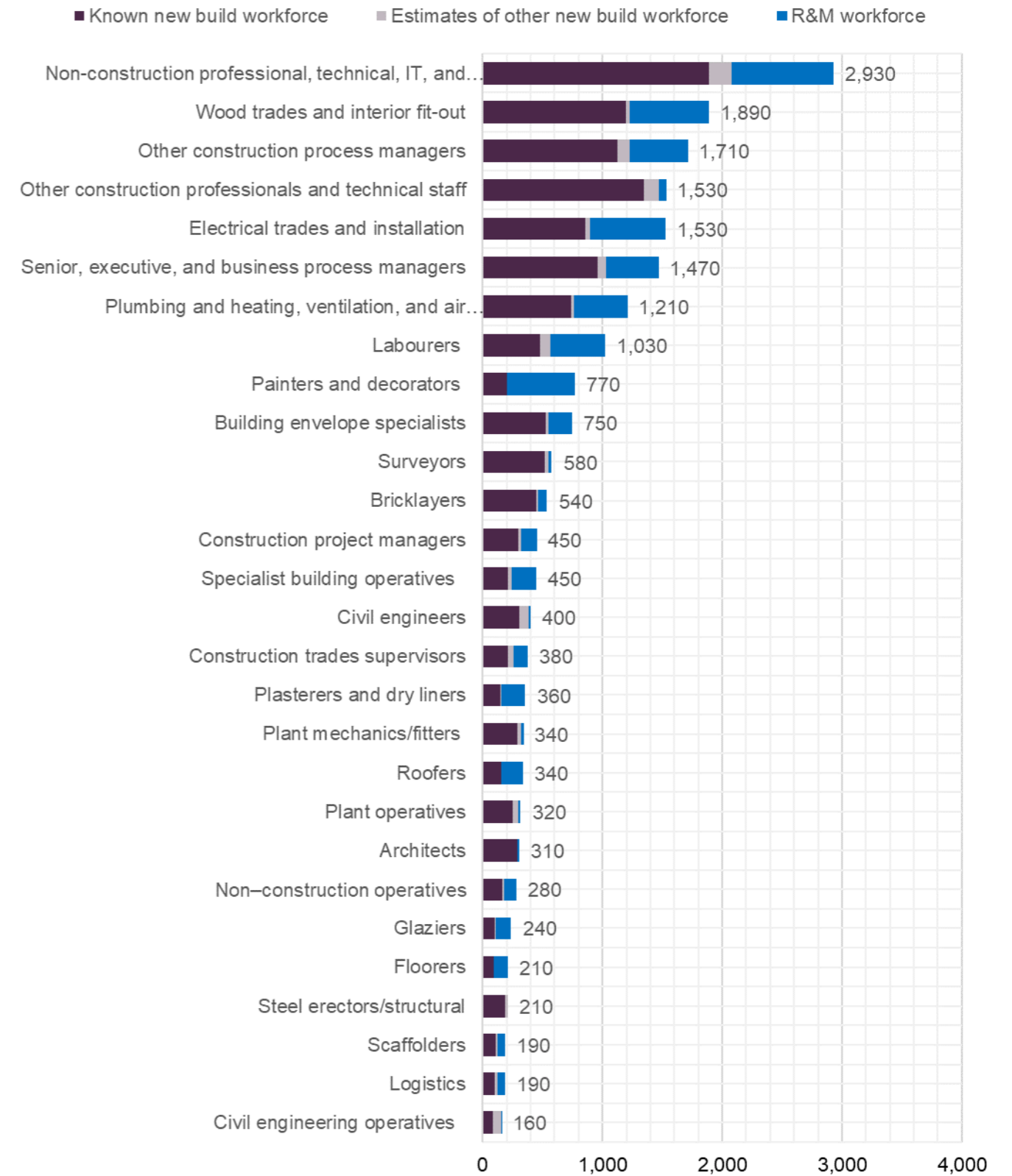

Figure 7: Construction labour demand by occupation in 2023

Table 6 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 6: Labour demand by work type in 2023[8]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	25,310	420	25,730	66%
Non-housing R&M	-	9,720	9,720	25%
Public non-housing	2,950	-	2,950	8%
Infrastructure	160	140	300	1%
New housing	20	-	20	0%
Housing R&M	10	-	10	0%
Private industrial	-	-	-	0%
Total	28,450	10,280	38,730	100%

The total labour demand for commercial work in 2023 is 25,730. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 8. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
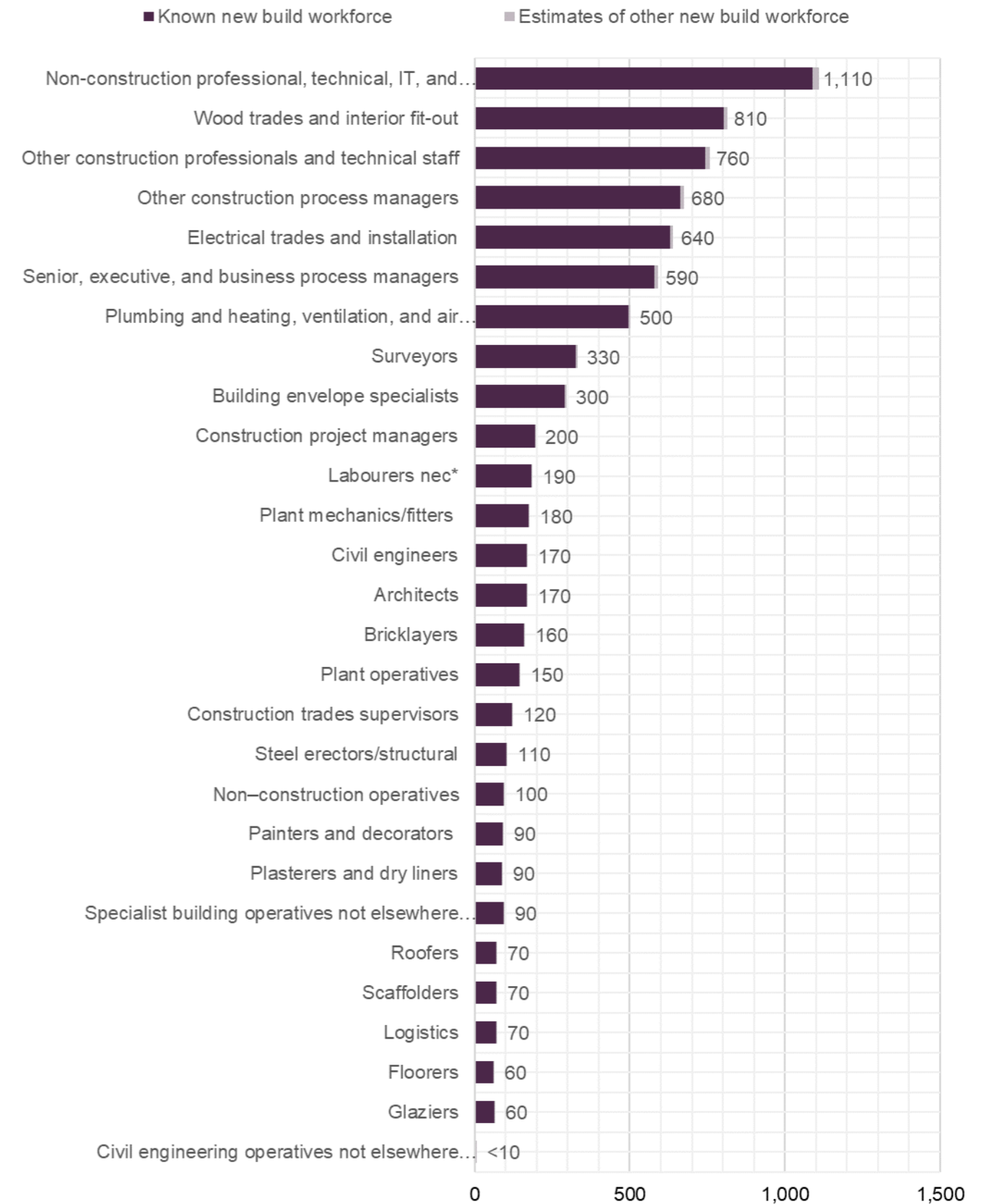

Figure 8: Construction labour demand by occupation in 2023: commercial

3.1.4 Summary

- The labour demand arising from the construction spend in City of London peaks at about 38,710 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 25,730 people

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 5,620 people (3,780 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 2,360 people
- Electrical trades and installation trades: 1,750 people
- Plumbing and heating, ventilation, and air conditioning trades: 1,410 people.

3.2 Low carbon skills analysis

Figure 9 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in City of London. Approximately 50% of the properties which have EPCs lodged since 2013 have a rating D and below. We have estimated that the lodged EPCs cover all commercial properties in the borough's stock. This is based on the number of commercial buildings in the borough[9] and the number of EPCs lodged since 2013.
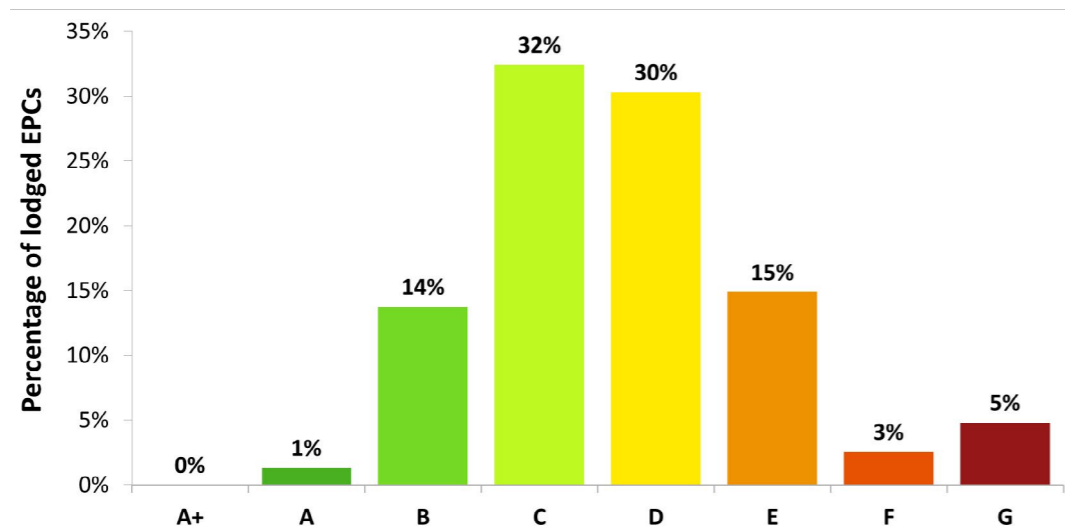

Figure 9: EPC profile of commercial properties in City of London

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 570 and 280 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 10.
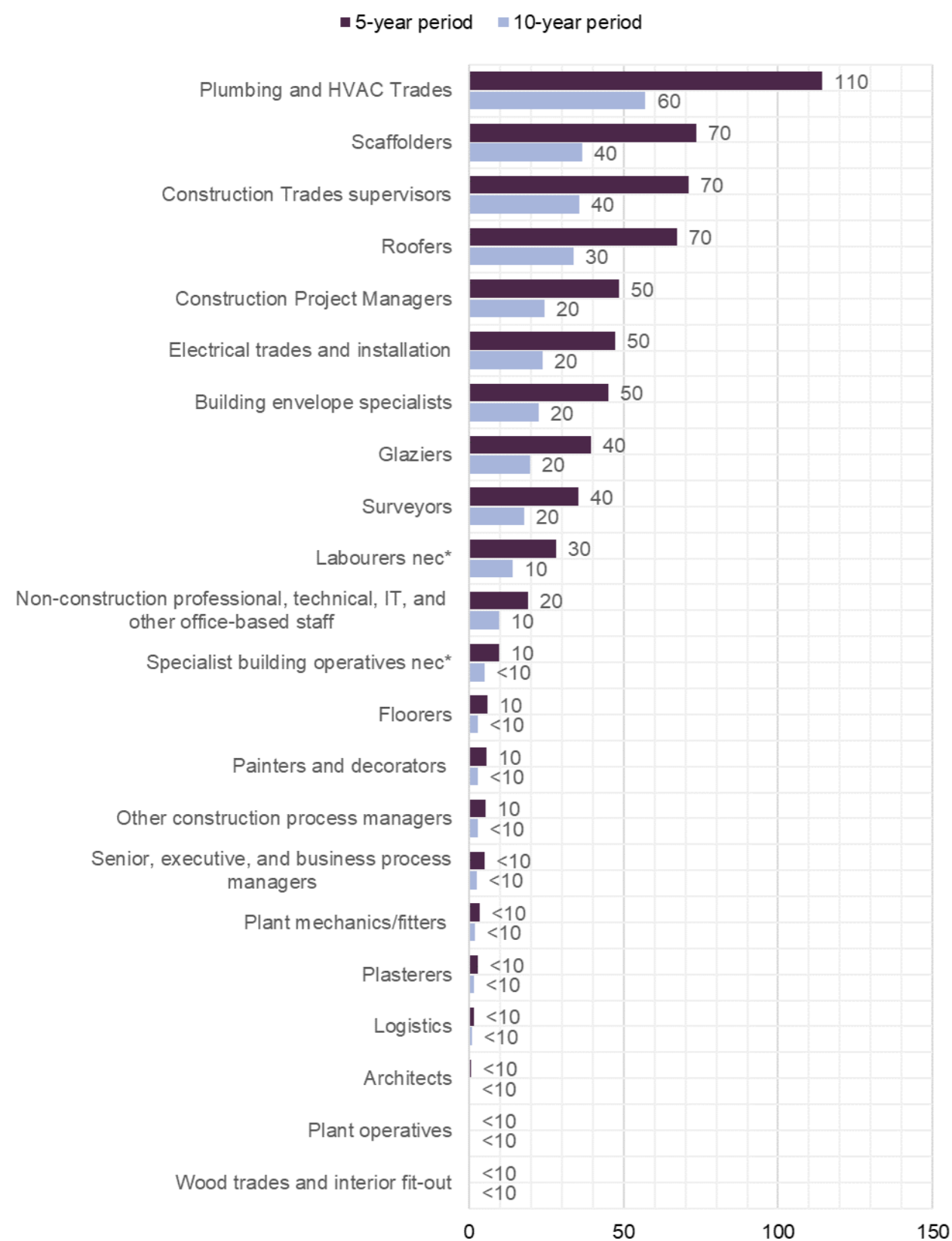

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9.   Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

Figure 10: Low carbon skills demand by occupation: comparing delivery scenarios[10]

Chart legend: ■ 5-year period ■ 10-year period

Occupation	5-year period	10-year period
Plumbing and HVAC Trades	100	50
Scaffolders	70	40
Construction Trades supervisors	70	40
Roofers	70	30
Construction Project Managers	50	30
Electrical trades and installation	50	20
Glaziers	40	20
Surveyors	30	20
Labourers nec*	20	10
Building envelope specialists	20	10
Non-construction professional, technical, IT, and other office-based staff	20	10
Specialist building operatives nec*	10	<10
Other construction process managers	<10	<10
Painters and decorators	<10	<10
Senior, executive, and business process managers	<10	<10
Floorers	<10	<10
Plant mechanics/fitters	<10	<10
Plasterers	<10	<10
Logistics	<10	<10
Architects	<10	<10
Plant operatives	<10	<10
Wood trades and interior fit-out	<10	<10

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 1% of the total construction labour demand over the 2023-27 period.

3.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 280 and 570 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 18% of the total demand
  - Scaffolders: 12% of the total demand
  - Construction trades supervisors: 12% of the total demand
  - Roofers: 12% of the total demand.

4. Hackney

4.1 Construction labour demand

4.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Hackney over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

4.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[11] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 141 projects in Hackney. Of these, 33 projects were removed due to missing dates along with two projects which was clearly identified as a consultancy project. Also excluded were five duplicate projects and three projects with missing information.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 22 significant projects accounting for just over 90% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 7 shows the number of significant projects within the Hackney area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 7: Key data for significant projects in Hackney[12]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	98	3,726
Significant projects	22	3,360
Percentage within significant projects	22%	90%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 8 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 8: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	575	70%
New housing	214	26%
Public non-housing	22	3%
Private industrial	6	1%
Infrastructure	2	0%
Total	819	100%

4.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 11 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 14,350 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 14,560 people.
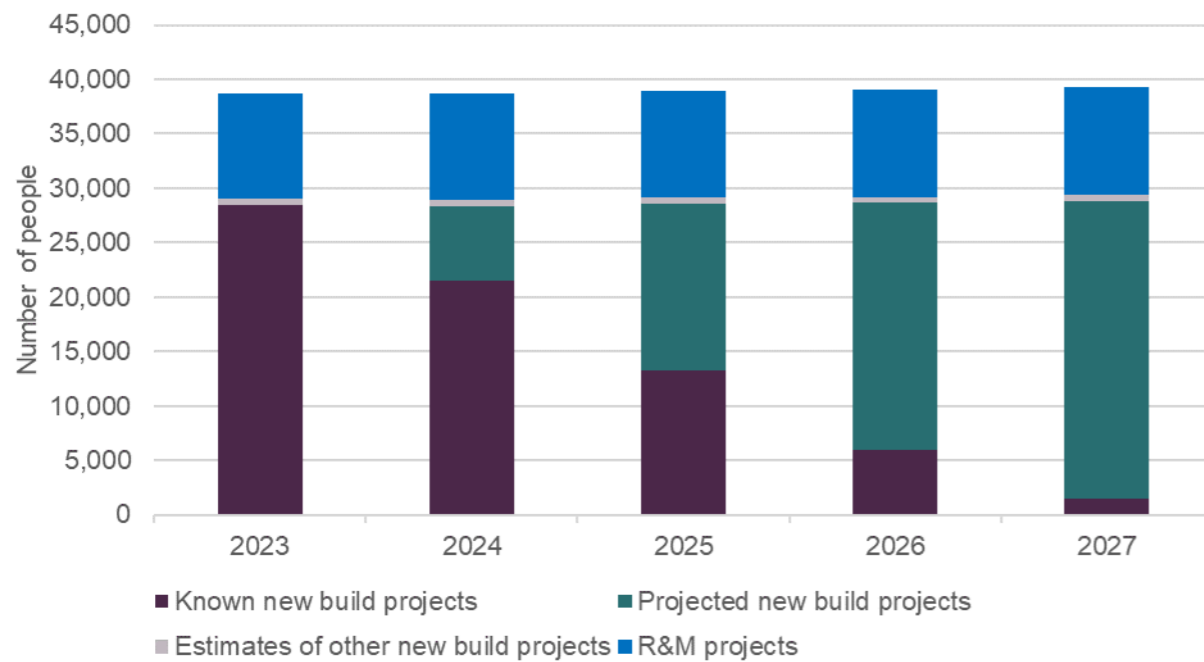

Figure 11: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 12. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
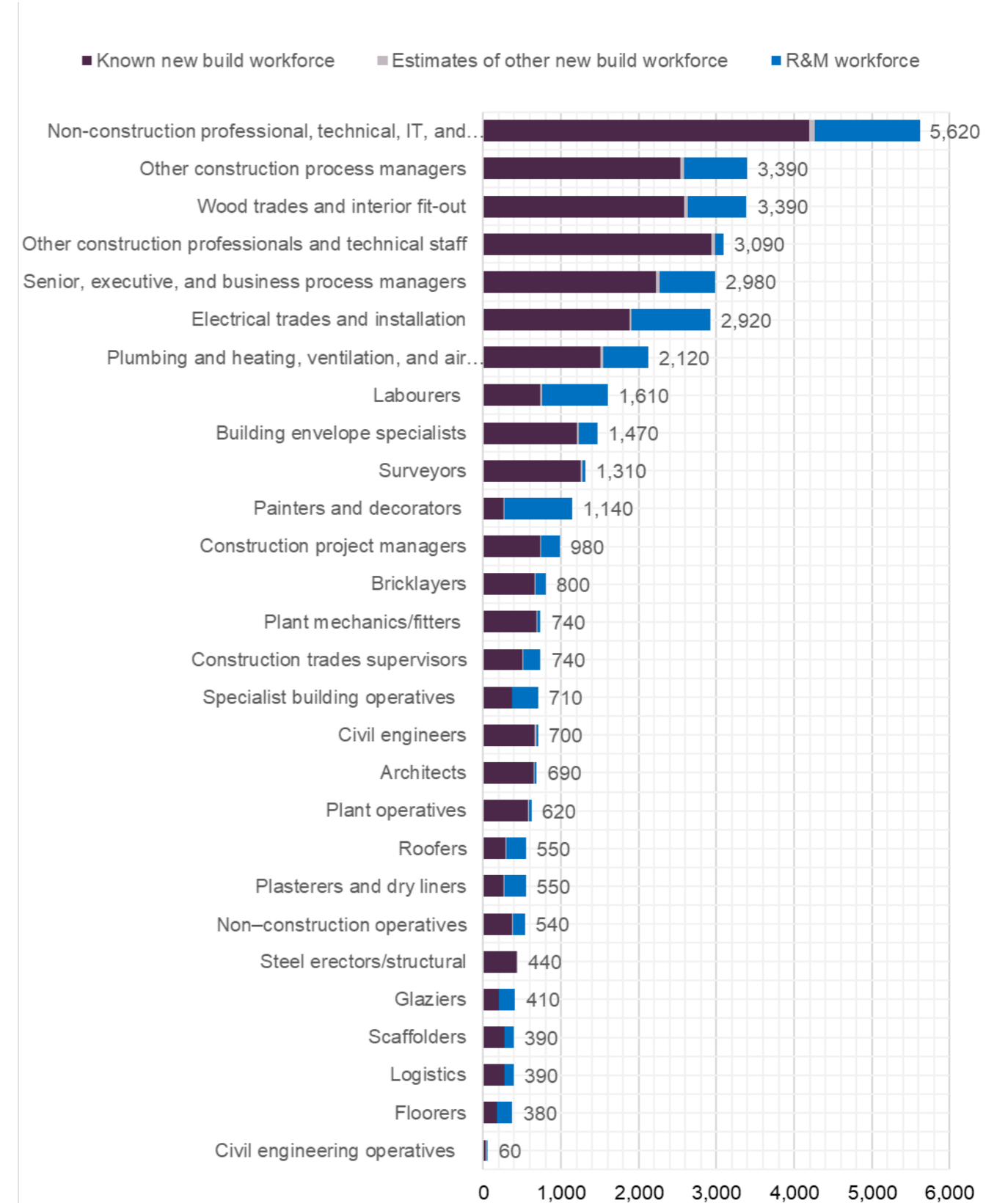

Figure 12: Construction labour demand by occupation in 2023

Table 9 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 9: Labour demand by work type in 2023[13]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	8,180	130	8,310	58%
Non-housing R&M	-	2,850	2,850	20%
New housing	1,820	-	1,820	13%
Housing R&M	940	-	940	7%
Public non-housing	310	-	310	2%
Private industrial	90	10	100	1%
Infrastructure	20	10	30	0%
Total	11,360	3,000	14,350	100%

The total labour demand for commercial work in 2023 is 8,310. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 13.

This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
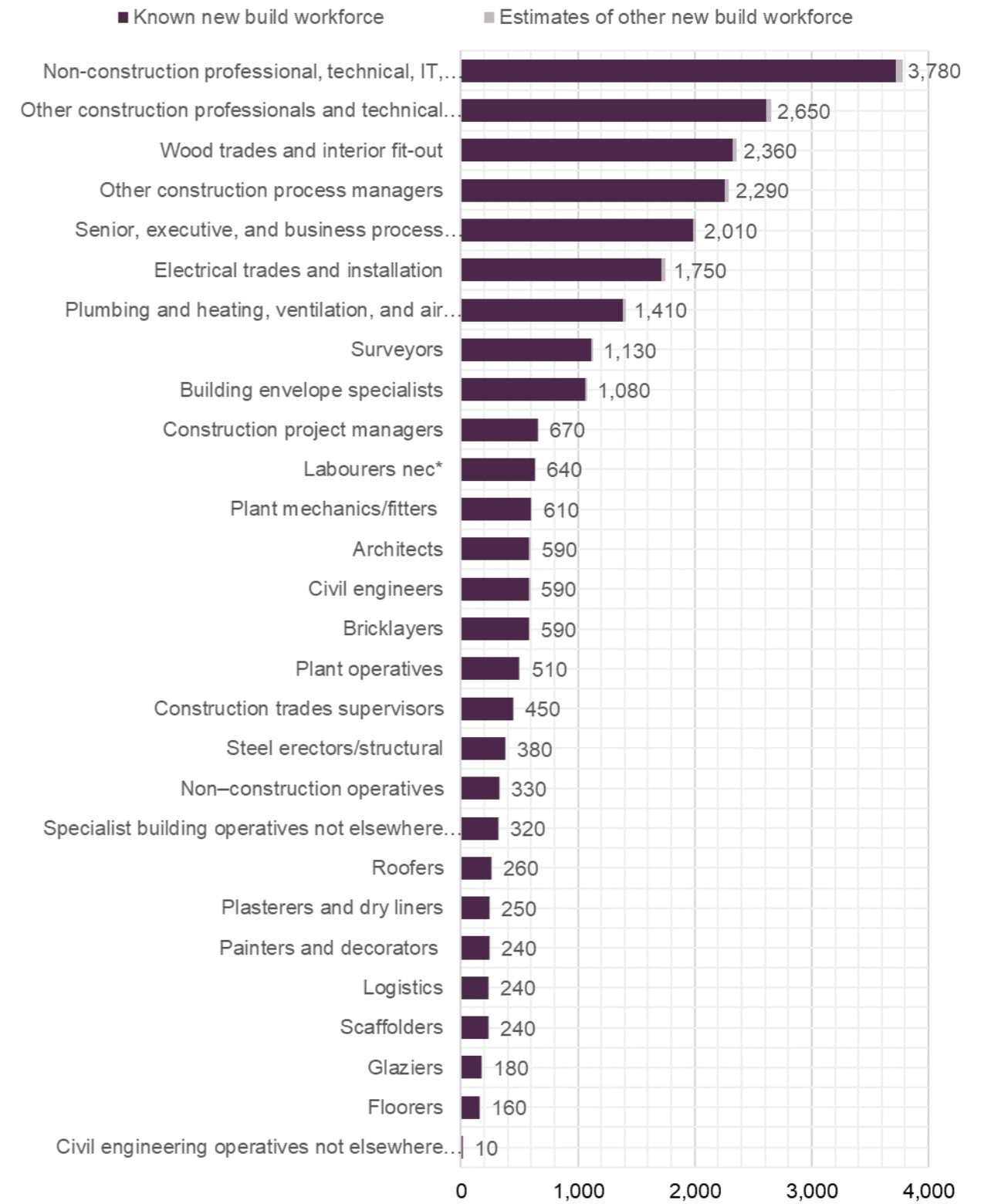

Figure 13: Construction labour demand by occupation in 2023: commercial

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4.1.4 Summary

- The labour demand arising from the construction spend in Hackney peaks at about 14,350 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 8,310 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of **1,990** people (1,190 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 800 people

- Electrical trades and installation trades: 610 people

- Plumbing and heating, ventilation, and air conditioning trades: 520 people.

4.2 Low carbon skills analysis

Figure 14 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Hackney. Over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 65% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[14]

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. By way of example, we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the wider construction demand analysis which focussed on the 2023-27 5-year period.

- **Scenario 2:** a less ambitious scenario whereby the suggested interventions are delivered over a 10-year period spanning from 2023 to 2032.

We estimated that the total demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 220 and 110 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 15.

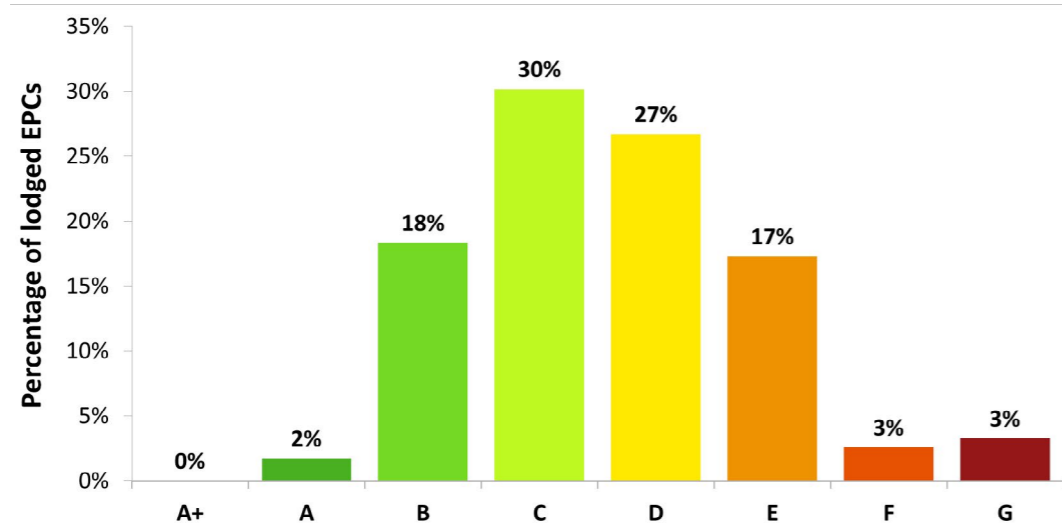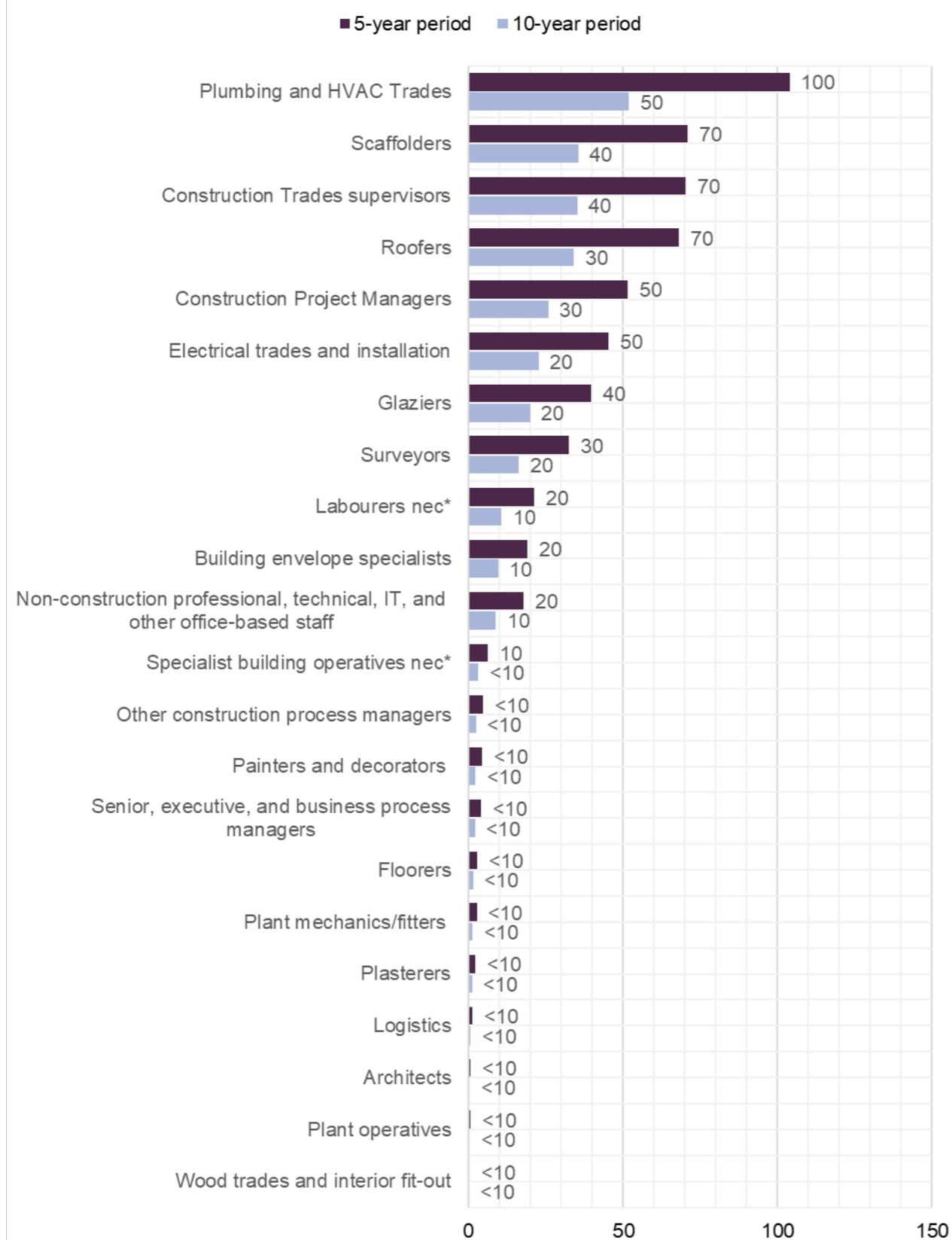**Figure 14:** EPC profile of commercial properties in Hackney

14. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

5-year period ■ **10-year period**

Occupation	5-year	10-year
Plumbing and HVAC Trades	50	20
Scaffolders	20	10
Construction Trades supervisors	20	10
Roofers	20	10
Electrical trades and installation	20	10
Building envelope specialists	20	10
Construction Project Managers	20	10
Glaziers	10	10
Surveyors	10	10
Labourers nec*	10	<10
Non-construction professional, technical, IT, and other office-based staff	10	<10
Specialist building operatives nec*	<10	<10
Painters and decorators	<10	<10
Plant mechanics/fitters	<10	<10
Senior, executive, and business process managers	<10	<10
Plasterers	<10	<10
Other construction process managers	<10	<10
Floorers	<10	<10
Logistics	<10	<10
Architects	<10	<10
Plant operatives	<10	<10
Wood trades and interior fit-out	<10	<10

Figure 15: Low carbon skills demand by occupation: comparing delivery scenarios[15]

Under scenario 1 and 2, estimated low carbon skill needs could account, for up to 2% of the total construction labour demand over the 2023-27 period.

4.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 110 and 220 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 22% of the total demand
  - Scaffolders: 10% of the total demand
  - Construction trades supervisors: 10% of the total demand
  - Roofers: 9% of the total demand.

5. Haringey

5.1 Construction labour demand

5.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Haringey over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

5.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[16] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 101 projects in Haringey. Of these, 6 projects were removed due to missing dates. Also excluded were nine duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 26 significant projects accounting for just under 81% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 10 shows the number of significant projects within the Haringey area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 10: Key data for significant projects in Haringey [17]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	86	742
Significant projects	26	600
Percentage within significant projects	30%	81%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 11 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 11: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
New housing	101	56%
Private commercial	45	25%
Infrastructure	21	12%
Public non-housing	12	7%
Total	179	100%

Figure 16: Total construction labour demand including estimates for both R&M and estimates of other work

5.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 16 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 2,730 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 2,780 people.
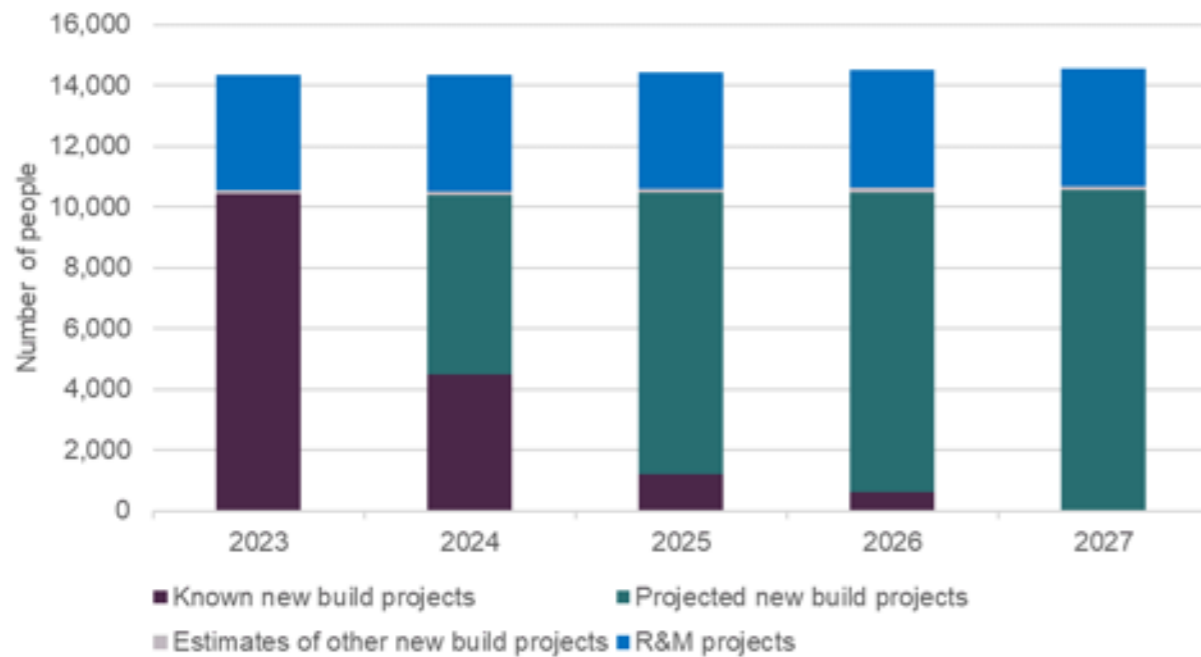
For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 17. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
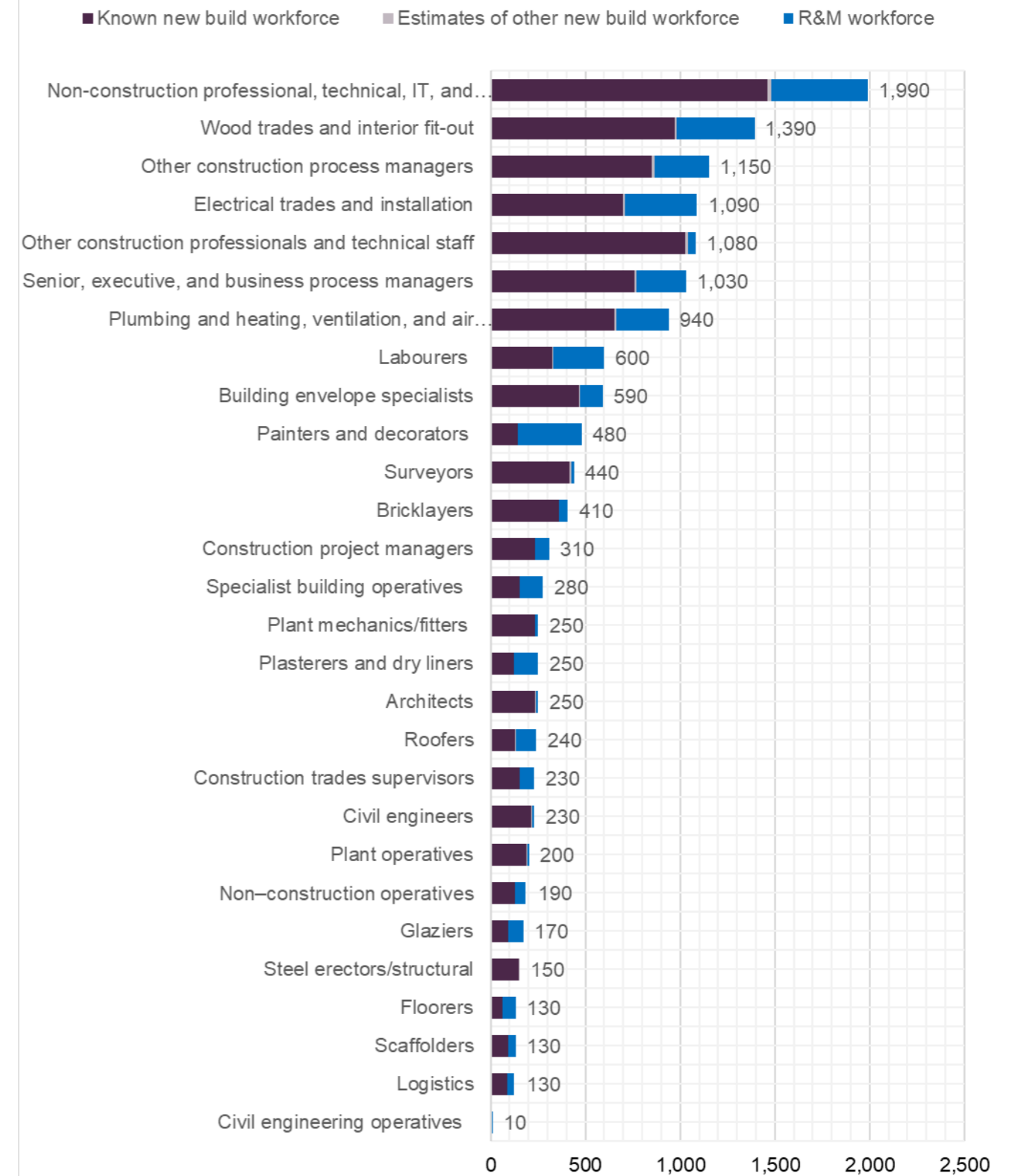

Figure 17: Construction labour demand by occupation in 2023

Table 12 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 12: Labour demand by work type in 2023[18]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
New housing	860	-	860	31%
Private commercial	600	10	610	22%
Housing R&M	90	360	450	16%
Non-housing R&M	-	440	440	16%
Infrastructure	120	100	220	8%
Public non-housing	170	-	170	6%
Private industrial	-	-	-	0%
Total	1,840	910	2,730	100%

The total labour demand for commercial work in 2023 is 610. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 18. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
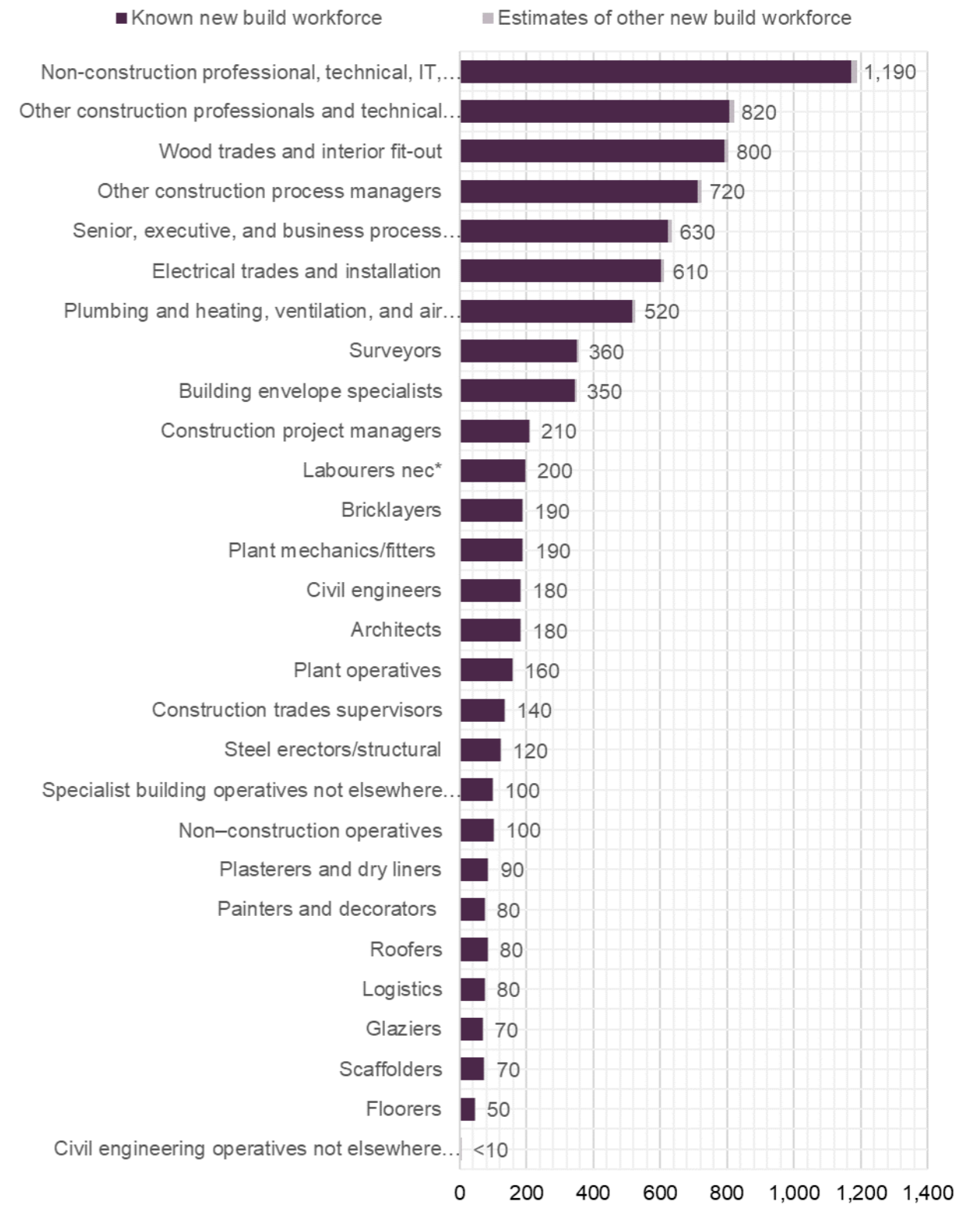

Figure 18: Construction labour demand by occupation in 2023: commercial

5.1.4 Summary

- The labour demand arising from the construction spend in Haringey peaks at about 2,730 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 610 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 370 people (80 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

  - Wood trades and interior fit-out trade: 70 people
  - Electrical trades and installation trades: 60 people
  - Plumbing and heating, ventilation, and air conditioning trades: 40 people.

5.2 Low carbon skills analysis

Figure 19 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Haringey. Over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 69% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[19]
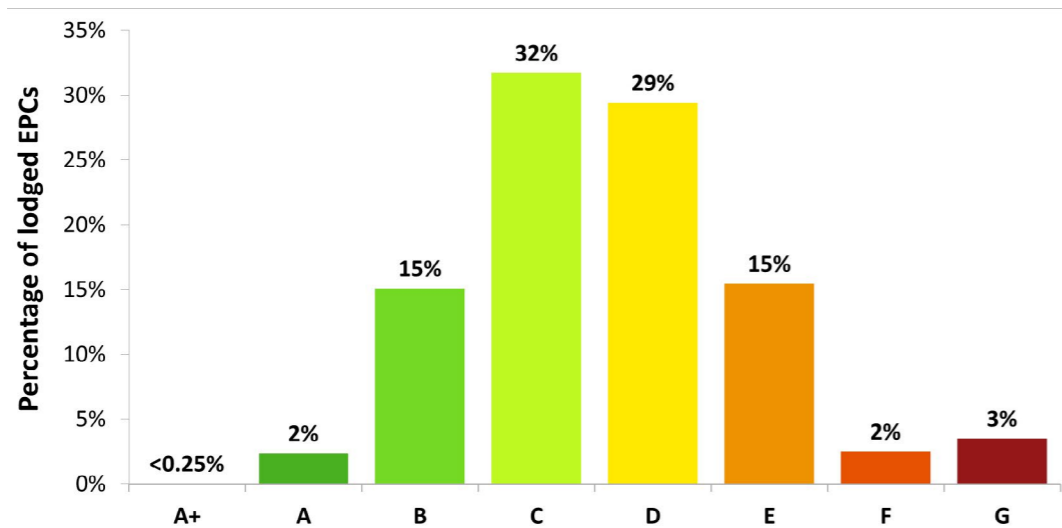
The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 110 and 60 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 20.

Figure 19: EPC profile of commercial properties in Haringey

19.   Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework
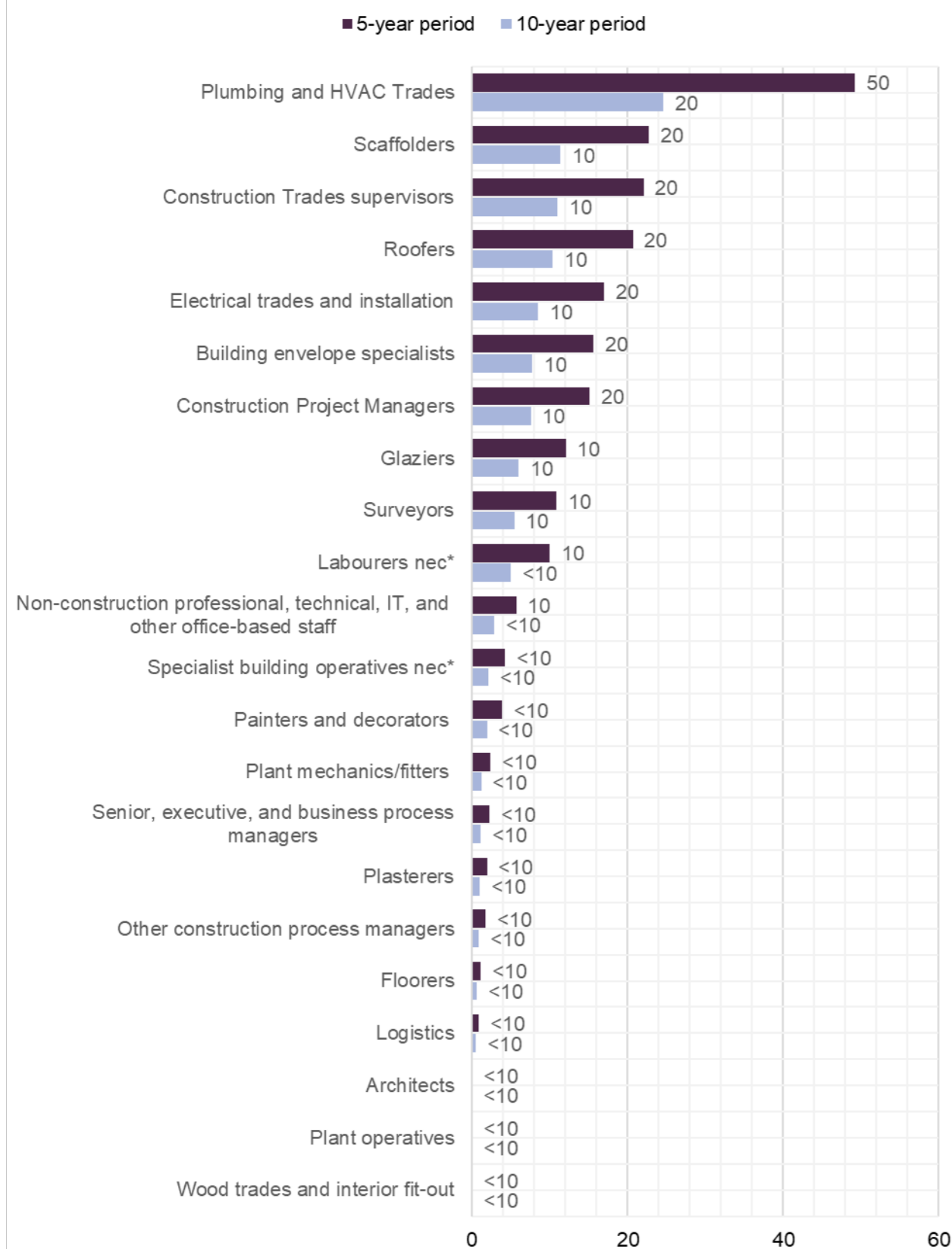
Figure 20: Low carbon skills demand by occupation: comparing delivery scenarios[20]

Legend: ■ 5-year period ■ 10-year period

Occupation	5-year	10-year
Plumbing and HVAC Trades	30	20
Scaffolders	10	<10
Building envelope specialists	10	<10
Construction Trades supervisors	10	<10
Electrical trades and installation	10	<10
Roofers	10	<10
Glaziers	10	<10
Surveyors	10	<10
Construction Project Managers	10	<10
Labourers nec*	<10	<10
Specialist building operatives nec*	<10	<10
Non-construction professional, technical, IT, and other office-based staff	<10	<10
Painters and decorators	<10	<10
Plant mechanics/fitters	<10	<10
Senior, executive, and business process managers	<10	<10
Other construction process managers	<10	<10
Plasterers	<10	<10
Floorers	<10	<10
Logistics	<10	<10
Architects	<10	<10
Plant operatives	<10	<10
Wood trades and interior fit-out	<10	<10

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 4% of the total construction labour demand over the 2023-27 period.

5.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 110 and 60 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 28% of the total demand

  - Scaffolders: 8% of the total demand

  - Building envelope specialists: 8% of the total demand

  - Construction trades supervisors: 8% of the total demand.

6. Islington

6.1 Construction labour demand

6.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Islington over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

6.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[21] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 154 projects in Islington. Of these, 17 projects were removed due to missing dates along with two projects which was clearly identified as a consultancy project. Also excluded were four duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 24 significant projects accounting for just under 88% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 13 shows the number of significant projects within the Islington area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 13: Key data for significant projects in Islington[22]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	131	6,969
Significant projects	24	6,108
Percentage within significant projects	18%	88%

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20. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework

21. The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.

22. The values in this table are the values from the Glenigan pipeline to which the construction element percentage has been applied and thus reflect the adjusted values of infrastructure projects values to distinguish between construction and engineering construction.

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 14 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 14: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	302	50%
New housing	212	35%
Infrastructure	57	9%
Public non-housing	36	6%
Private industrial	3	0%
Total	610	100%

Figure 21: Total construction labour demand including estimates for both R&M and estimates of other work

6.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 21 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 9,720 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 9,870 people.

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 22. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
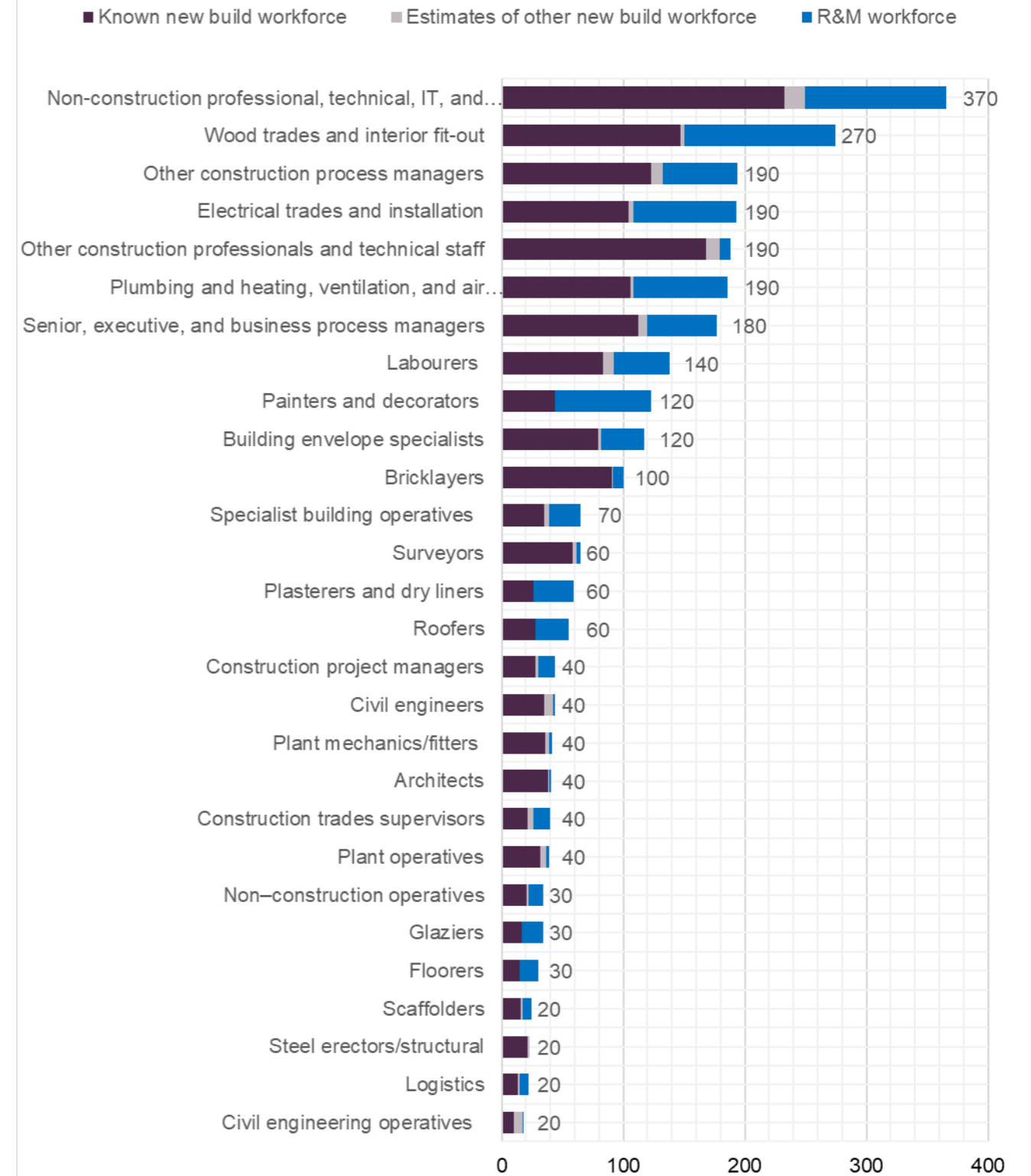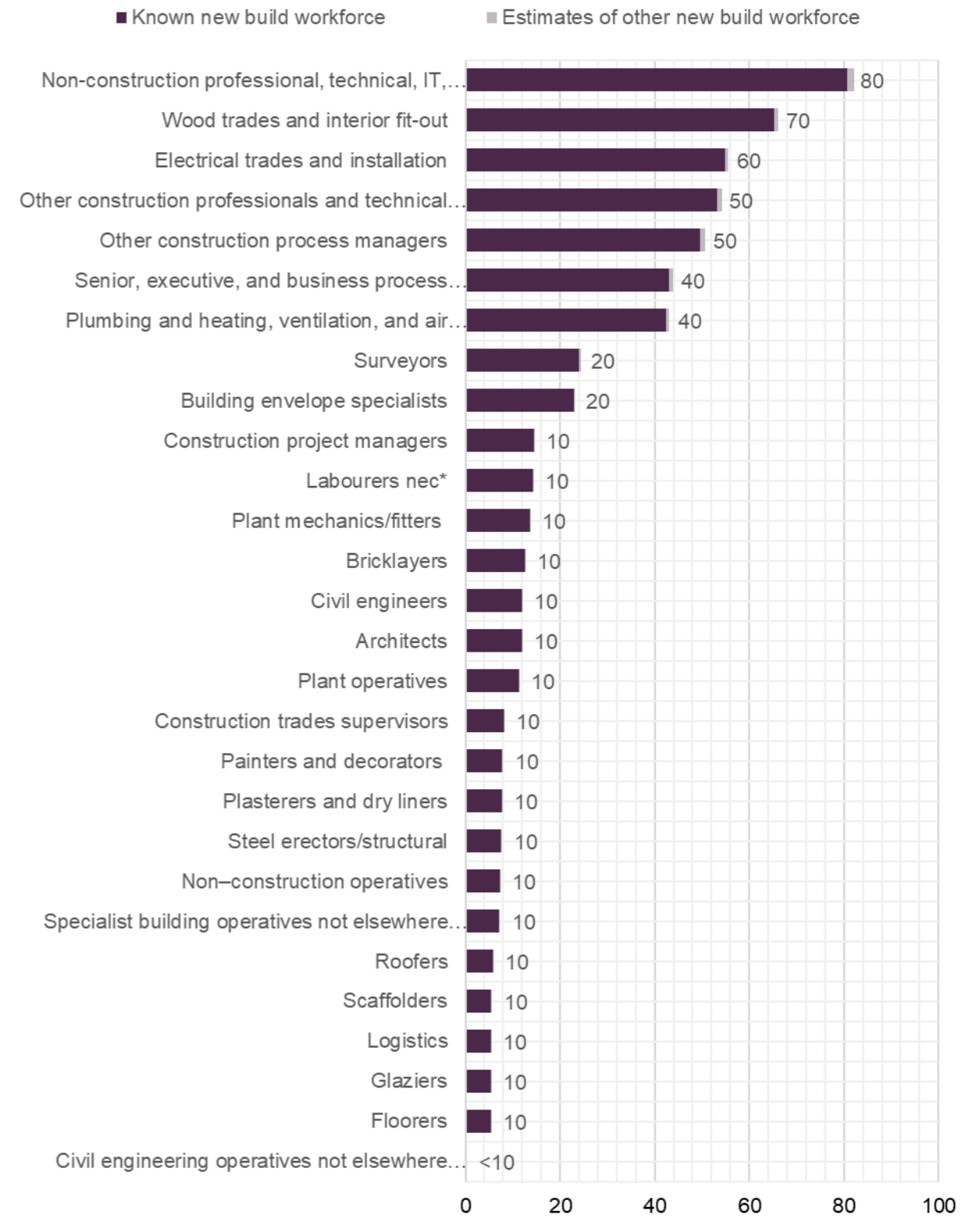

Figure 22: Construction labour demand by occupation in 2023

Table 15 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 15: Labour demand by work type in 2023[23]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	3,800	70	3,870	40%
Non-housing R&M	-	2,070	2,070	21%
New housing	1,640	-	1,640	17%
Housing R&M	940	-	940	10%
Infrastructure	400	260	660	7%
Public non-housing	500	-	500	5%
Private industrial	40	-	40	0%
Total	7,320	2,400	9,720	100%

The total labour demand for commercial work in 2023 is 3,870. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 23. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.

■ Known new build workforce   ■ Estimates of other new build workforce

Occupation	Value
Non-construction professional, technical, IT,...	530
Wood trades and interior fit-out	420
Electrical trades and installation	350
Other construction professionals and technical...	350
Other construction process managers	330
Senior, executive, and business process...	280
Plumbing and heating, ventilation, and air...	270
Surveyors	160
Building envelope specialists	140
Construction project managers	100
Labourers nec*	90
Plant mechanics/fitters	90
Civil engineers	80
Architects	80
Bricklayers	70
Plant operatives	70
Construction trades supervisors	60
Painters and decorators	50
Non–construction operatives	50
Plasterers and dry liners	50
Specialist building operatives not elsewhere...	50
Steel erectors/structural	40
Scaffolders	40
Roofers	30
Logistics	30
Floorers	30
Glaziers	30
Civil engineering operatives not elsewhere...	<10

Figure 23: Construction labour demand by occupation in 2023: commercial

23. Due to rounding totals might not correspond to the sum of the parts.

6.1.4 Summary

- The labour demand arising from the construction spend in Islington peaks at about 9,720 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 3,780 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 1,320 people (530 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

  - Wood trades and interior fit-out trade: 420 people
  - Electrical trades and installation trades: 350 people
  - Plumbing and heating, ventilation, and air conditioning trades: 270 people.

6.2 Low carbon skills analysis

Figure 24 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Islington. Just under 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 54% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[24]

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 360 and 180 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 25.
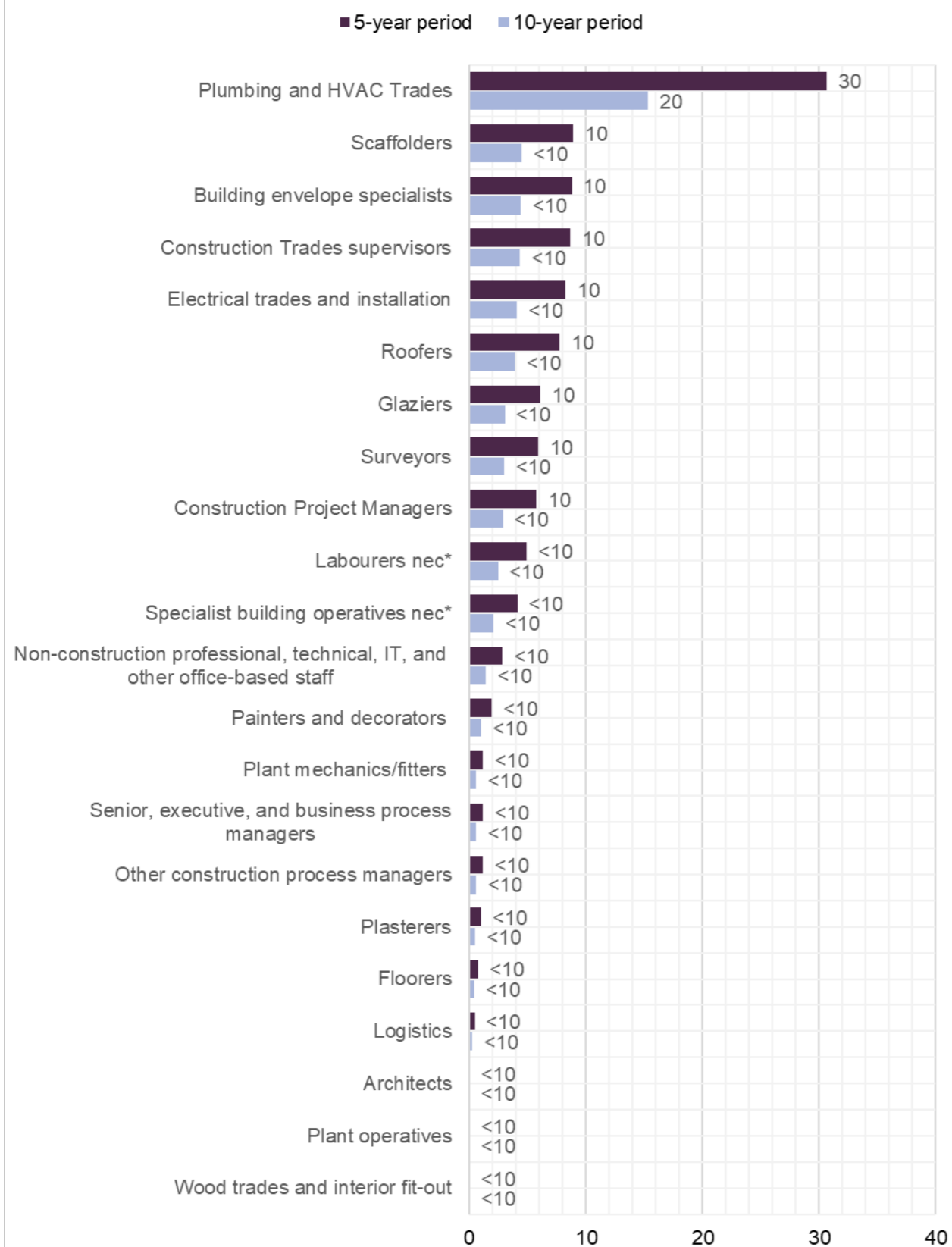

Figure 24: EPC profile of commercial properties in Islington

Figure 25: Low carbon skills demand by occupation: comparing delivery scenarios[24]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 4% of the total construction labour demand over the 2023-27 period.

6.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 360 and 180 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 18% of the total demand
  - Scaffolders: 12% of the total demand
  - Construction trades supervisors: 11% of the total demand
  - Roofers: 11% of the total demand.

7. Kensington and Chelsea

7.1 Construction labour demand

7.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Kensington and Chelsea over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

7.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[26] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 119 projects in Kensington and Chelsea. Of these, 15 projects were removed due to missing dates along with one project which was clearly identified as a consultancy project. Also excluded were five duplicate projects and one project with missing information.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 24 significant projects accounting for just over 82% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 16 shows the number of significant projects within the Kensington and Chelsea area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 16: Key data for significant projects in Kensington and Chelsea[27]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	97	1,415
Significant projects	24	1,163
Percentage within significant projects	25%	82%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 17 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 17: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
New housing	97	39%
Private commercial	90	36%
Public non-housing	35	14%
Infrastructure	29	12%
Total	251	100%

7.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 26 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 4,130 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 4,200 people.
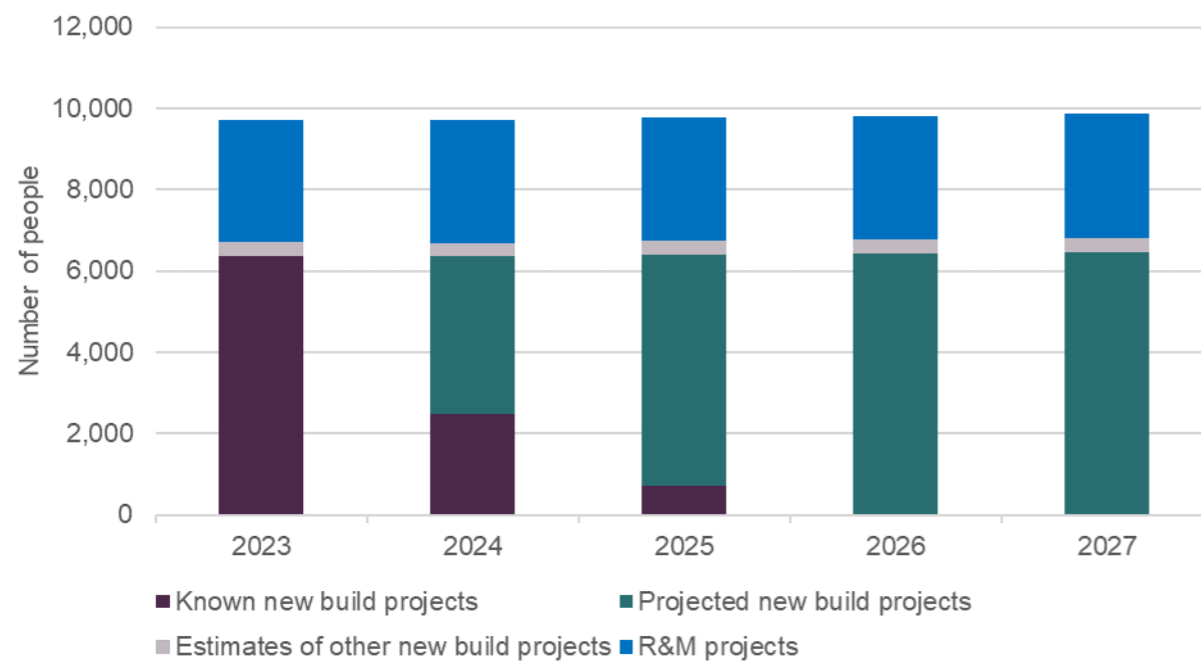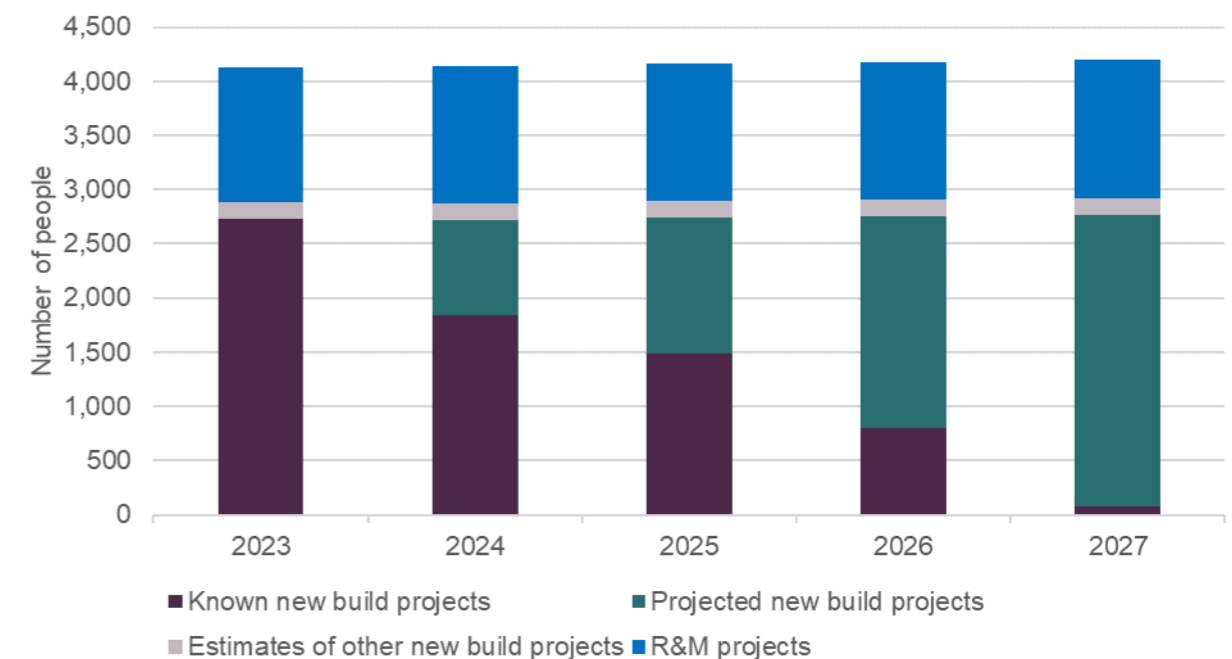
Figure 26: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 27. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
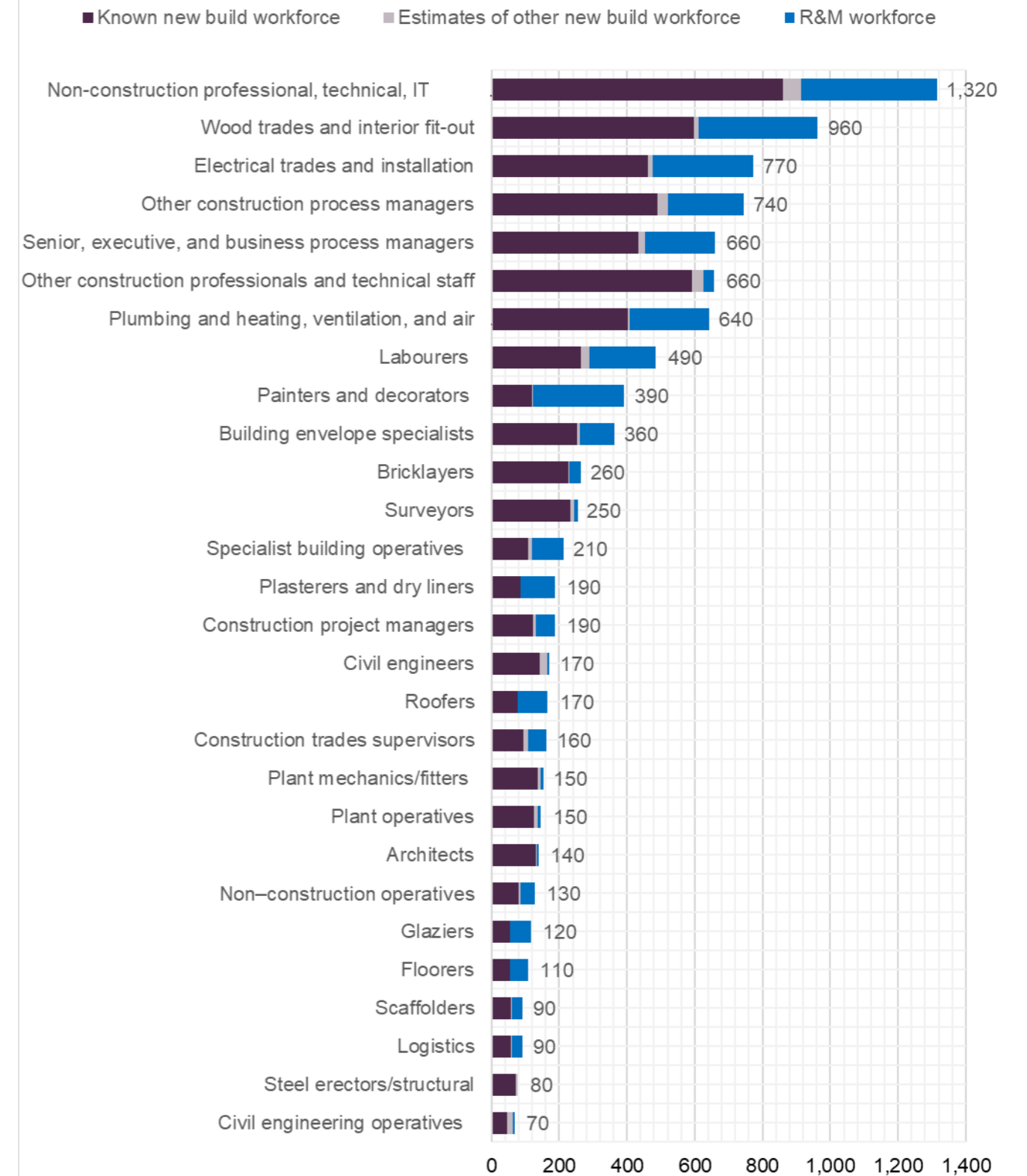
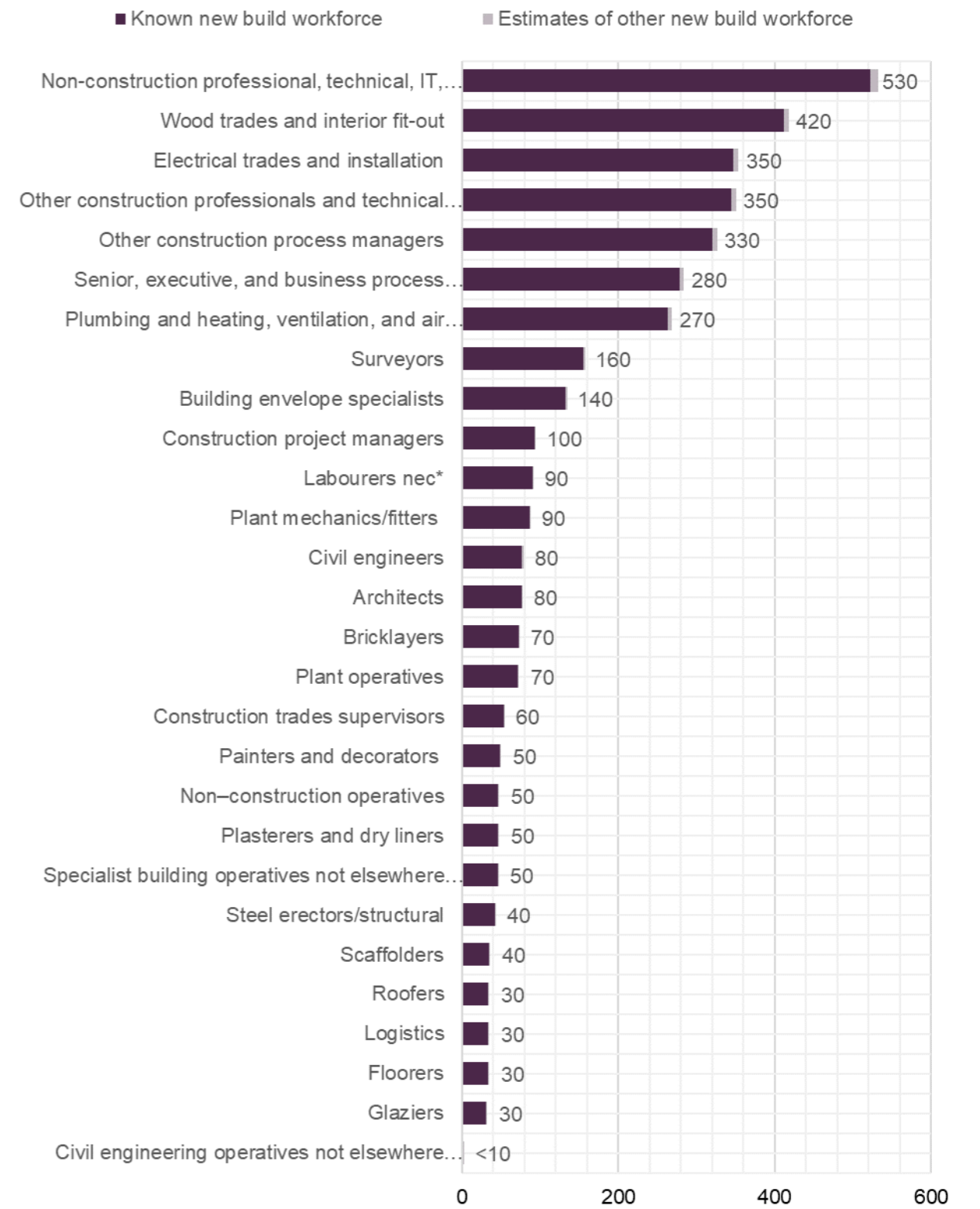Table 18 shows the labour demand generated by the known projects and the estimates of other work in 2023.
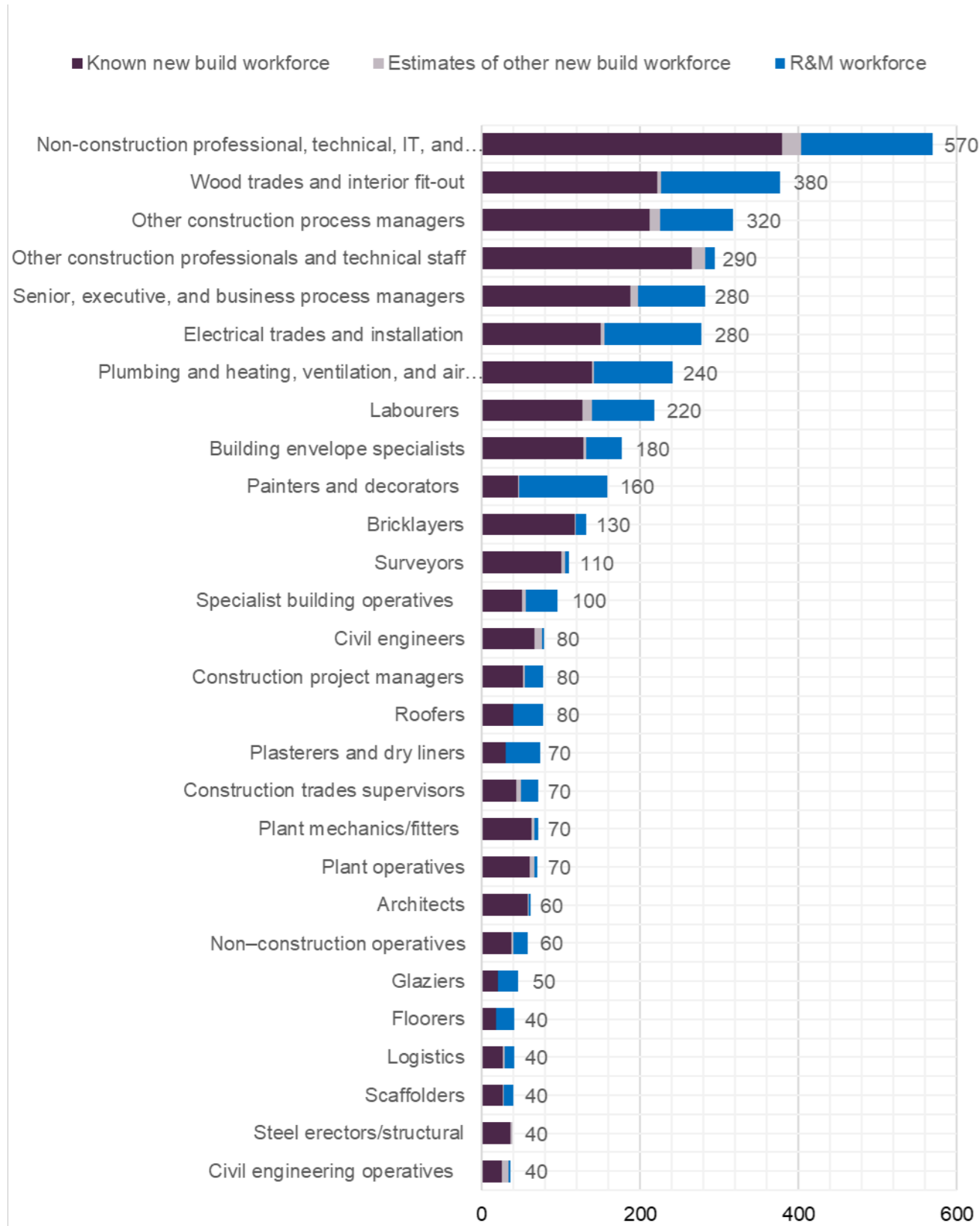
Figure 27: Construction labour demand by occupation in 2023

Table 18: Labour demand by work type in 2023[28]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	1,240	20	1,260	31%
Non-housing R&M	-	820	820	20%
New housing	810	-	810	20%
Public non-housing	470	-	470	11%
Housing R&M	430	-	430	10%
Infrastructure	210	130	340	8%
Private industrial	-	-	-	0%
Total	3,160	970	4,130	100%

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28.   Due to rounding totals might not correspond to the sum of the parts.

The total labour demand for commercial work in 2023 is 1,260. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 28. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.

Figure 28: Construction labour demand by occupation in 2023: commercial

7.1.4 Summary

- The labour demand arising from the construction spend in Kensington and Chelsea peaks at about 4,130 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 1,260 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 570 people (180 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 120 people
- Electrical trades and installation trades: 90 people
- Plumbing and heating, ventilation, and air conditioning trades: 70 people.

7.2 Low carbon skills analysis

Figure 29 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Kensington and Chelsea. Just under 55% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 65% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[29]
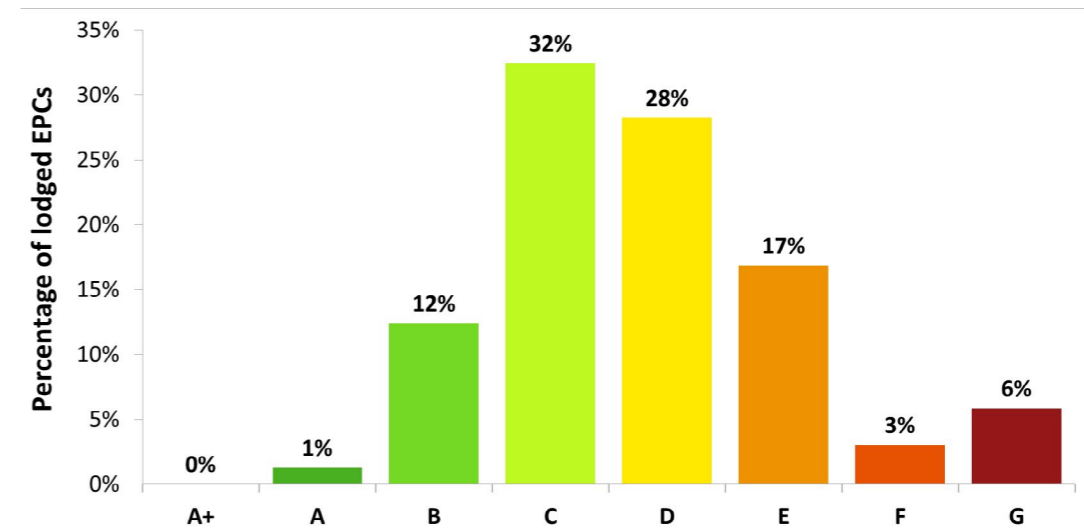
Figure 29: EPC profile of commercial properties in Kensington and Chelsea

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.
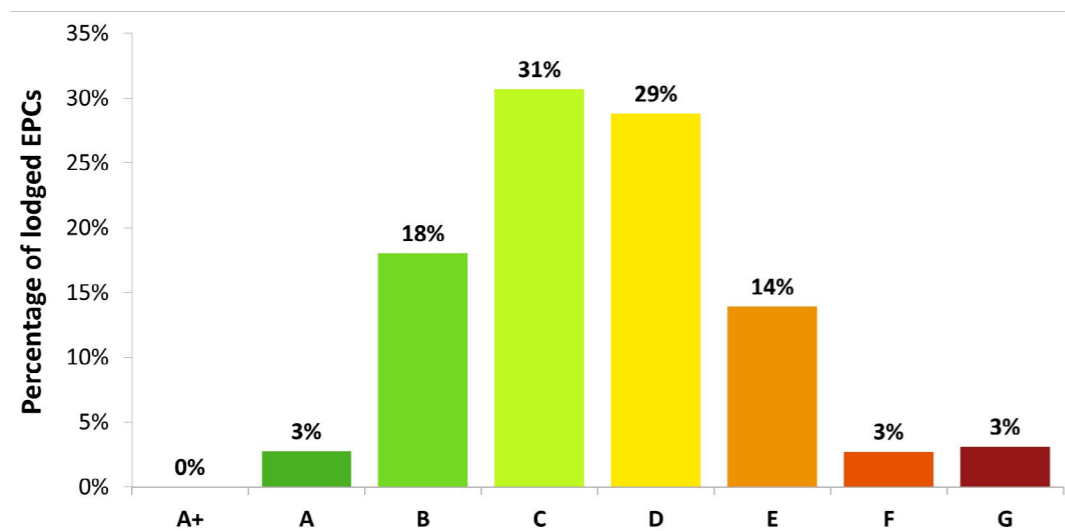
29. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 210 and 110 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 30.
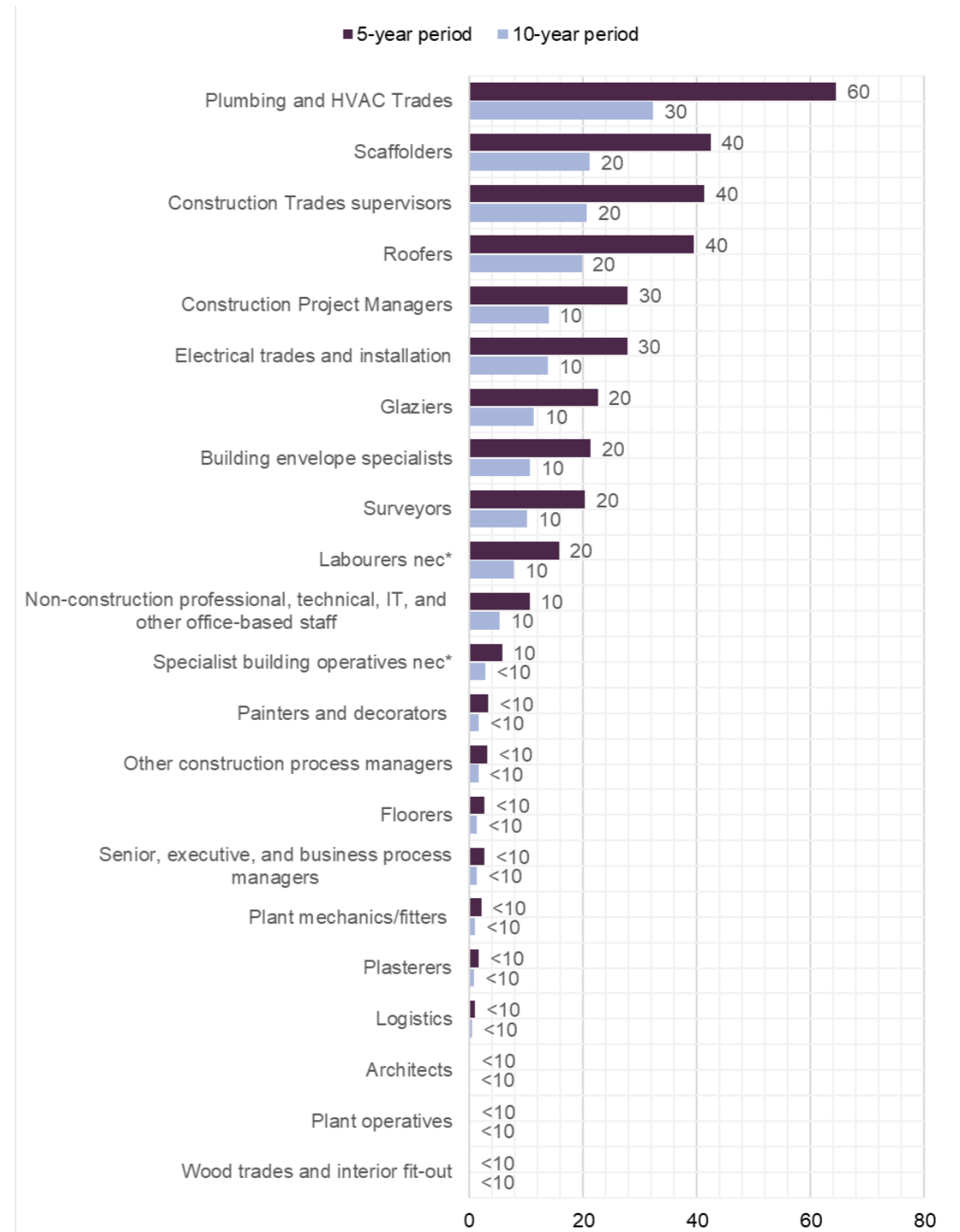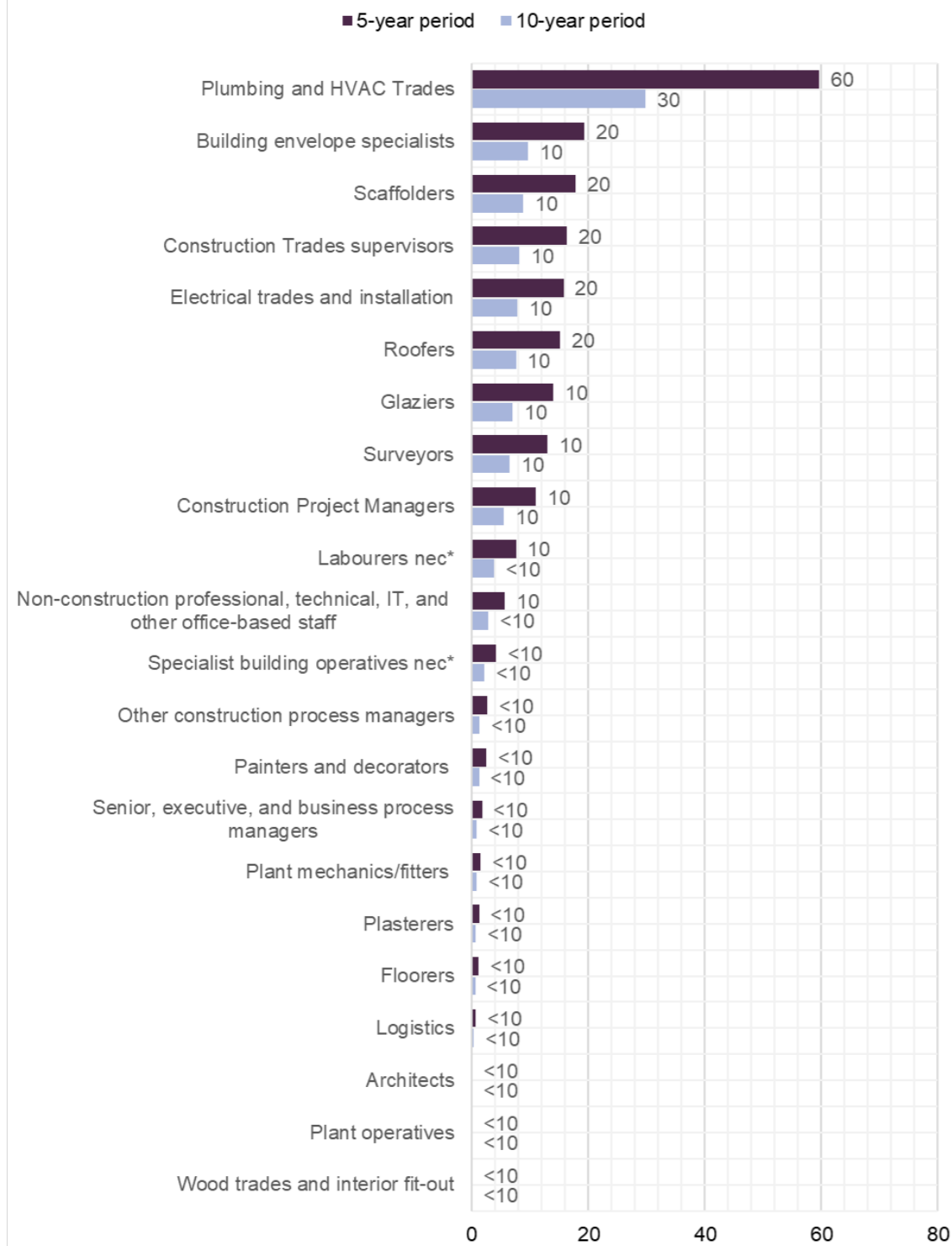

Figure 30: Low carbon skills demand by occupation: comparing delivery scenarios[30]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 5% of the total construction labour demand over the 2023-27 period.

7.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 210 and 110 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 28% of the total demand
  - Building envelope specialists: 9% of the total demand
  - Scaffolders: 8% of the total demand
  - Construction trades supervisors: 8% of the total demand.

8. Lambeth

8. 1 Construction labour demand

8.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Lambeth over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

8.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[31] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 178 projects in Lambeth. Of these, 28 projects were removed due to missing dates along with three projects which was clearly identified as consultancy projects. Also excluded were four duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 22 significant projects accounting for just under 91% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 19 shows the number of significant projects within the Lambeth area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 19: Key data for significant projects in Lambeth[32]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	143	6,302
Significant projects	22	5,726
Percentage within significant projects	15%	91%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 20 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

30. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

31. The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.

32. The values in this table are the values from the Glenigan pipeline to which the construction element percentage has been applied and thus reflect the adjusted values of infrastructure projects values to distinguish between construction and engineering construction.

Table 20: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	535	54%
New housing	311	31%
Public non-housing	85	9%
Infrastructure	46	5%
Private industrial	11	1%
Total	988	100%

8.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 31 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 15,990 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 16,230 people.

Figure 31: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 32. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
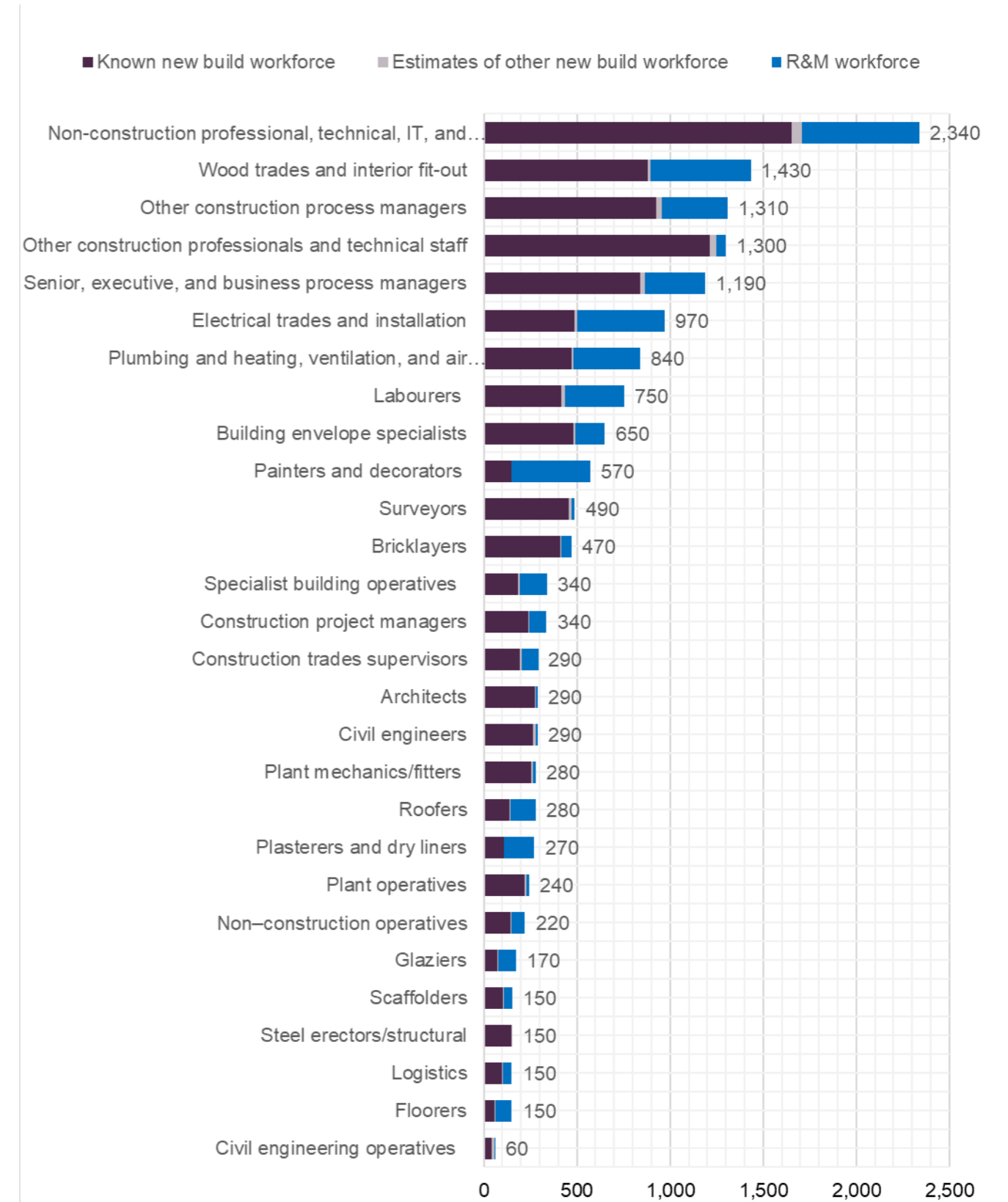
Figure 32: Construction labour demand by occupation in 2023

Table 21 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 21: Labour demand by work type in 2023[33]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	6,560	120	6,680	42%
Non-housing R&M	-	3,340	3,340	21%
New housing	2,890	-	2,890	18%
Housing R&M	300	1,080	1,380	9%
Public non-housing	990	-	990	6%
Infrastructure	310	220	530	3%
Private industrial	160	20	180	1%
Total	11,210	4,780	15,990	100%

The total labour demand for commercial work in 2023 is 6,680. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 33. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
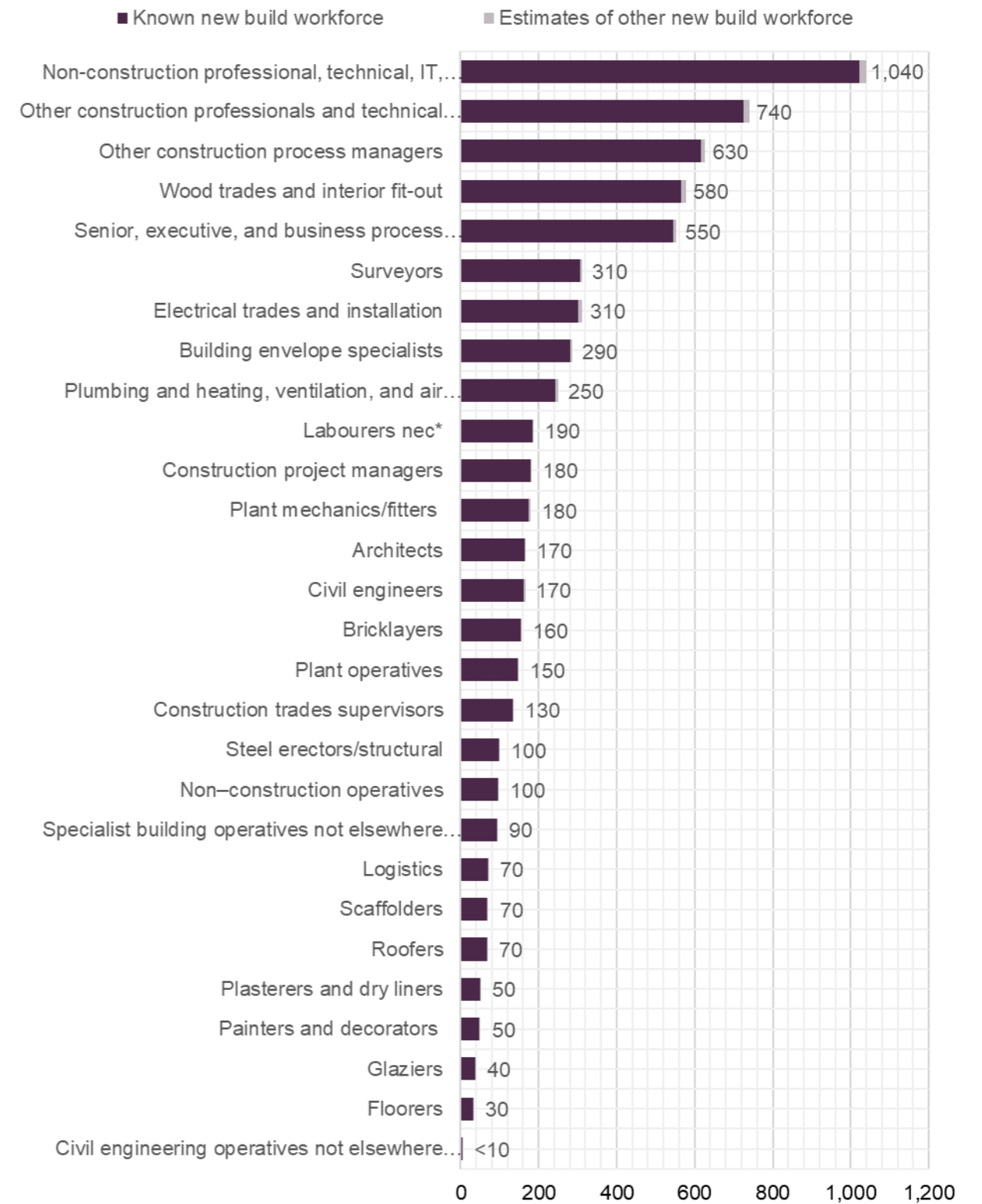
Figure 33: Construction labour demand by occupation in 2023: commercial

33.   Due to rounding totals might not correspond to the sum of the parts.

8.1.4 Summary

- The labour demand arising from the construction spend in Lambeth peaks at about 15,990 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 6,680 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 2,340 people (1,040 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

  - Wood trades and interior fit-out trade: 580 people
  - Electrical trades and installation trades: 310 people
  - Plumbing and heating, ventilation, and air conditioning trades: 250 people.

8.2 Low carbon skills analysis

Figure 34 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Lambeth. Just under 55% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 75% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[34]

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 170 and 90 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 35.


Figure 34: EPC profile of commercial properties in Lambeth

Figure 35: Low carbon skills demand by occupation: comparing delivery scenarios[35]

Chart legend: ■ 5-year period ■ 10-year period

Occupation	5-year	10-year
Plumbing and HVAC Trades	40	20
Scaffolders	20	10
Building envelope specialists	10	10
Construction Trades supervisors	10	10
Roofers	10	10
Electrical trades and installation	10	10
Glaziers	10	<10
Construction Project Managers	10	<10
Labourers nec*	10	<10
Surveyors	10	<10
Specialist building operatives nec*	10	<10
Non-construction professional, technical, IT, and other office-based staff	<10	<10
Painters and decorators	<10	<10
Floorers	<10	<10
Plant mechanics/fitters	<10	<10
Senior, executive, and business process managers	<10	<10
Other construction process managers	<10	<10
Plasterers	<10	<10
Logistics	<10	<10
Architects	<10	<10
Plant operatives	<10	<10
Wood trades and interior fit-out	<10	<10

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 1% of the total construction labour demand over the 2023-27 period

35. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

8.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 170 and 90 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

    - Plumbing and heating, ventilation, and air conditioning trades: 23% of the total demand
    - Scaffolders: 9% of the total demand
    - Building envelope specialists: 9% of the total demand
    - Construction trades supervisors: 9% of the total demand.

9. Lewisham

9.1 Construction labour demand

9.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Lewisham over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

9.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[36] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 97 projects in Lewisham. Of these, 8 projects were removed due to missing dates. Also excluded were thirteen duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 24 significant projects accounting for just under 81% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 22 shows the number of significant projects within the Lewisham area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 22: Key data for significant projects in Lewisham[37]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	76	678
Significant projects	24	546
Percentage within significant projects	32%	81%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 23 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

36. The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.

37. The values in this table are the values from the Glenigan pipeline to which the construction element percentage has been applied and thus reflect the adjusted values of infrastructure projects values to distinguish between construction and engineering construction.

Table 23: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
New housing	134	66%
Private commercial	48	24%
Public non-housing	10	5%
Infrastructure	7	3%
Private industrial	5	2%
Total	204	100%

9.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 36 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 3,080 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 3,120 people.

Figure 36: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 37. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.

Figure 37: Construction labour demand by occupation in 2023

Table 24 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 24: Labour demand by work type in 202[38]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
New housing	1,100	–	1,100	36%
Private commercial	700	10	710	23%
Housing R&M	250	350	600	19%
Non-housing R&M	–	350	350	11%
Public non-housing	140	–	140	5%
Infrastructure	70	30	100	3%
Private industrial	70	20	90	3%
Total	2,330	760	3,080	100%

The total labour demand for commercial work in 2023 is 720. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 38. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.

Figure 38: Construction labour demand by occupation in 2023: commercial

9.4.1 Summary

- The labour demand arising from the construction spend in Lewisham peaks at about 3,080 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 1,100 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 400 people (100 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 80 people

- Electrical trades and installation trades: 70 people

- Plumbing and heating, ventilation, and air conditioning trades: 60 people.

9.2 Low carbon skills analysis

Figure 39 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Lewisham. Around 55% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 65% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[39]
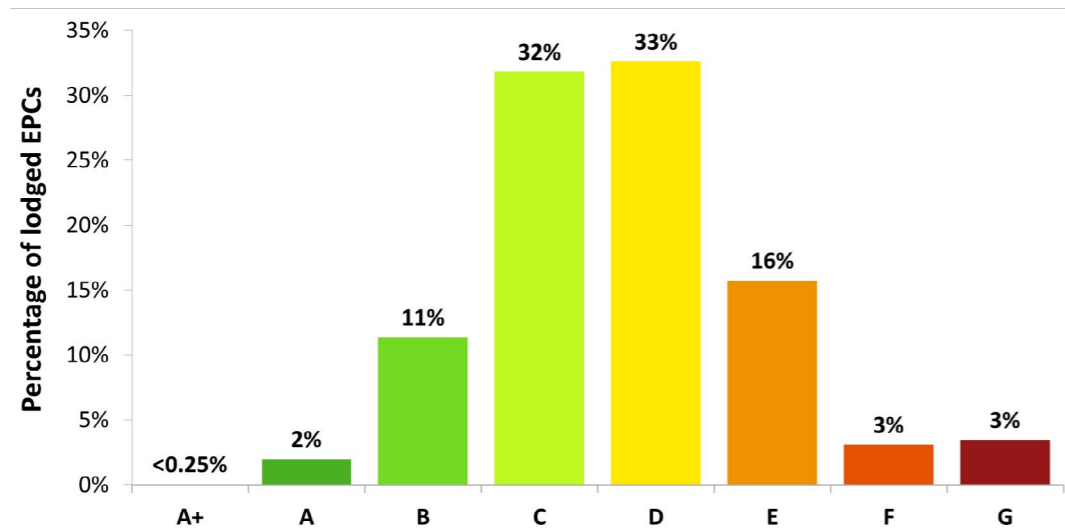
Figure 39: EPC profile of commercial properties in Lewisham

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with

the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 100 and 50 over the next five

to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 40.

Figure 40: Low carbon skills demand by occupation: comparing delivery scenarios[40]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 3% of the total construction labour demand over the 2023-27 period.

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39. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

40. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

9.2.3 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 100 and 50 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 24% of the total demand
  - Building envelope specialists: 12% of the total demand
  - Scaffolders: 9% of the total demand
  - Construction trades supervisors: 8% of the total demand.

10. Southwark

10.1 Construction labour demand

10.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Southwark over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

10.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[40] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 316 projects in Southwark. Of these, 42 projects were

removed due to missing dates along with two projects which was clearly identified as a consultancy project. Also excluded were 52 duplicate projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 39 significant projects accounting for just under 90% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 25 shows the number of significant projects within the Southwark area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 25: Key data for significant projects in Southwark[42]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	220	16,491
Significant projects	39	14,807
Percentage within significant projects	18%	90%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 26 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 26: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	797	44%
New housing	711	39%
Public non-housing	155	9%
Infrastructure	134	7%
Private industrial	10	1%
Total	1,807	100%

10.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 41 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 29,740 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 30,180 people.
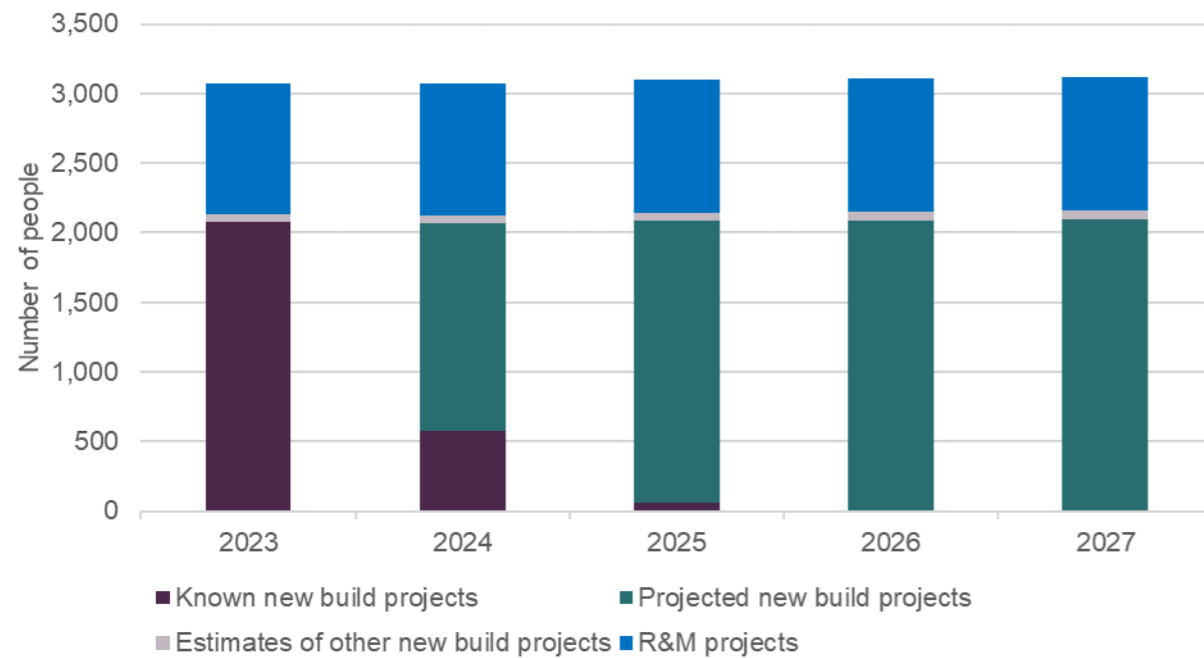

Figure 41: Total construction labour demand including estimates for both R&M and estimates of other work

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For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 42. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
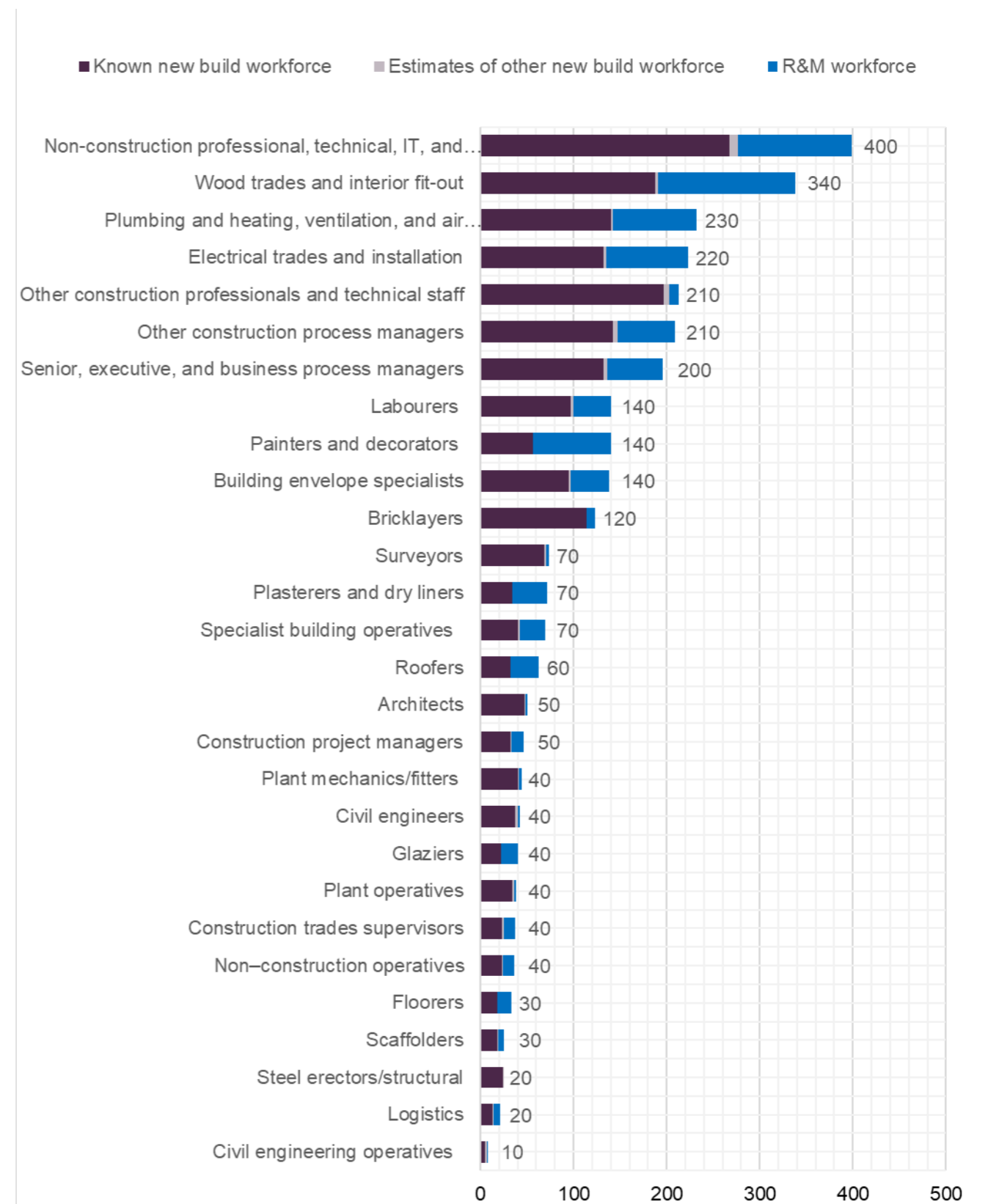

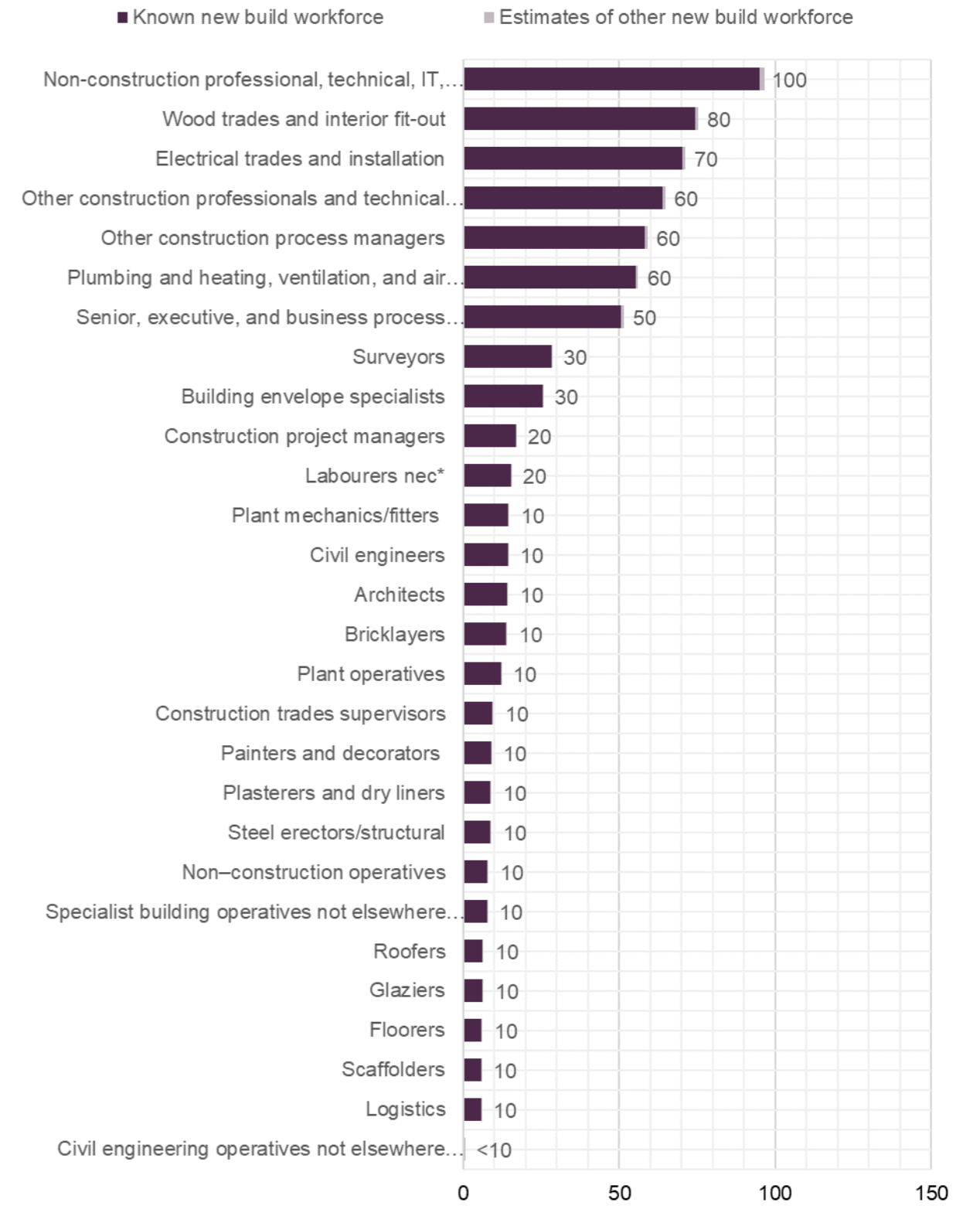**Figure 42:** Construction labour demand by occupation in 2023

Table 27 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 27: Labour demand by work type in 2023[42]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	10,440	180	10,620	36%
New housing	6,230	-	6,230	21%
Non-housing R&M	-	5,630	5,630	19%
Housing R&M	1,780	1,370	3,150	11%
Public non-housing	2,080	-	2,080	7%
Infrastructure	1,200	640	1,840	6%
Private industrial	170	10	180	1%
Total	21,900	7,830	29,740	100%

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43.   Due to rounding totals might not correspond to the sum of the parts.

The total labour demand for commercial work in 2023 is 10,620. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 43. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
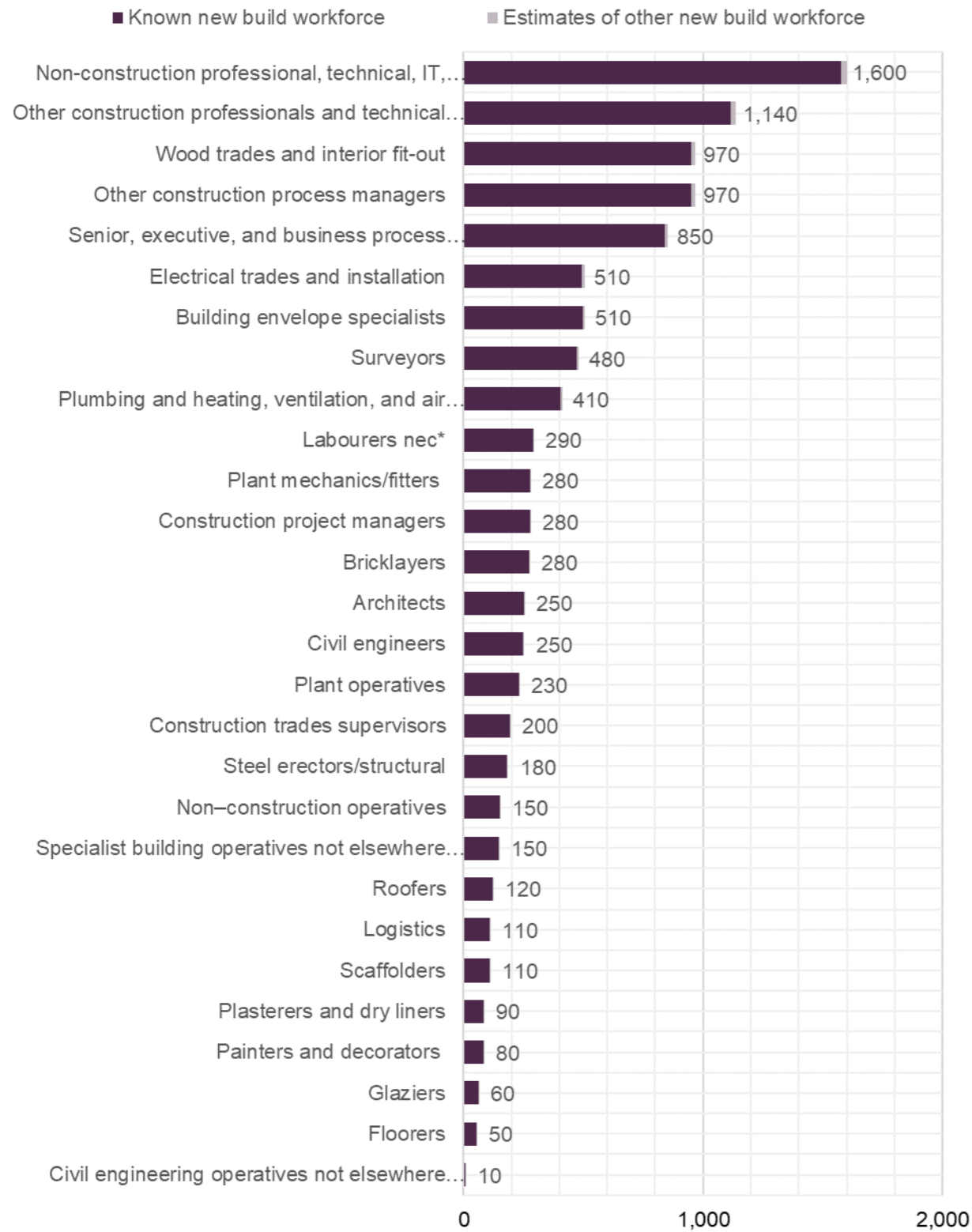
Figure 43: Construction labour demand by occupation in 2023: commercial

10.1.4 Summary

- The labour demand arising from the construction spend in Southwark peaks at about 29,740 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 10,620 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 4,180 people (1,600 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 970 people
- Electrical trades and installation trades: 510 people
- Plumbing and heating, ventilation, and air conditioning trades: 410 people.

10.2 Low carbon skills analyis

Figure 44 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Southwark. Just over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 79% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[44]
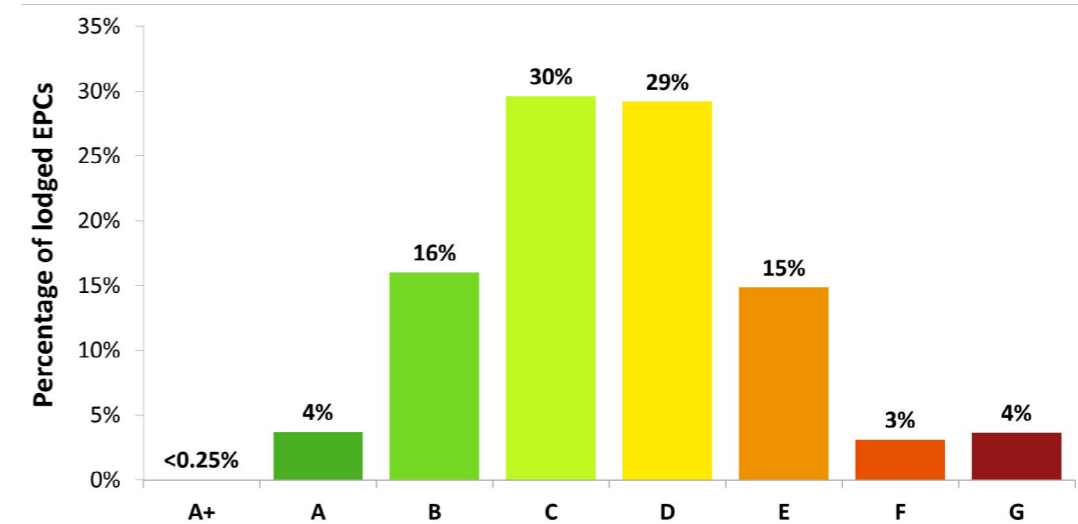
Figure 44: EPC profile of commercial properties in Southwark

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44. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

Scenario 1: suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

Scenario 2: a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 300 and 150 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 45.

Figure 45: Low carbon skills demand by occupation: comparing delivery scenarios[45]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 1% of the total construction labour demand over the 2023-27 period.

45. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

10.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 300 and 150 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 21% of the total demand
  - Scaffolders: 11% of the total demand
  - Construction trades supervisors: 11% of the total demand
  - Roofers: 10% of the total demand.

11. Tower Hamlets

11. 1 Construction labour demand

11.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Tower Hamlets over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

11.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[46] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 259 projects in Tower Hamlets. Of these, 40 projects were removed due to missing dates along with one project which was clearly identified as a consultancy project. Also excluded were 19 duplicate projects and two projects which the Client identified as completed as part of their review of the significant projects.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 35 significant projects accounting for just under 93% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 28 shows the number of significant projects within the Tower Hamlets area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 28: Key data for significant projects in Tower Hamlets [47]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	197	14,781
Significant projects	35	13,741
Percentage within significant projects	18%	93%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 29 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 29: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
New housing	1,530	65%
Private commercial	692	29%
Public non-housing	86	4%
Infrastructure	44	2%
Private industrial	2	0%
Total	2,354	100%

11.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 46 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 35,870 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 36,410 people.
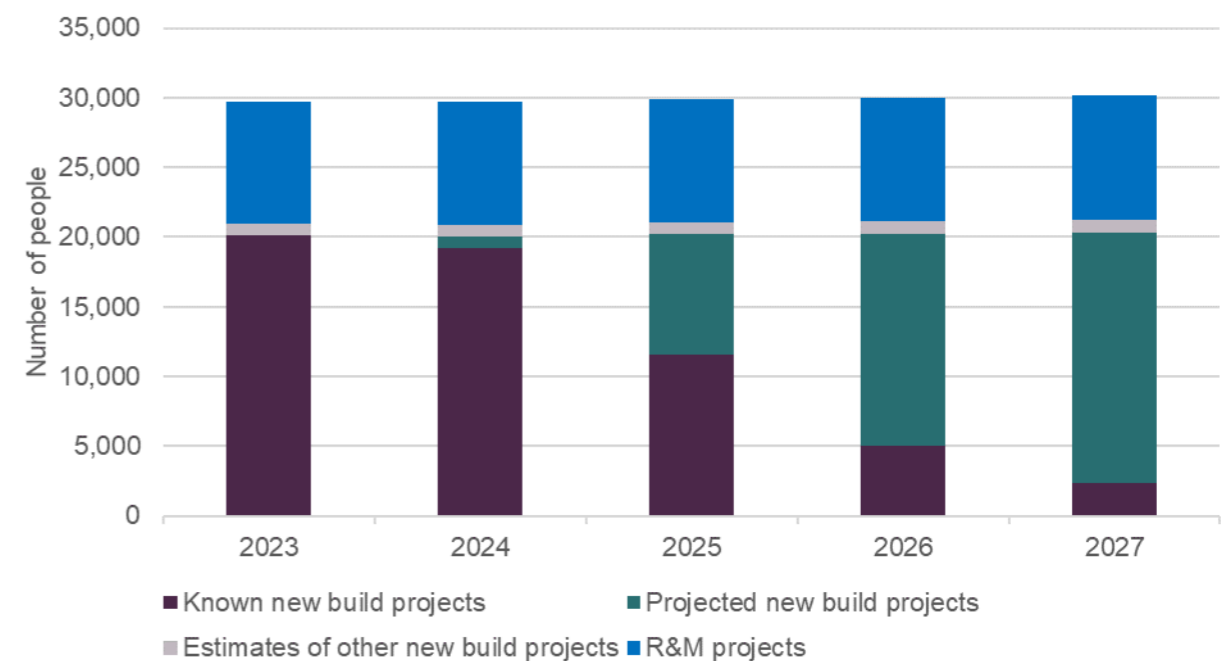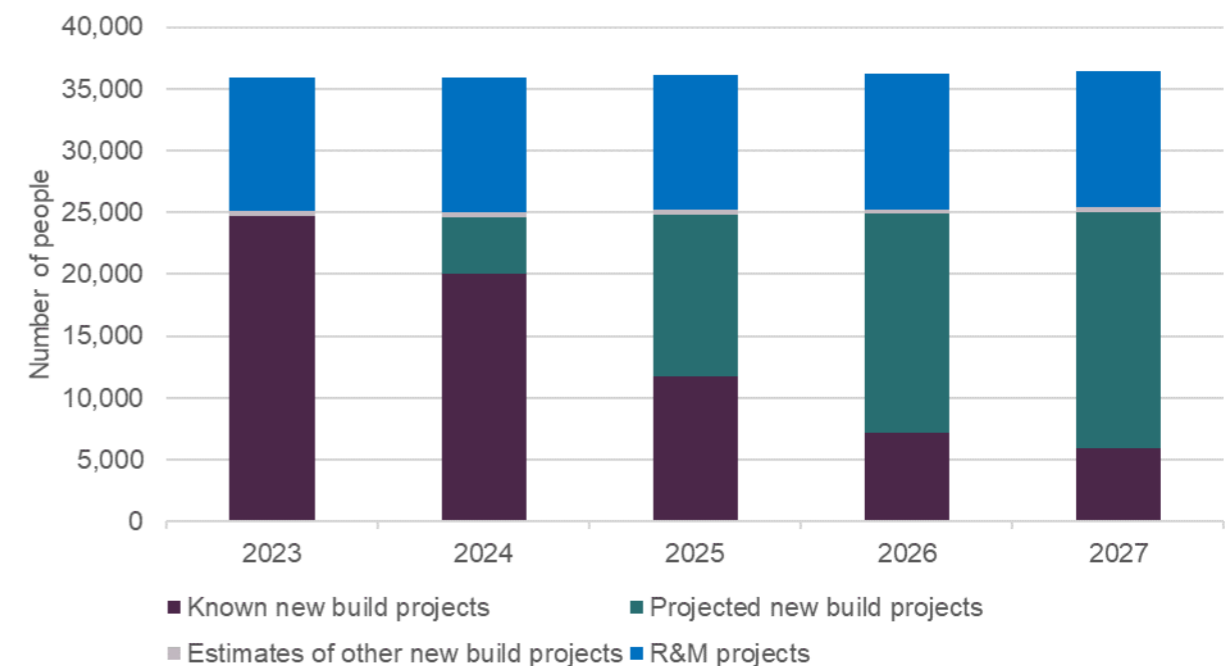

Figure 46: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 47. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
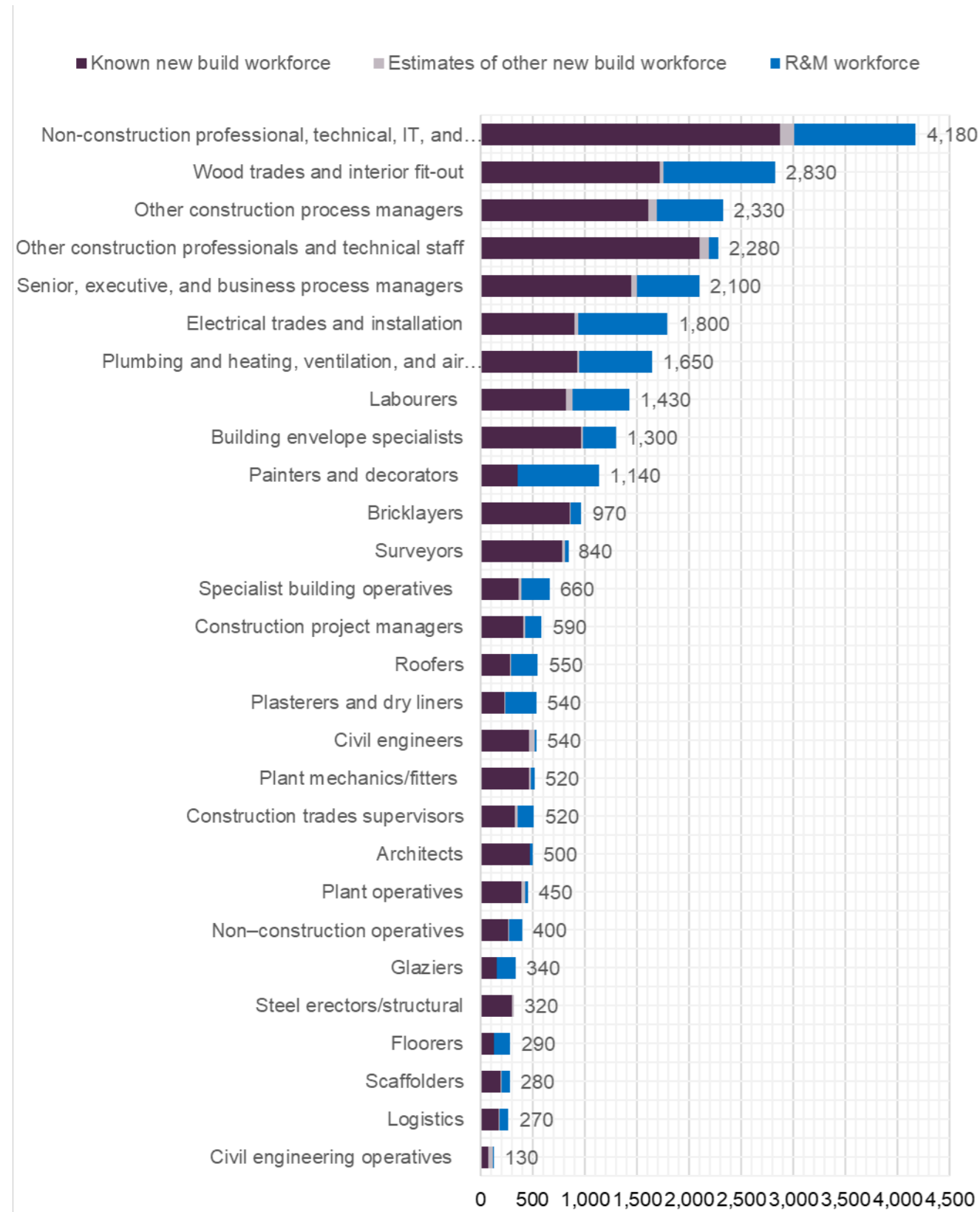
Table 30 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 30: Labour demand by work type in 2023[48]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
New housing	13,310	–	13,310	37%
Private commercial	9,940	160	10,100	28%
Housing R&M	1,610	5,170	6,780	19%
Non-housing R&M	–	4,020	4,020	11%
Public non-housing	1,170	–	1,170	3%
Infrastructure	260	210	470	1%
Private industrial	20	–	20	0%
Total	26,310	9,560	35,870	100%

Figure 47: Construction labour demand by occupation in 2023

The total labour demand for commercial work in 2023 is 9,940. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 48. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
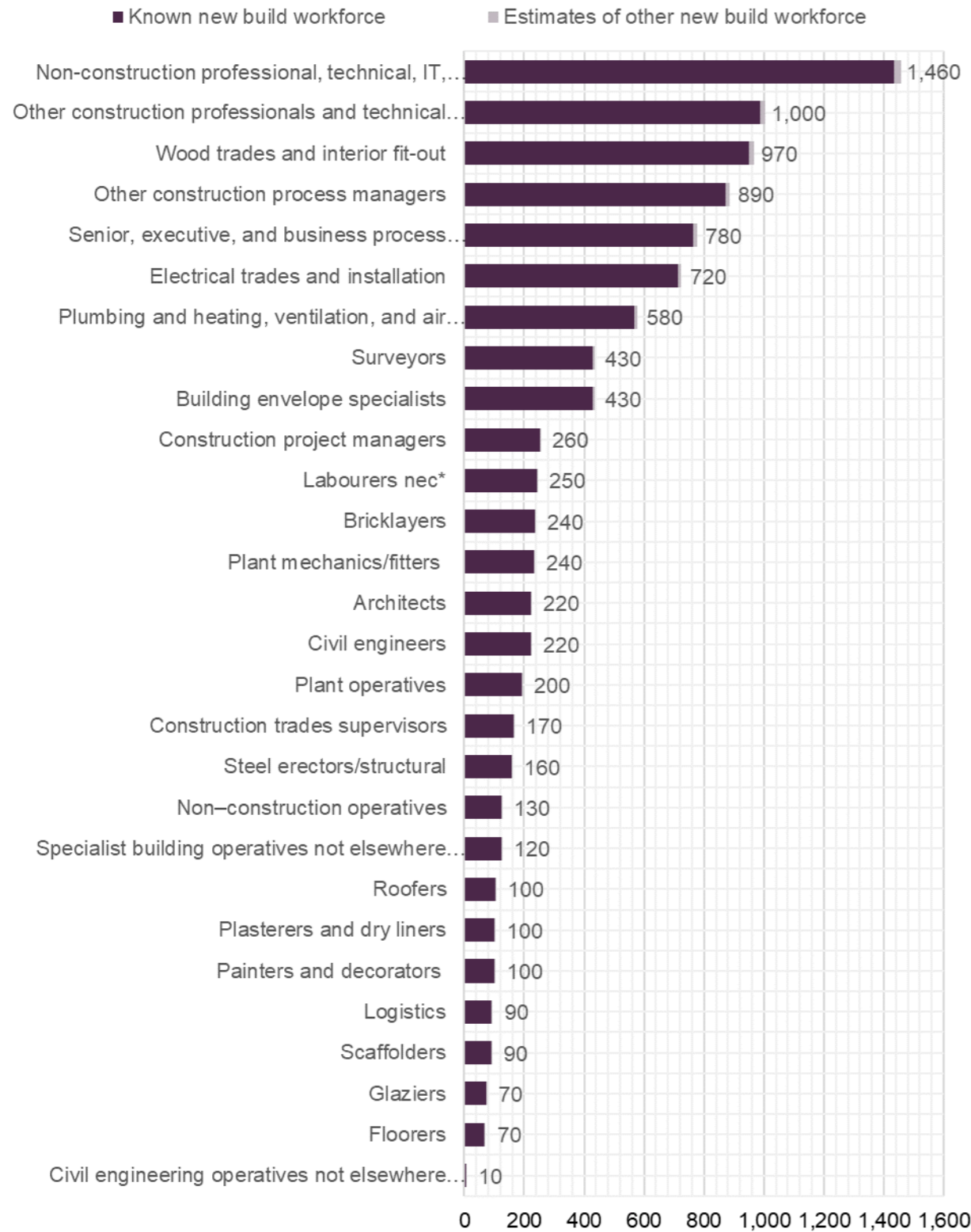
Figure 48: Construction labour demand by occupation in 2023: commercial

11.1.4 Summary

- The labour demand arising from the construction spend in Tower Hamlets peaks at about 35,870 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 13,310 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 4,890 people (9,940 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 970 people

- Electrical trades and installation trades: 720 people

- Plumbing and heating, ventilation, and air conditioning trades: 580 people.

11.2 Low carbon skills analysis

Figure 49 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Tower Hamlets. Just under 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 52% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[49]
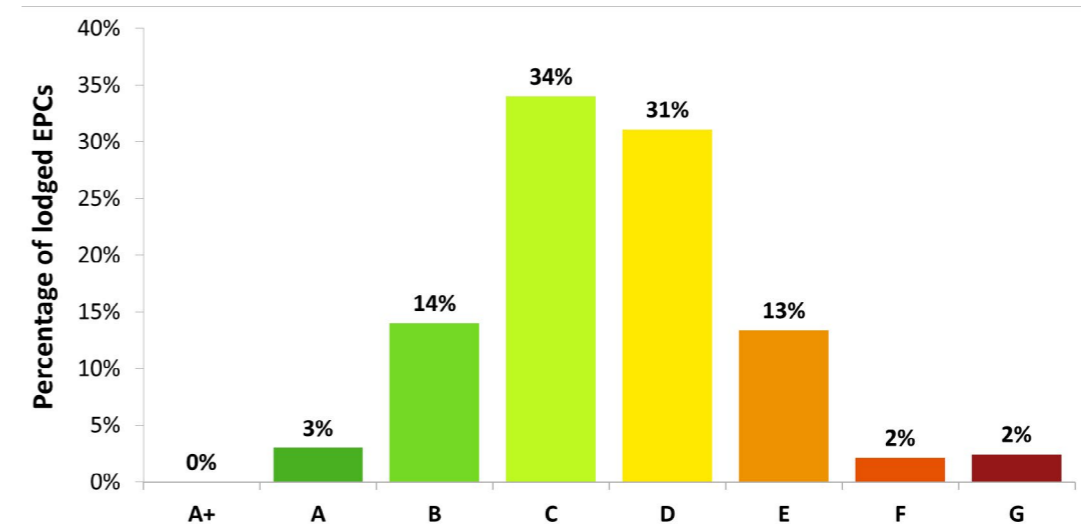
Figure 49: EPC profile of commercial properties in Tower Hamlets

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

Scenario 1: suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

Scenario 2: a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

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49. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 680 and 340 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 50.
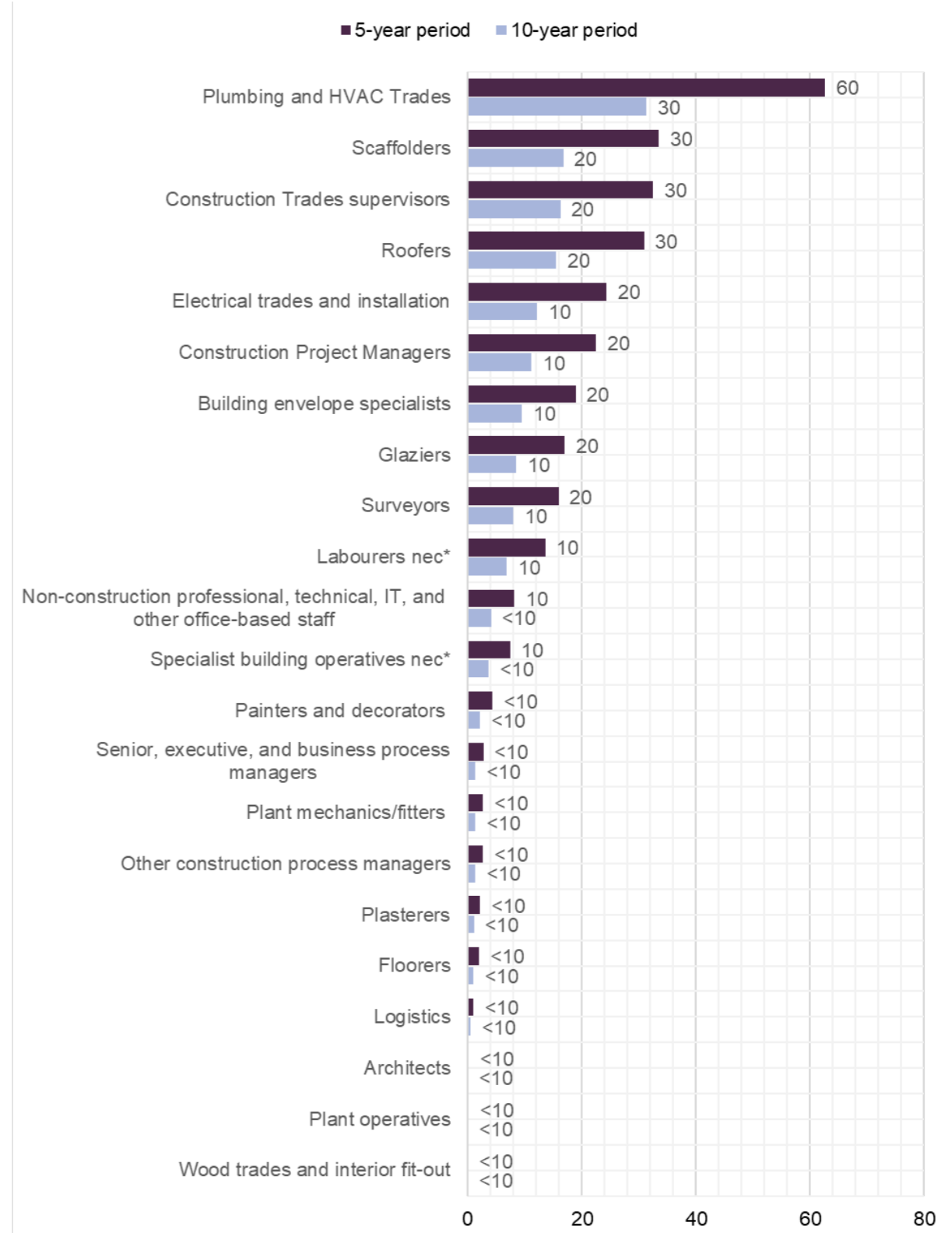
■ 5-year period ■ 10-year period

Occupation	5-year period	10-year period
Plumbing and HVAC Trades	120	60
Scaffolders	80	40
Construction Trades supervisors	80	40
Roofers	80	40
Construction Project Managers	60	30
Electrical trades and installation	60	30
Glaziers	40	20
Surveyors	30	20
Building envelope specialists	30	10
Labourers nec*	30	10
Non-construction professional, technical, IT, and other office-based staff	20	10
Specialist building operatives nec*	20	10
Painters and decorators	10	<10
Senior, executive, and business process managers	10	<10
Other construction process managers	10	<10
Plant mechanics/fitters	10	<10
Plasterers	<10	<10
Logistics	<10	<10
Floorers	<10	<10
Architects	<10	<10
Plant operatives	<10	<10

Figure 50: Low carbon skills demand by occupation: comparing delivery scenarios[50]

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50.   Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 2% of the total construction labour demand over the 2023-27 period.

11.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 680 and 340 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

  - Plumbing and heating, ventilation, and air conditioning trades: 17% of the total demand
  - Scaffolders: 12% of the total demand
  - Construction trades supervisors: 12% of the total demand
  - Roofers: 12% of the total demand.

12. Wandsworth

12.1 Construction labour demand

12.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Wandsworth over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

12.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[51] and, where required, updated that list with any supplementary information provided by the Borough.

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51.   The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.

52.   The values in this table are the values from the Glenigan pipeline to which the construction element percentage has been applied and thus reflect the adjusted values of infrastructure projects values to distinguish between construction and engineering construction.

The review of the Glenigan database identified 184 projects in Wandsworth. Of these, 8 projects were removed due to missing dates. Also excluded were 26 duplicate projects and three projects with missing information.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 26 significant projects accounting for just under 95% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 31 shows the number of significant projects within the Wandsworth area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 31: Key data for significant projects in Wandsworth[52]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	147	7,037
Significant projects	26	6,674
Percentage within significant projects	18%	95%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 32 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 32: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
New housing	535	53%
Private commercial	347	35%
Public non-housing	79	8%
Infrastructure	35	3%
Private industrial	8	1%
Total	1,004	100%

12.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 51 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 16,430 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 16,670 people.
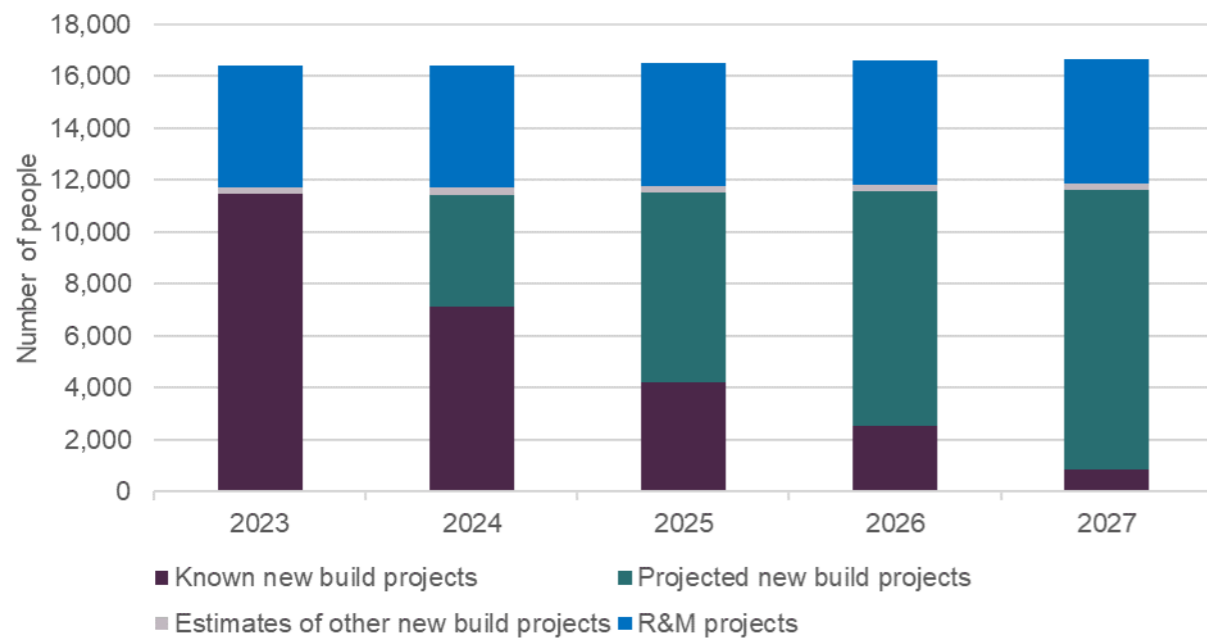
Figure 51: Total construction labour demand including estimates for both R&M and estimates of other work

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 52. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
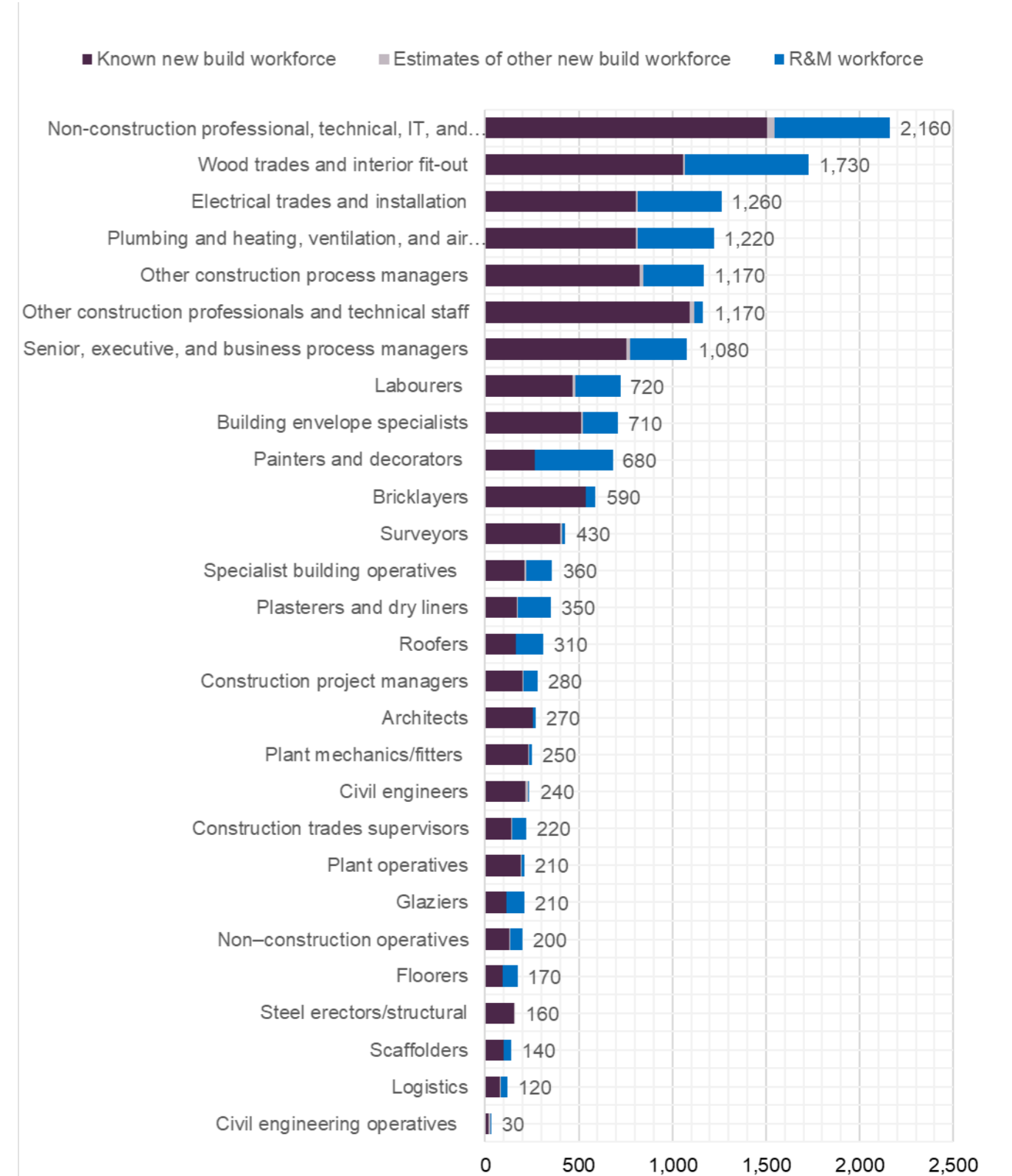
Figure 52: Construction labour demand by occupation in 2023

Table 33 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 33: Labour demand by work type in 2023[53]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	5,190	80	5,270	32%
New housing	4,680	-	4,680	28%
Housing R&M	220	2,150	2,370	14%
Non-housing R&M	-	2,330	2,330	14%
Public non-housing	1,270	-	1,270	8%
Infrastructure	230	160	390	2%
Private industrial	120	10	130	1%
Total	11,710	4,730	16,430	100%

The total labour demand for commercial work in 2023 is 5,270. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 53. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
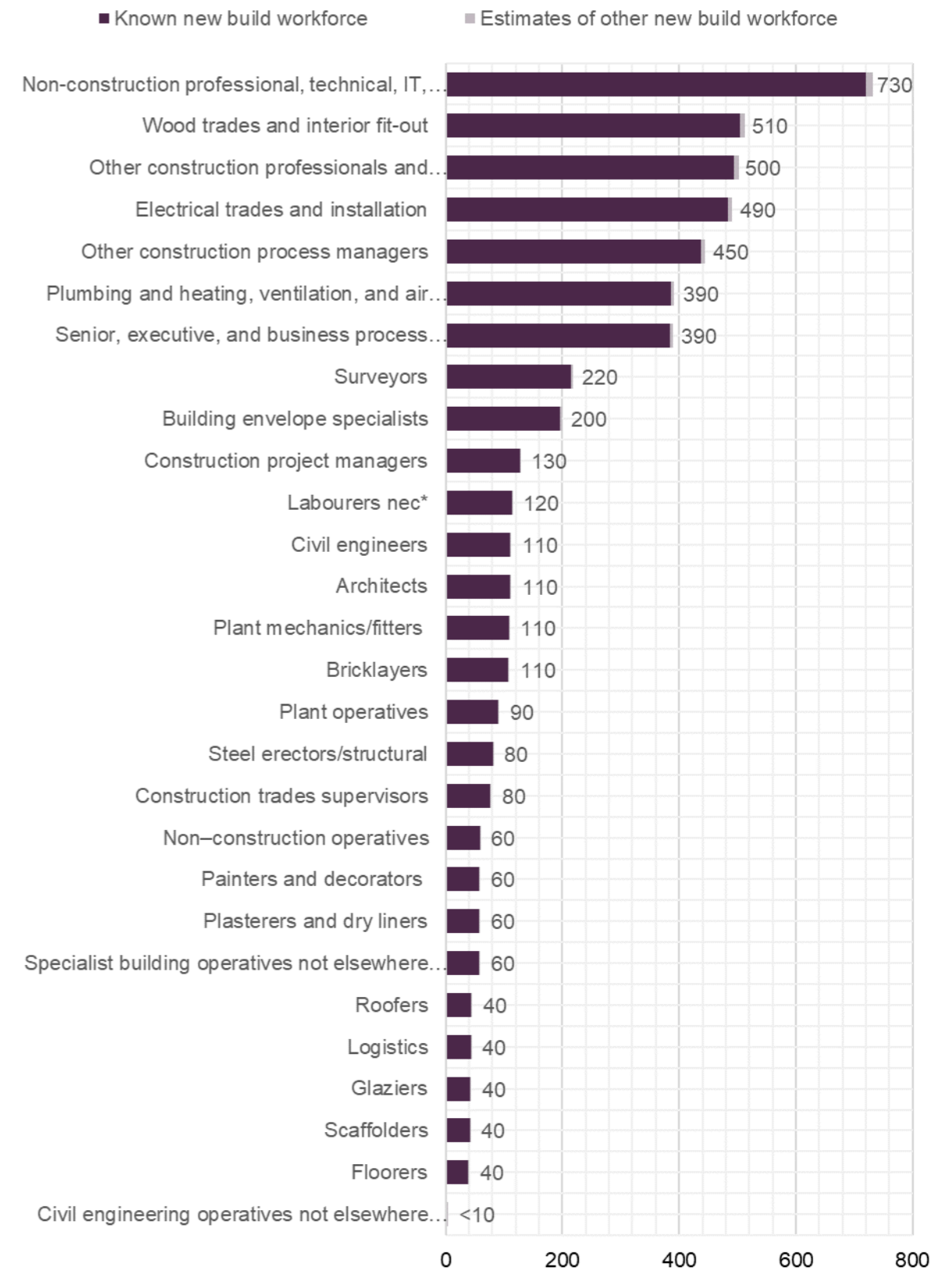
Figure 53: Construction labour demand by occupation in 2023: commercial

12.1.4 Summary

- The labour demand arising from the construction spend in Wandsworth peaks at about 16,430 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 5,270 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is Non-construction professional, technical, IT and other office–based staff with an annual demand of 2,160 people (730 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

- Wood trades and interior fit-out trade: 510 people

- Electrical trades and installation trades: 490 people

- Plumbing and heating, ventilation, and air conditioning trades: 390 people.

12.2 Low carbon skills analysis

Figure 54 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Wandsworth. Just over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 66% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[54]
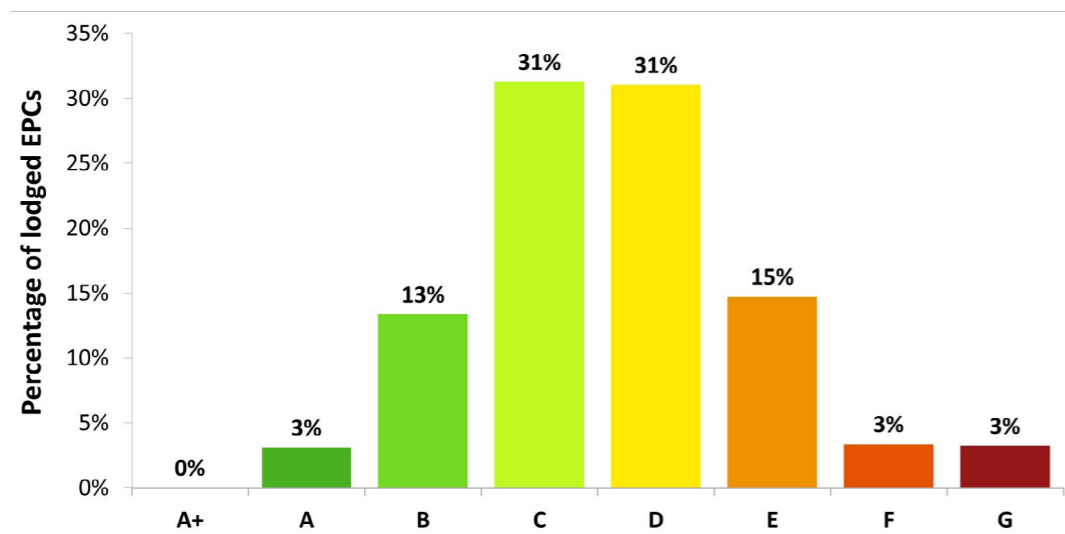
Figure 54: EPC profile of commercial properties in Wandsworth

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to align the low carbon skill demand analysis with the

timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 150 and 80 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 55.

Figure 55: Low carbon skills demand by occupation: comparing delivery scenarios[55]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 1% of the total construction labour demand over the 2023-27 period.

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54. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

55. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

12.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 150 and 80 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

- Plumbing and heating, ventilation, and air conditioning trades: 25% of the total demand
- Scaffolders: 9% of the total demand
- Building envelope specialists: 9% of the total demand
- Construction trades supervisors: 8% of the total demand.

13. Westminster

13.1 Construction labour demand

13.1.1 Introduction

The following sections provide an estimate of the labour demand created by the construction investment across Westminster over the period 2023-2027. The results, prepared using the analysis described in Appendix A, are reported along with the labour demand generated as calculated by the Labour Forecasting Tool. This covers all construction work with the commercial work then being isolated from the total.

13.1.2 Pipeline of known projects

We have analysed projects in the Glenigan database[56] and, where required, updated that list with any supplementary information provided by the Borough.

The review of the Glenigan database identified 458 projects in Westminster. Of these, 49 projects were removed due to missing dates along with three projects which was clearly identified as a consultancy project. Also excluded were 13 duplicate projects and two projects with missing information.

The Mean Value Theorem was applied to the remainder of the pipeline to identify the significant projects. The process identified 71 significant projects accounting for just under 95% of the total construction spend in the area. This allowed a detailed analysis of a large proportion of all the projects and a comprehensive consideration of the project types to which they were assigned.

Table 34 shows the number of significant projects within the Westminster area, the percentage of spend arising from the significant projects and the total spend. The construction spend shown in this table takes account of any adjustments for engineering

works and any incomplete, duplicate or consultancy projects. Values are shown in 2022 prices, the base price used in the Glenigan database.

Table 34: Key data for significant projects in Westminster[57]

	Number of projects	Construction spend (£m – 2022 values)
Known projects	391	34,612
Significant projects	71	32,414
Percentage within significant projects	18%	94%

Appendix C provides a full breakdown of the significant projects and their construction values. The peak year for the Glenigan spend profile is 2023.

Table 35 shows the distribution by project type of new build spend for the total pipeline of known projects in 2023.

Table 35: New-build construction spend by project type in 2023

Project Type	Construction spend in 2023 (2022 values - £m)	% of total
Private commercial	2,338	73%
New housing	542	17%
Public non-housing	187	6%
Infrastructure	105	3%
Private industrial	12	0%
Total	3,184	100%

13.1.3 Estimate of total labour demand

As outlined in Appendix A, the known project pipeline may not include smaller projects or repair and maintenance work. Figure 56 shows the outputs of the analysis of future labour demand. The purple area shows the labour demand arising from the new build

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56. The Glenigan database allows contractors to identify leads and to carry out construction market analysis. For the purposes of this analysis we have used the Q3 2022 cut of data.
57. The values in this table are the values from the Glenigan pipeline to which the construction element percentage has been applied and thus reflect the adjusted values of infrastructure projects values to distinguish between construction and engineering construction.

Glenigan projects. This is projected forward from the peak as shown in green. The grey area shows the likely labour demand arising from our estimate of new build work over and above that which is included in Glenigan. The total R&M workforce is shown in blue which includes any estimates of other R&M work not already included in Glenigan.

The total construction labour demand including the volume of R&M imputed from the CSN model is 55,200 people in 2023. The projected growth between 2023 and 2027 suggests that the labour demand in 2027 will be around 56,020 people.

For 2023 the detailed breakdown for each of the 28 occupational groups is shown in Figure 57. This shows the breakdown by occupation for both the pipeline of known projects, estimates of other work and R&M.
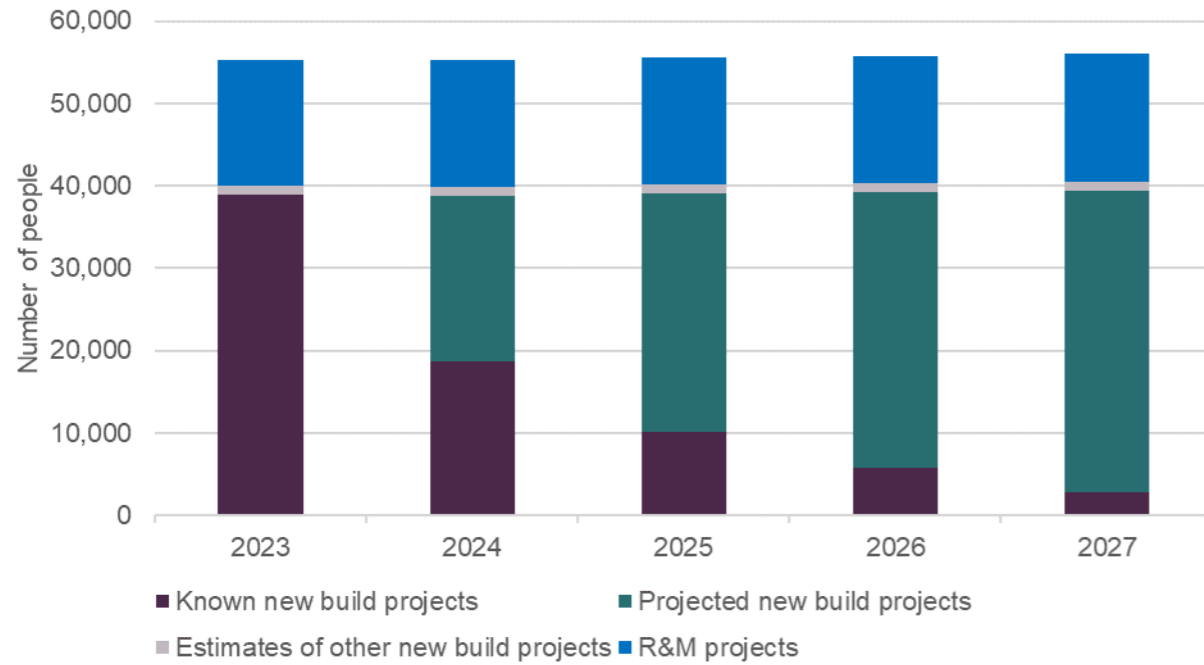
Figure 56: Total construction labour demand including estimates for both R&M and estimates of other work
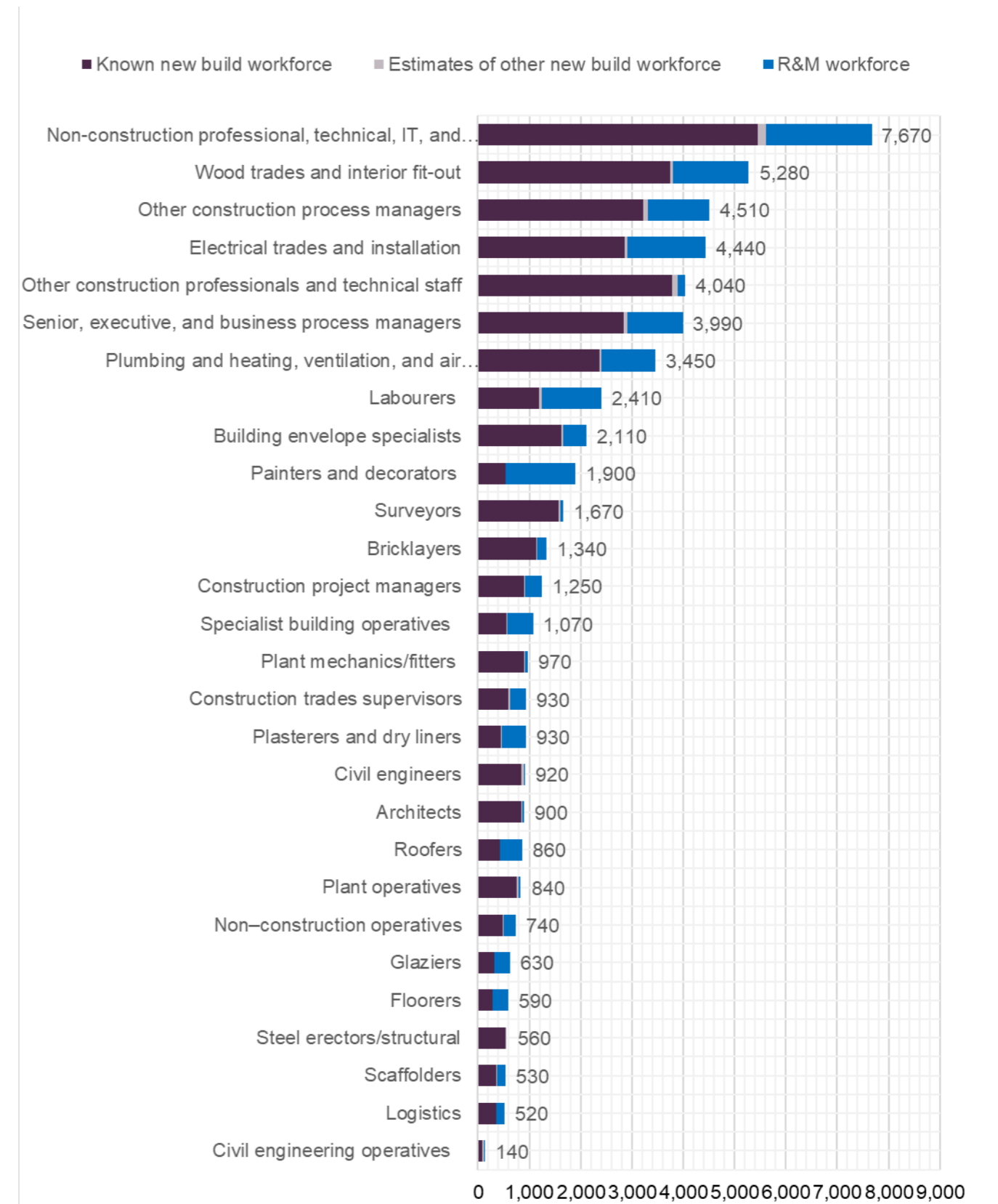
Figure 57: Construction labour demand by occupation in 2023

Table 36 shows the labour demand generated by the known projects and the estimates of other work in 2023.

Table 36: Labour demand by work type in 2023[58]

Project Type	Labour demand from known projects (people)	Labour demand from estimates of other work (people)	Total labour demand (people)	% of total in 2023
Private commercial	31,440	540	31,980	58%
Non-housing R&M	-	12,770	12,770	23%
New housing	4,290	-	4,290	8%
Housing R&M	2,400	-	2,400	4%
Public non-housing	2,370	-	2,370	4%
Infrastructure	670	500	1,170	2%
Private industrial	200	20	220	0%
Total	41,370	13,830	55,200	100%

The total labour demand for commercial work in 2023 is 31,980. The detailed breakdown for each of the 28 occupational groups for the Glenigan commercial projects in 2023 is shown in Figure 58. This shows the breakdown by occupation for both the pipeline of known commercial projects and the estimates of other commercial work.
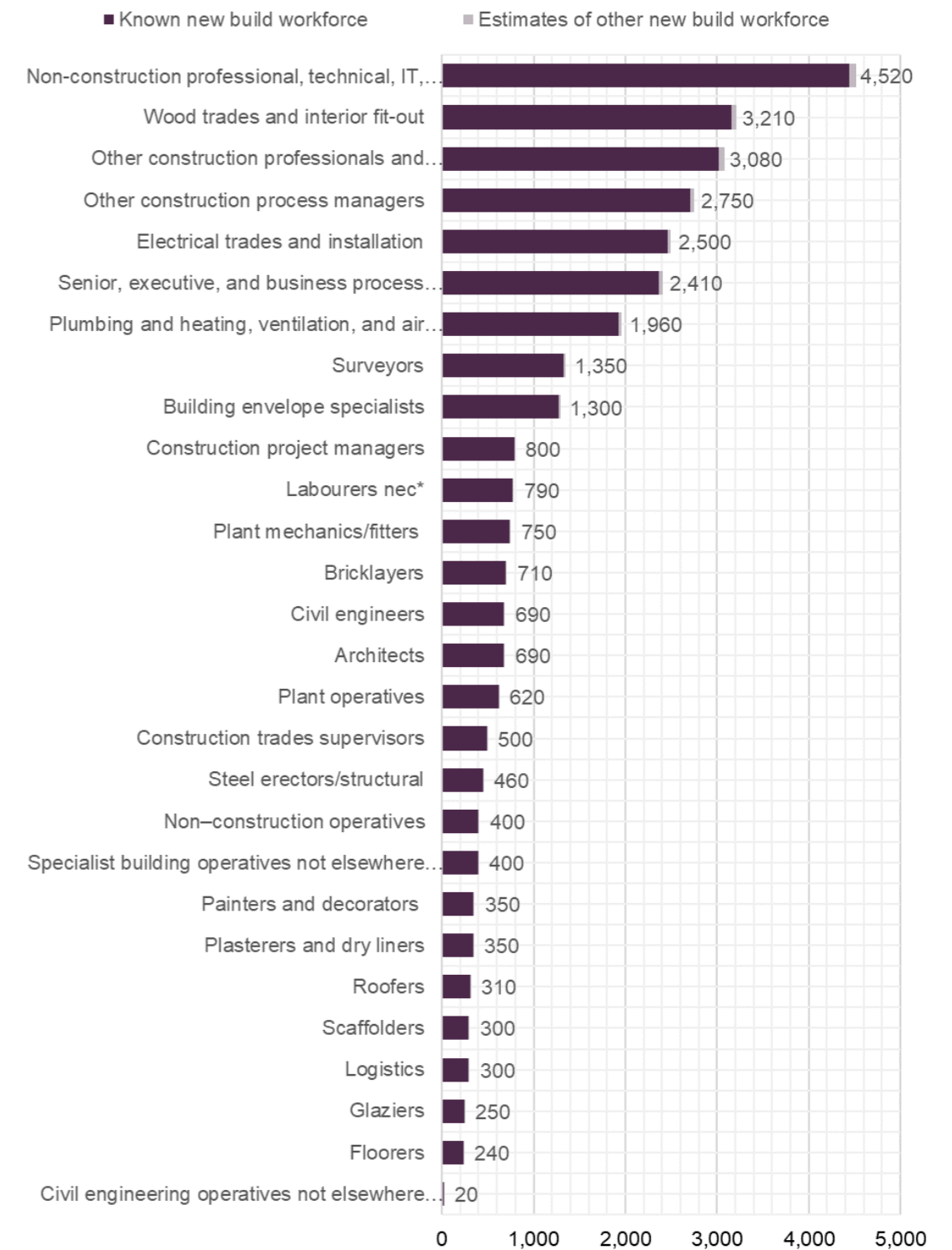
Figure 58: Construction labour demand by occupation in 2023: commercial

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58. Due to rounding totals might not correspond to the sum of the parts.

13.1.4 Summary

- The labour demand arising from the construction spend in Westminster peaks at about 55,200 people in 2023, taking account of estimates of other work including R&M in addition to the pipeline of known projects.

- The labour demand associated with the delivery of commercial work in 2023 is just over 31,980 people.

- During 2023, the most labour-intensive occupation group both borough-wide and in the context of commercial work is non-construction professional, technical, IT and other office–based staff with an annual demand of 7,670 people (4,520 of which are involved in commercial work).

- The estimate of the three largest labour demands in the trade occupations in 2023 for commercial work are as follows.

Figure 59: EPC profile of commercial properties in Westminster

The average number of people required on a yearly basis to deliver the recommended EPC interventions depends on how ambitious the implementation plans are. To illustrate this we considered two scenarios.

- **Scenario 1:** suggested interventions are being delivered over a 5-year period. This allowed us to

- Wood trades and interior fit-out trade: 3,210 people

- Electrical trades and installation trades: 2,500 people

- Plumbing and heating, ventilation, and air conditioning trades: 1,960 people.

13.2 Low carbon skills analysis

Figure 59 shows a breakdown of the performance ratings reported in EPCs published since 2013 for commercial properties in Westminster. Just over 50% of the properties which have EPCs lodged since 2013 have a rating D and below. EPCs are not available for all the properties in the borough, but we estimate that the ones lodged cover approximately 53% of all commercial properties in the borough's stock, based on the number of commercial buildings in the borough.[59]

align the low carbon skill demand analysis with the timeframe considered for the five-year period from 2023-27 for the wider construction demand analysis.

- **Scenario 2:** a less ambitious scenario allowing for delivery of the interventions over a 10-year period from 2023 to 2032.

Based on these scenarios, we estimated that the annual labour demand for low carbon skills needed to improve the energy performance of buildings rated D and below is between 1,200 and 600 over the next five to ten years. The average annual low carbon skills demand by occupation for commercial properties for these two scenarios is shown in Figure 60.

Figure 60: Low carbon skills demand by occupation: comparing delivery scenarios[60]

Under scenario 1 and 2, estimated low carbon skill needs could account for up to 2% of the total construction labour demand over the 2023-27 period.

59. Number of commercial buildings in the borough derived from Department for Business, Energy & Industrial Strategy data published as part of the National Energy Efficiency Data Framework.

60. Building envelope specialists are any trade involved with the external cladding of a building other than bricklaying, for example, curtain walling. The include SOC Code 5319 - Construction and building trades not elsewhere classified.

13.2.1 Summary

- The total demand for low carbon skills in the context of existing commercial buildings retrofit to improve the energy performance of buildings rated D and below is between 1,200 and 600 over the next five to ten years.

- The estimate of the four largest low carbon skill demands for commercial work are as follows.

- Plumbing and heating, ventilation, and air conditioning trades: 17% of the total demand
- Scaffolders: 12% of the total demand
- Construction trades supervisors: 11% of the total demand
- Roofers: 11% of the total demand.

Appendix Contents

Appendix A Demand analysis methodology

Introduction

The Construction Skills Network (CSN) provides labour market intelligence for the construction industry. Developed by Experian on behalf of CITB it forecasts labour demand in each of 12 UK regions and provides forecasts of how the industry will change year on year. It is not designed however to predict labour demand at a sub-regional level. For this purpose, we use our prize-winning Labour Forecasting Tool (LFT) developed on behalf of CITB. Labour demand is calculated by converting the volume of construction activity forecast to take place in any geographical region into forecast labour demand using labour coefficients (the number of person years required to produce £1m of output). For the sake of consistency with ONS terminology the 'volume of activity' is referred to as 'output' throughout this report. The following sections describe:

- the sources of data we use;

- how the output is calculated;

- how we deal with the absence of comprehensive data that is the typical situation beyond the first year or two of our analysis;

- how we reconcile any differences between the results produced by the LFT and those produced by the CSN;

- the steps we take to deal with any shortcomings in the sources of data; and

- how the LFT converts output into labour demand.

Calculating construction output
Data sources

The principal source of data is the Glenigan database.

Glenigan

The original purpose of the Glenigan database is to allow contractors to identify leads and to carry out construction market analysis. It is updated every quarter to provide details of planning applications from local authorities supplemented with additional project-specific data. Of particular relevance to this report, it provides a description of each project, its name, location, value, and in most cases, projected start and end dates. It contains many tens of thousands of projects. The Glenigan pipeline does not identify every single project in an area: projects which are small (typically but not exclusively those less than £250,000 in value), and most that involve repair and maintenance are not included.

We have used the latest available cut of Glenigan data excluding those projects which are already complete. We have included in our analysis only those projects shown to be at the following planning stages because there is a reasonable probability that these projects will be realised in practice.

- Planning not required

- Detail plans granted

- Reserved matters granted

- Application for reserved matters

- Plans approved on appeal

- Listed building consent

The values of some infrastructure projects given in the Glenigan database are the total value of construction and engineering works. In these cases, since the scope of this study is limited to the construction sector, an estimate of the engineering value has been calculated and subtracted from the total value. This provides what we have termed the construction value. The percentages applied to the total value of each infrastructure project type to derive the construction

value are shown in Table A1. The construction/engineering proportions have been validated through work we have undertaken for other clients and have been used in the production of Infrastructure UK's National Infrastructure Plan for Skills and the Construction Skills Network forecasts.

An initial review of the projects in the pipeline is carried out to ensure that only projects which have (a) a defined value and (b) defined start and end dates, are considered in the analysis, and that no projects are duplicated. For example "major leads" and "frameworks" may include smaller projects that are separately identified in the database.

Because of the size of the database, it is impossible to review the details of every project. Instead, we identify the small number of projects that represent the

greatest value, the so-called significant projects. To do this, we use the Mean Value Theorem developed at the University of Dundee which states that maximum information from any set of data is obtained simply by considering the data whose value is greater than the average. This is a version of the Pareto rule which suggests that 80% of the value in a data set is contained within the 20% of items whose value is the greatest. The significant projects are then thoroughly inspected to make sure that the information reported in the Glenigan database is consistent and accurate as far as can be ascertained. Any anomalies are resolved, if necessary by returning to the source of the data. Since this process typically picks up the projects whose value represents 80% of the total, the scope for any errors in the remaining data to have a significant impact is severely limited.

Table A1: Proportion of total value related to construction

	Sub-type	Construction value as a proportion of total value
Flooding	Flooding	90%
	Bridges	100%
	Road tunnel	100%
	Roads	100%
	Air traffic control	100%
	Airports	100%
	Ports	90%
	Stations (underground/Network Rail)	80%
	Mixed rail	55%
	Electrification	35%
	Underground/DLR (not incl. stations)	35%
	Rail maintenance	10%
	Trams	55%
	Contactless ticketing	20%
Water	Water/wastewater treatment works	90%
	Broadband/Digital infrastructure	20%
Energy	Photovoltaics	80%
	Generation (biomass)	50%
	Generation (energy from Waste)	50%
	Generation (nuclear)	50%
	Undefined electricity generation	40%
	Generation (fossil fuel)	25%
	Generation (renewables - offshore)	20%
	Generation (renewables - onshore)	10%
	Gas Transmission/distribution	30%
	Electricity transmission/distribution	25%
	Interconnectors	20%
	Nuclear decommissioning	60%
	Smart meters	0%
	Oil and gas	10%
Mining	Mining	80%
General	General infrastructure	100%

For the significant projects, the project descriptions in the database are assigned the most appropriate project type to be used when the data is input to the LFT (each type is driven by a different underlying model). Cases where a project consists of more than one type are broken down into multiple forecasts which are assigned specific project types to more closely predict the labour demand. This takes account of the different types of work which may exist within a single project, e.g. mixed developments comprising residential, commercial and industrial buildings. For the non-significant projects, the default project type defined in the Glenigan pipeline is applied.

In order to maintain consistency with the CSN we have limited our forecast to the same time period as the most recently published CSN forecast.

Construction Skills Network (CSN) data

The CSN model produced by Experian also uses Glenigan as a major source of data relating to the volume of construction activity in the UK. Experian supplement the Glenigan data with market intelligence collected by a variety of means including a series of 'Observatories' held every six months in each region, at which representatives of the industry are invited to comment on the validity of Experian's data and findings. In Experian's annual CSN report, their estimate of the output in each of the following sectors is published:

- Public housing

- Private housing

- Infrastructure

- Public non-housing

- Industrial

- Commercial

- Housing repair and maintenance

- Non-housing repair and maintenance

Aligning the Glenigan pipeline with CSN output

The following process is undertaken to ensure that the value of work in the Glenigan pipeline is aligned with output as measured by the CSN.

1. Considering the UK region within which the local area lies, identify only the new build in the known projects by removing all repair and maintenance projects.

2. Compare the output identified in the known projects as new build at the regional level with the CSN new build at the regional level sector by sector e.g. residential, non-residential, infrastructure etc.

3. If in any sector the known new-build regional output for the peak year is more or less than that forecast by the CSN for the same year then the value of each new build known project is factored by the following ratio:

$$\frac{\textit{Value of CSN new build at regional level for given sector}}{\textit{Value of known new build projects at regional level for given sector}}$$

The outputs calculated in this way are referred to as 'factored new build outputs'

This process takes account of both projects (typically less than £250k in value) not included in the known projects and those whose value or probability of realisation is over-optimistic.

4. To take account of housing repair and maintenance (R&M) at the local area level, it is assumed that the proportion of the total output represented by housing R&M is the same at the local area level as it is at the regional level in the CSN. The Glenigan new build factored housing output is therefore multiplied by the following ratio:

$$\frac{\textit{Value of CSN housing R\&M at regional level}}{\textit{Value of CSN new build housing at regional level}}$$

to derive the output in housing R&M to be added to the factored new build output

5. The non-housing R&M to be added to the factored new build non-housing output is calculated in a similar way.

Dealing with the 'cliff edge'

As the time horizon extends there is less clarity on what is planned. As a result, the number of known projects declines the further into the future we look. This apparently declining workload is highly unlikely to reflect the total amount of work that will take place in the future. It is almost certain that there will be additional projects that come on stream which are yet to be identified. To overcome this 'cliff edge' effect we assume, based on an analysis of historical data, that the future workforce is approximately equal to the peak. It should be noted that the peak labour demand refers to the current "snapshot" of the scheduled construction spend. It is prudent to expect that, should the investment in future years follow the same pattern, the peak labour demand figures are likely to be roughly similar assuming the mix of projects remains consistent. The peak has, therefore, been extrapolated forwards to create a more likely scenario of the ongoing workforce by reflecting the employment growth rate based on the CSN employment forecast for the whole London region.

A consequence of this approach is the implicit assumption that the proportions of people in each occupation in the additional projects remain unchanged year on year.

Calculating total labour demand

Our Labour Forecasting Tool is used to determine the labour demand generated by the construction outputs in the peak year. The LFT can determine the labour demand generated by a pipeline of construction projects given only the project types, their start and end dates and their locations. It quantifies the month-by-month demand in each of the 28 occupational groups shown in Appendix B. To do this, it uses labour coefficients (person years to produce £1m of output) derived from historical ONS data. The labour coefficients are updated annually as new data becomes available, and indexed to take account of different locations and changes in prices.

There are different labour coefficients for each occupation and for each of the following project types:

- residential
- non-residential
- infrastructure
- residential R&M
- non-residential R&M

Infrastructure projects can be broken down into the types shown in Table A1.

Appendix B Occupational definitions

Reference is made in this report to a range of occupational aggregates for construction occupations. This appendix contains details of the 166 individual occupations which are aggregated into 28 occupational aggregates.

Occupations included within construction occupational aggregates (Four-digit codes refer to Office for National Statistics Standard Occupational Classification Codes).	
1 Senior, executive, and business process managers[61]	
(1115) Chief executives and senior officials	(1162) Managers and directors in storage and warehousing
(1131) Financial managers and directors	(1259) Managers and proprietors in other services nec
(1132) Marketing and sales directors	(1139) Functional managers and directors nec
(1133) Purchasing managers and directors	(2133) IT specialist managers
(1135) Human resource managers and directors	(2134) IT project and programme managers
(1251) Property, housing and estate managers	(3538) Financial accounts managers
(1136) Information technology and telecommunications directors	(3545) Sales accounts and business development managers
(2150) Research and development managers	
2 Construction project managers[61]	
(2436) Construction project managers and related professionals	
3 Other construction process managers[61]	
(1121) Production managers and directors in manufacturing	(3567) Health and safety officers
(1122) Production managers and directors in construction	(3550) Conservation and environmental associate professionals
(1161) Managers and directors in transport and distribution	
(1255) Waste disposal and environmental services managers	
4 Non-construction professional, technical, IT, and other office–based staff (excl. managers)[61]	
(3131) IT operations technicians	(3541) Buyers and procurement officers
(3132) IT user support technicians	(3562) Human resources and industrial relations officers
(3534) Finance and investment analysts and advisers	(4121) Credit controllers
(3535) Taxation experts	(4214) Company secretaries
(3537) Financial and accounting technicians	(7129) Sales related occupations nec
(3563) Vocational and industrial trainers and instructors	(7211) Call and contact centre occupations
(3539) Business and related associate professionals nec	(7219) Customer service occupations nec
(3520) Legal associate professionals	(9219) Elementary administration occupations nec
(3565) Inspectors of standards and regulations	(2111) Chemical scientists
(2136) Programmers and software development professionals	(2112) Biological scientists and biochemists
(2139) Information technology and telecommunications professionals nec	(2113) Physical scientists
(3544) Estate agents and auctioneers	(3111) Laboratory technicians
(2413) Solicitors	(3421) Graphic designers
(2419) Legal professionals nec	(2463) Environmental health professionals
(2421) Chartered and certified accountants	(2135) IT business analysts, architects and systems designers
(2424) Business and financial project management professionals	(2141) Conservation professionals
(2423) Management consultants and business analysts	(2142) Environment professionals
(4216) Receptionists	(2425) Actuaries, economists and statisticians
(4217) Typists and related keyboard occupations	(2426) Business and related research professionals
(3542) Business sales executives	(4124) Finance officers
(4122) Book-keepers, payroll managers and wages clerks	(4129) Financial administrative occupations nec
(4131) Records clerks and assistants	(4138) Human resources administrative occupations
(4133) Stock control clerks and assistants	(4151) Sales administrators
(7213) Telephonists	(4159) Other administrative occupations nec
(7214) Communication operators	(4162) Office supervisors
(4215) Personal assistants and other secretaries	(7130) Sales supervisors
(7111) Sales and retail assistants	(7220) Customer service managers and supervisors
(7113) Telephone salespersons	(4161) Office managers

60. Managerial, professional & office based staff

5 Construction trades supervisors[62]

(5250) Skilled metal, electrical and electronic trades supervisors
(5330) Construction and building trades supervisors

6 Wood trades and interior fit-out[62]

(5315) Carpenters and joiners	(5442) Furniture makers and other craft woodworkers
(8121) Paper and wood machine operatives	(5319) Construction and building trades nec (25%)

7 Bricklayers[62]

(5312) Bricklayers and masons

8 Building envelope specialists[62]

(5319) Construction and building trades nec (50%)

9 Painters and decorators[62]

(5323) Painters and decorators	(5319) Construction and building trades nec (5%)

10 Plasterers[62]

(5321) Plasterers

11 Roofers[62]

(5313) Roofers, roof tilers and slaters

12 Floorers[62]

(5322) Floorers and wall tillers

13 Glaziers[62]

(5316) Glaziers, window fabricators and fitters	(5319) Construction and building trades nec (5%)

14 Specialist building operatives not elsewhere classified (nec)[62]

(8149) Construction operatives nec (100%)	(9132) Industrial cleaning process occupations
(5319) Construction and building trades nec (5%)	(5449) Other skilled trades nec

15 Scaffolders[62]

(8141) Scaffolders, stagers and riggers

16 Plant operatives[62]

(8221) Crane drivers	(8222) Fork-lift truck drivers
(8129) Plant and machine operatives nec	(8229) Mobile machine drivers and operatives nec

17 Plant mechanics/fitters[62]

(5223) Metal working production and maintenance fitters	(9139) Elementary process plant occupations nec
(5224) Precision instrument makers and repairers	(5222) Tool makers, tool fitters and markers-out
(5231) Vehicle technicians, mechanics and electricians	(5232) Vehicle body builders and repairers

18 Steel erectors/structural fabrication[62]

(5311) Steel erectors	(5319) Construction and building trades nec (5%)
(5215) Welding trades	(5211) Smiths and forge workers
(5214) Metal plate workers, and riveters	(5221) Metal machining setters and setter-operators

19 Labourers nec[62]

(9120) Elementary construction occupations (100%)

20 Electrical trades and installation[62]

(5241) Electricians and electrical fitters	(5242) Telecommunications engineers
(5249) Electrical and electronic trades nec	

21 Plumbing and heating, ventilation, and air conditioning trades[62]

(5314) Plumbers and heating and ventilating engineers	(5319) Construction and building trades nec (5%)
(5216) Pipe fitters	(5225) Air-conditioning and refrigeration engineers

22 Logistics[62]

(8211) Large goods vehicle drivers	(3541) Buyers and purchasing officers (50%)
(8212) Van drivers	(4134) Transport and distribution clerks and assistants
(9260) Elementary storage occupations	

23 Civil engineering operatives not elsewhere classified (nec)[62]

(8142) Road construction operatives	(8123) Quarry workers and related operatives
(8143) Rail construction and maintenance operatives	

24 Non–construction operatives[62]

(8117) Metal making and treating process operatives	(9249) Elementary security occupations nec
(8119) Process operatives nec	(9233) Cleaners and domestics
(8125) Metal working machine operatives	(9232) Street cleaners
(8126) Water and sewerage plant operatives	(5113) Gardeners and landscape gardeners
(8132) Assemblers (vehicles and metal goods)	(6232) Caretakers
(8133) Routine inspectors and testers	(9241) Security guards and related occupations
(8139) Assemblers and routine operatives nec	(3319) Protective service associate professionals nec

25 Civil engineers[61]

(2121) Civil engineers

26 Other construction professionals and technical staff[61]

(2122) Mechanical engineers	(3119) Science, engineering and production technicians nec
(2123) Electrical engineers	(3121) Architectural and town planning technicians
(2126) Design and development engineers	(3122) Draughtspersons
(2127) Production and process engineers	(3115) Quality assurance technicians
(2461) Quality control and planning engineers	(2432) Town planning officers
(2129) Engineering professionals nec	(2124) Electronics engineers
(3112) Electrical and electronics technicians	(2435) Chartered architectural technologists
(3113) Engineering technicians	(3531) Estimators, valuers and assessors
(3114) Building and civil engineering technicians	(3116) Planning, process and production technicians

27 Architects[61]

(2431) Architects

28 Surveyors[61]

(2433) Quantity surveyors	
(2434) Chartered surveyors	

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62.   Skilled trades & operatives

Appendix C Significant Glenigan projects in each borough

This appendix provides a list of all the significant projects analysed. The projects appear in the following as they were put into the LFT.

Table C1: Significant Glenigan projects in Camden

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Station Terminus (Redevelopment)	Camden	2,080.0	07/06/2021	23/06/2036	Infrastructure
2	Office Building	Camden	1,000.0	21/11/2017	20/10/2023	Private Commercial
3	573 Homes/1 Supermarket/Petrol Station & Commercial Units	Camden	576.3	22/09/2021	12/07/2027	New housing, Private Commercial, Infrastructure
4	34 Residential Units/1 Hotel/2 Commercial Units	Camden	232.4	13/03/2023	01/04/2024	New housing, Private Commercial
5	Tunnels and Approaches	Camden	229.5	01/04/2020	02/04/2025	Infrastructure
6	Planned Maintenance Framework	Camden	226.2	28/08/2018	27/02/2024	Housing R&M
7	Office & Retail	Camden	155.6	09/10/2023	11/10/2027	Private Commercial
8	Office/Research Laboratory & Business Hub	Camden	120.0	13/03/2023	13/04/2026	Private Commercial
9	Hospital Clinical, Research & Educational Centre	Camden	115.4	11/09/2023	10/05/2027	Public Non-housing
10	Office & Commercial Space (Refurbishment)	Camden	100.0	04/01/2022	27/11/2023	Private Commercial
11	76 Flats/1 Hotel/1 Office	Camden	96.1	01/03/2023	27/03/2024	New housing, Private Commercial
12	184 Flats & 1 Community Centre/Retail Units	Camden	92.1	12/06/2023	15/08/2025	New housing, New housing, New housing
13	32 Flats & Commercial Units	Camden	89.3	02/08/2021	15/04/2024	New housing, Private Commercial
14	Office & 20 Flats	Camden	80.4	04/05/2021	17/02/2023	New housing, Private Commercial
15	Flats Re-Cladding	Camden	77.5	07/03/2022	19/04/2024	Housing R&M
16	106 Flats & 1 Office Building	Camden	76.8	04/01/2022	23/12/2022	New housing, Private Commercial
17	180 Residential Units	Camden	74.6	04/01/2021	03/03/2025	New housing
18	University (Extension)	Camden	73.3	10/08/2020	15/05/2024	Public Non-housing
19	Commercial Business & Life Science	Camden	70.0	30/12/2022	04/07/2025	Private Commercial
20	8 Flats/1 Office & Commercial Units	Camden	62.7	14/03/2022	26/07/2024	New housing, Private Commercial
21	Residential, School & Community	Camden	61.5	06/11/2017	06/11/2023	New housing, Public Non-housing, Private Commercial
22	164 Flats & Commercial Units	Camden	37.2	01/02/2021	06/07/2023	New housing, Private Commercial, Public Non-housing
23	112 Flats & 1 Conference Hall	Camden	36.8	15/07/2020	30/12/2022	New housing
24	Museum Framework	Camden	34.6	28/11/2018	24/11/2023	Public Non-housing
25	Health Care Facility	Camden	32.3	08/03/2021	06/03/2023	Public Non-housing
26	Office (Refurbishment)	Camden	32.0	14/02/2022	23/06/2023	Private Commercial
27	Office & Retail (Extension/Alterations)	Camden	31.5	21/10/2022	10/05/2024	Private Commercial
28	34 Flats (New/Conversion)	Camden	27.6	20/02/2023	21/10/2024	New housing
29	115 Flats	Camden	23.0	28/03/2022	18/03/2024	New housing
30	Office (Fit Out)	Camden	22.0	28/03/2022	13/01/2023	Private Commercial
31	Flats Improvements	Camden	22.0	07/11/2022	07/05/2024	Housing R&M
32	Office (Refurbishment)	Camden	20.0	01/01/2023	29/10/2023	Private Commercial
33	Office (Refurbishment)	Camden	20.0	14/11/2022	13/11/2023	Private Commercial
34	Housing Improvements	Camden	14.7	08/09/2023	08/09/2024	Housing R&M
35	Responsive Repairs Framework	Camden	12.3	01/04/2013	31/03/2023	Housing R&M
36	Health Care Facility	Camden	11.5	16/01/2023	05/08/2024	Public Non-housing
37	Strategic Repairs & Maintenance Framework	Camden	5.0	29/08/2014	29/08/2024	Housing R&M

Table C2: Significant Glenigan projects in City of London

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Office and Retail Development	City of London	875.0	12/03/2020	14/08/2024	Private Commercial
2	Underground Station (Improvements)	City of London	560.8	03/06/2015	23/12/2022	Infrastructure
3	2 Office Blocks	City of London	500.0	02/01/2023	04/01/2027	Private Commercial
4	Office & Retail	City of London	394.0	22/05/2023	22/06/2026	Private Commercial
5	Commercial Development	City of London	379.5	07/10/2019	22/11/2022	Private Commercial
6	Office & Retail Development	City of London	350.0	18/03/2019	17/03/2023	Private Commercial
7	Office/Retail & Community Space	City of London	320.0	14/11/2022	15/12/2026	Private Commercial
8	Retail/Office/Commercial Units (New/Conversion)	City of London	313.5	10/04/2023	20/04/2026	Private Commercial, Public Non-housing
9	4 Office/Retail/Restaurant & Museum Units	City of London	296.8	10/04/2023	08/07/2024	Private Commercial, Public Non-housing
10	Office & Commercial Units	City of London	280.0	04/05/2021	01/06/2025	Private Commercial
11	Offices	City of London	275.0	12/07/2021	15/11/2024	Private Commercial
12	Offices (New/Alterations)	City of London	250.0	17/04/2023	18/05/2026	Private Commercial
13	Office & Retail Development	City of London	235.6	01/04/2024	03/04/2028	Private Commercial
14	Commercial Development	City of London	220.0	01/02/2022	31/03/2025	Private Commercial
15	Office & Retail	City of London	205.4	08/01/2024	08/01/2028	Private Commercial
16	Offices	City of London	200.0	11/03/2024	12/04/2027	Private Commercial
17	Offices & Retail Units	City of London	180.0	31/03/2023	29/01/2027	Private Commercial
18	Commercial/Business & Retail Development	City of London	173.0	24/01/2023	24/06/2024	Private Commercial
19	Museum	City of London	155.6	12/12/2022	15/12/2025	Public Non-housing
20	Courtroom/Police Station	City of London	138.5	01/09/2022	09/07/2026	Public Non-housing
21	Offices & 3 Retail Units	City of London	120.0	01/08/2022	09/09/2024	Private Commercial
22	Student Accommodation & Community Use	City of London	115.4	06/01/2023	09/02/2024	Public Non-housing
23	Office & Retail (Conversion/Extension)	City of London	85.0	09/01/2023	09/09/2024	Private Commercial
25	Commercial Units (Conversion/Extension)	City of London	59.9	11/01/2023	11/09/2024	Private Commercial, Public Non-housing
26	Offices & Cafe (New/Extension)	City of London	57.9	03/10/2022	29/04/2024	Private Commercial
27	Office (Extension/Alterations)	City of London	53.0	22/09/2022	21/09/2023	Private Commercial
28	Office/Commercial Units (Extension/Alterations)	City of London	50.0	27/09/2021	19/12/2022	Private Commercial
29	Office (Extension/Alterations)	City of London	42.0	21/11/2022	21/08/2023	Private Commercial
30	Tunnel	City of London	21.3	04/09/2017	08/08/2025	Infrastructure
31	Office (Refurbishment)	City of London	18.0	13/06/2022	23/12/2022	Private Commercial
32	National Civil Engineering Framework	City of London	0.6	01/02/2023	01/02/2027	Infrastructure

Table C3: Significant Glenigan projects in Hackney

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Commercial & Residential	Hackney	1,248.7	29/11/2014	20/11/2026	Private Commercial, New housing
2	Housing Improvements Framework	Hackney	448.0	01/04/2022	01/04/2027	Private Commercial, New housing
3	385 Residential/Commercial Units (New/Alterations)	Hackney	336.2	02/01/2018	02/01/2023	New housing, Private Commercial
4	Hotel/Office/Retail	Hackney	300.0	01/04/2023	01/04/2024	Private Commercial, New housing
5	Office/Retail/Restaurant & Cafe	Hackney	165.0	02/01/2023	27/06/2025	Private Commercial, New housing
6	Hotel & Leisure/Retail & Offices	Hackney	160.0	29/06/2020	22/12/2023	Private Commercial, New housing
7	219 Residential Units & Commercial Units	Hackney	84.3	13/03/2023	03/03/2025	New housing, Private Commercial, Public Non-housing
8	59 Flats & 1 Office	Hackney	62.5	22/10/2021	22/02/2024	New housing, Private Commercial
9	Hotel	Hackney	60.0	02/08/2021	22/06/2023	Private Commercial, New housing
10	Offices	Hackney	58.0	16/05/2022	15/01/2024	Private Commercial, New housing
11	100 Flats/3 Commercial Units	Hackney	56.4	16/11/2020	02/02/2023	New housing, Private Commercial
12	Hotel & Office/Restaurant	Hackney	46.0	12/12/2022	16/12/2024	Private Commercial, New housing
13	93 Residential Units & Community Centre	Hackney	41.4	23/01/2023	15/11/2024	Private Commercial, New housing
14	Hotel & Office	Hackney	40.0	15/11/2022	11/06/2024	Private Commercial, New housing
15	160 Residential Units & Commercial Units	Hackney	27.9	19/12/2022	19/08/2024	New housing, Private Commercial, Public Non-housing, Infrastructure
16	Hostel	Hackney	26.2	16/02/2023	21/03/2024	Private Commercial, New housing
17	Office/Light Industrial/House/Flat/Multiple Occupancy	Hackney	23.5	12/12/2022	03/06/2024	New housing, Private Industrial, Private Commercial
18	Office (Extension/Alterations)	Hackney	20.0	07/02/2022	16/01/2023	Private Commercial, New housing
19	Office/Event Venue (Extension/Alterations)	Hackney	20.0	03/07/2023	01/07/2024	Private Commercial, New housing
20	9 Flats & 2 Retail/Office (Extension/Alterations)	Hackney	18.3	07/11/2022	07/10/2023	New housing, Private Commercial
21	307 Flats (Alterations)	Hackney	16.8	07/11/2022	04/12/2023	Private Commercial, New housing
22	Residential Units (Refurbishment)	Hackney	10.0	12/07/2022	10/01/2023	Private Commercial, New housing

Table C4: Significant Glenigan projects in Haringey

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Arts Complex Redevelopment	Haringey	150.0	08/07/2019	31/01/2023	Private Commercial
2	272 Flats/1 Commercial Unit	Haringey	76.1	13/02/2023	13/03/2026	New housing, Private Commercial
3	Residential Units	Haringey	61.1	08/07/2019	31/01/2023	New housing
4	99 Flats/28 Commercial Units	Haringey	47.2	08/10/2022	02/11/2024	New housing, Private Commercial
5	Enabling Works	Haringey	25.0	03/10/2022	02/10/2023	Infrastructure
6	121 Residential Units & Commercial Units	Haringey	20.0	21/01/2021	31/08/2023	New housing, Private Commercial
7	128 Flats & Commercial Units	Haringey	19.2	21/01/2021	06/02/2023	New housing, Private Commercial
8	72 Residential Units	Haringey	17.5	01/01/2022	14/10/2022	New housing
9	54 Flats	Haringey	16.6	01/06/2020	01/01/2023	New housing
10	31 Flats/11 Houses & 4 Maisonettes	Haringey	12.9	27/10/2022	23/11/2023	New housing
11	75 Flats & 1 Commercial Unit	Haringey	12.6	21/02/2022	26/01/2024	New housing, Private Commercial
12	69 Flats & 7 Live Work Units	Haringey	12.0	04/01/2021	28/11/2022	New housing
13	70 Residential Units	Haringey	10.1	03/05/2021	01/04/2023	New housing
14	Department Store/Community/Restaurant	Haringey	10.1	30/12/2022	07/07/2023	Private Commercial
15	Residential Units (Refurbishment)	Haringey	10.0	21/03/2022	31/05/2023	Housing R&M
16	50 Flats & Commercial Units	Haringey	9.8	14/03/2022	07/07/2023	New housing, Private Commercial
17	Shop/Restaurant/Office/Training/Leisure Units (New/Extension)	Haringey	9.4	04/07/2022	01/01/2024	Private Commercial
18	161 Residential Units & 7 Commercial Units	Haringey	7.8	12/12/2022	01/07/2024	New housing, Private Commercial, Public Non-housing
19	73 Houses/ 24 Flats & Commercial Units	Haringey	7.6	29/08/2022	27/02/2023	New housing, Private Commercial
20	23 Flats	Haringey	7.4	15/11/2022	12/12/2023	New housing
21	Care Home	Haringey	4.8	16/02/2023	08/08/2024	Public Non-housing
22	50 Flats/6 Commercial Units	Haringey	4.6	22/08/2023	20/02/2024	New housing, Private Commercial
23	Office (Refurbishment)	Haringey	3.7	19/04/2022	04/11/2022	Private Commercial
24	Event Space & Cafe/Bar (Conversion/Extension)	Haringey	3.3	08/09/2022	20/04/2023	Private Commercial
25	Community Health Building	Haringey	3.2	10/10/2022	27/11/2023	Public Non-housing
26	School (Refurbishment)	Haringey	1.0	31/10/2022	20/03/2023	Public Non-housing

Table C5: Significant Glenigan projects in Islington

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	985 Residential Units/Extra Care Home & Commercial Units	Islington	480.3	06/01/2023	18/07/2025	New housing, Private Commercial, Infrastructure
2	1 Office & 1 Retail/Bank/Restaurant/Cafe Unit	Islington	250.0	16/03/2020	31/08/2023	New housing, Private Commercial, Infrastructure
3	Housing (Refurbishment)	Islington	200.0	01/04/2018	02/04/2028	New housing, Private Commercial, Infrastructure
4	Flats Fire Prevention Installation Works Framework	Islington	153.0	04/08/2022	05/08/2027	New housing, Private Commercial, Infrastructure
5	336 Residential Units/Office/Community Center/Retail	Islington	138.2	21/01/2021	25/01/2024	New housing, Private Commercial, Public Non-housing
6	Residential Development	Islington	66.8	30/08/2021	21/12/2024	New housing, Private Commercial, Infrastructure
7	5000 Apartments	Islington	55.2	01/12/2021	01/12/2023	New housing, Private Commercial, Infrastructure
8	Office/Leisure/Retail Units (New/Alterations)	Islington	50.0	01/02/2021	30/11/2022	New housing, Private Commercial, Infrastructure
9	Office & Commercial Units (New/Extension)	Islington	48.0	16/08/2021	19/06/2023	New housing, Private Commercial, Infrastructure
10	Office Building(Refurb)	Islington	46.7	28/11/2022	25/09/2023	New housing, Private Commercial, Infrastructure
11	3500 Residential Units	Islington	46.4	05/10/2017	28/10/2022	New housing, Private Commercial, Infrastructure
12	Hospital Mental Health Inpatient Facility	Islington	27.2	16/04/2022	20/06/2023	New housing, Private Commercial, Infrastructure
13	Housing Repair & Maintenance Services Framework	Islington	23.8	01/12/2021	03/12/2031	New housing, Private Commercial, Infrastructure
14	91 Flats & Commercial Units	Islington	22.8	21/11/2022	09/09/2024	New housing, Public Non-housing
15	Office/Shop & Pub (Extension/Alterations)	Islington	19.1	17/03/2023	17/11/2023	New housing, Private Commercial, Infrastructure
16	Science Building	Islington	17.9	06/06/2022	15/03/2024	New housing, Private Commercial, Infrastructure
17	43 Flats/2 Houses & 3 Commercial Units	Islington	16.5	05/12/2022	04/12/2023	New housing, Public Non-housing
18	Office (Refurbishment)	Islington	15.5	15/11/2022	16/05/2023	New housing, Private Commercial, Infrastructure
19	Office (Fit Out)	Islington	15.0	01/08/2022	24/02/2023	New housing, Private Commercial, Infrastructure
20	Housing Improvements Framework	Islington	12.2	01/10/2022	01/10/2026	New housing, Private Commercial, Infrastructure
21	Signalling (Renewal)	Islington	11.1	02/11/2015	02/11/2022	New housing, Private Commercial, Infrastructure
22	Railway Resignalling Works	Islington	10.3	07/12/2015	05/12/2022	New housing, Private Commercial, Infrastructure
23	Contractors Framework	Islington	6.1	01/06/2022	03/06/2026	New housing, Private Commercial, Infrastructure
24	Communal/District Heating Works	Islington	2.4	27/09/2021	25/09/2023	New housing, Private Commercial, Infrastructure

Table C6: Significant Glenigan projects in Kensington and Chelsea

	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	462 Residential Units & Commercial Units	Kensington & Chelsea	397.1	01/03/2022	02/03/2027	New housing, Private Commercial, Public Non-housing
2	Highway Improvement Works	Kensington & Chelsea	202.4	17/02/2018	14/02/2026	New housing, Private Commercial, Public Non-housing
3	78 Flats	Kensington & Chelsea	82.9	14/11/2022	12/10/2026	New housing, Private Commercial, Public Non-housing
4	Commercial & Leisure Landmark Building	Kensington & Chelsea	71.0	03/04/2018	25/10/2022	New housing, Private Commercial, Public Non-housing
5	Flats (Alterations)	Kensington & Chelsea	32.0	30/12/2019	27/12/2024	New housing, Private Commercial, Public Non-housing
6	Office & Gym	Kensington & Chelsea	23.9	14/11/2022	11/09/2023	New housing, Private Commercial, Public Non-housing
7	Hotel	Kensington & Chelsea	21.0	14/06/2021	18/01/2023	New housing, Private Commercial, Public Non-housing
8	63 Residential Units/1 Cinema/1 Shop/1 Office (New/Alterations)	Kensington & Chelsea	20.2	07/06/2021	14/10/2022	New housing, Private Commercial
9	81 Flats (Alterations)	Kensington & Chelsea	20.0	09/05/2022	31/03/2023	New housing, Private Commercial, Public Non-housing
10	83 Flats/1 Indoor Sports Facility/1 Dentist (New/Extension)	Kensington & Chelsea	19.9	14/12/2022	23/04/2025	New housing, Public Non-housing, Infrastructure
11	31 Flats & 1 Nursery/1 Specialist Treatment Centre	Kensington & Chelsea	17.3	08/11/2021	23/11/2023	New housing, Public Non-housing
12	32 Flats & Community Space	Kensington & Chelsea	16.6	18/04/2022	24/11/2023	New housing, Private Commercial
13	35 Flats & 1 Office	Kensington & Chelsea	13.2	11/10/2021	19/01/2023	New housing, Private Commercial
14	37 Flats & 1 Community Centre/1 Retail Unit	Kensington & Chelsea	11.5	29/03/2021	17/10/2022	New housing, Private Commercial, Public Non-housing
15	Aparthotel	Kensington & Chelsea	10.0	21/11/2022	10/07/2023	New housing, Private Commercial, Public Non-housing
16	Natural History Museum Ground	Kensington & Chelsea	9.0	28/11/2022	27/11/2023	New housing, Private Commercial, Public Non-housing
17	Office Accommodation	Kensington & Chelsea	8.2	06/06/2023	28/05/2024	New housing, Private Commercial, Public Non-housing
18	Office (Extension/Alterations)	Kensington & Chelsea	7.9	04/10/2022	02/05/2023	New housing, Private Commercial, Public Non-housing
19	59 Flats (Alterations)	Kensington & Chelsea	7.3	08/07/2022	21/07/2023	New housing, Private Commercial, Public Non-housing
20	Education (Conversion/Extension)	Kensington & Chelsea	4.8	12/09/2022	05/02/2024	New housing, Private Commercial, Public Non-housing
21	Residential Unit (Extension/Refurbishment)	Kensington & Chelsea	4.1	18/07/2022	10/02/2023	New housing, Private Commercial, Public Non-housing
22	Health/Fitness Club (Conversion/Extension)	Kensington & Chelsea	3.6	18/10/2021	07/11/2022	New housing, Private Commercial, Public Non-housing
23	Boarding School (Conversion/Extension)	Kensington & Chelsea	3.2	12/04/2022	06/10/2022	New housing, Private Commercial, Public Non-housing
24	Shop (Conversion/Alterations)	Kensington & Chelsea	3.2	10/10/2022	23/01/2023	New housing, Private Commercial, Public Non-housing

Table C7: Significant Glenigan projects in Lambeth

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	2535 Flats/Houses & Commercial Units	Lambeth	1,467.7	20/12/2023	20/12/2033	New housing, Private Commercial, Public Non-housing
2	877 Flats, Office & Retail	Lambeth	953.1	29/04/2016	03/06/2024	New housing, Private Commercial, Public Non-housing
3	Office & Commercial Units	Lambeth	600.0	05/06/2023	08/06/2026	New housing, Private Commercial, Public Non-housing
4	257 Flats/1 Hotel/1 Office & Retail Units	Lambeth	585.4	03/10/2022	03/10/2027	New housing, Private Commercial, Infrastructure
5	Office/Cultural Hub/Retail Unit	Lambeth	400.0	14/11/2022	14/11/2025	New housing, Private Commercial, Public Non-housing
6	Student Accommodation/Office & Restaurant Units	Lambeth	169.3	06/05/2019	17/04/2023	Public Non-housing, Private Commercial
7	Office & Shop (Extension/Alterations)	Lambeth	120.0	10/04/2023	03/11/2025	New housing, Private Commercial, Public Non-housing
8	Children's Medical Hospital (New/Extension)	Lambeth	115.4	01/12/2022	31/05/2027	New housing, Private Commercial, Public Non-housing
9	218 Flats	Lambeth	96.7	10/04/2023	02/12/2024	New housing, Private Commercial, Public Non-housing
10	296 Flats & Commercial Units	Lambeth	93.4	06/01/2020	22/12/2022	New housing, Private Commercial
11	441 Flats & 1 Community Centre	Lambeth	66.3	02/01/2023	26/08/2024	New housing, Public Non-housing
12	479 Flats & Commercial Units	Lambeth	55.3	16/01/2023	09/09/2024	New housing, Private Commercial
13	Office Building	Lambeth	50.0	30/12/2022	21/06/2024	New housing, Private Commercial, Public Non-housing
14	110 Houses/50 Flats & Commercial Units	Lambeth	48.4	04/10/2021	31/12/2024	New housing, Private Commercial, Public Non-housing
15	134 Flats & Commercial Units	Lambeth	40.7	04/10/2021	08/12/2023	New housing, Private Commercial
16	Shell and Core (fit-out)	Lambeth	36.9	29/06/2020	29/06/2024	New housing, Private Commercial, Public Non-housing
17	Office (Refurbishment)	Lambeth	27.0	14/11/2022	14/05/2023	New housing, Private Commercial, Public Non-housing
18	Office (Fit Out)	Lambeth	24.0	28/12/2022	28/08/2024	New housing, Private Commercial, Public Non-housing
19	Hotel Acommodation	Lambeth	23.3	21/03/2023	21/03/2024	New housing, Private Commercial, Public Non-housing
20	Office & Light Industrial Units	Lambeth	20.0	12/09/2022	09/10/2023	Private Commercial, Private Industrial
21	272 Residential Units & Commercial/Employment Units	Lambeth	19.2	17/04/2023	11/03/2024	New housing, Private Commercial
22	215 Flats/Commercial Units	Lambeth	14.4	07/11/2022	04/09/2023	New housing, Private Commercial

Table C8: Significant Glenigan projects in Lewisham

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	365 Flats & Commercial Units	Lewisham	57.6	19/01/2021	30/11/2023	New housing, Private Commercial
2	58 Flats & Student Accommodation/Commercial Units	Lewisham	51.1	08/04/2022	22/06/2024	New housing, Private Commercial
3	141 Flats & Commercial Units	Lewisham	43.5	17/05/2021	15/03/2024	New housing, Private Commercial
4	99 Flats & 11 Houses	Lewisham	36.8	13/09/2023	05/03/2025	New housing, Private Commercial
5	210 Flats & 1 House	Lewisham	36.8	05/10/2020	05/08/2023	New housing, Private Commercial
6	206 Residential/Commercial Developments	Lewisham	32.7	16/08/2021	09/10/2023	New housing, Private Commercial
7	40 Flats/21 Houses & Commercial Units	Lewisham	26.9	03/01/2022	03/07/2024	New housing, Private Commercial, Public Non-housing, Private Industrial
8	35 Flats	Lewisham	23.0	22/12/2022	11/01/2024	New housing, Private Commercial
9	324 Flats & Commercial Units	Lewisham	14.1	01/10/2022	01/04/2025	New housing, Private Commercial, Public Non-housing
10	218 Flats (Conversion)	Lewisham	12.1	12/10/2022	08/11/2023	New housing, Private Commercial
11	220 Flats & Commercial Units	Lewisham	11.3	24/01/2023	29/11/2024	New housing, Private Commercial
12	Tunnel Works	Lewisham	10.0	23/03/2020	28/03/2026	New housing, Private Commercial
13	30 Flats/2 Student Flats	Lewisham	8.3	30/12/2022	26/01/2024	New housing, Private Commercial
14	Office (Refurbishment)	Lewisham	8.0	30/11/2022	28/06/2023	New housing, Private Commercial
15	33 Flats	Lewisham	7.9	27/09/2021	24/03/2023	New housing, Private Commercial
16	137 Flats & 1 Employment Space/1 Cafe	Lewisham	7.3	09/01/2023	24/06/2024	New housing, Private Commercial
17	84 Residential Units/1 Commercial Unit (Extension/Alterations)	Lewisham	6.8	05/12/2022	25/12/2023	New housing, Private Commercial
18	Student Accommodation & Retail Units	Lewisham	6.3	30/12/2022	02/02/2024	Private Commercial, Public Non-housing
19	23 Sheltered Flats	Lewisham	5.1	16/01/2022	05/02/2024	New housing, Private Commercial
20	Shop/Pub/Restaurant/Events Venue (Conversion/Alterations)	Lewisham	3.9	24/06/2022	07/10/2022	New housing, Private Commercial
21	Hospital Elective Theatre	Lewisham	3.2	10/10/2022	27/11/2023	New housing, Private Commercial
22	Vehicle Depot (New/Conversion)	Lewisham	3.2	17/10/2022	24/04/2023	New housing, Private Commercial
23	Pub (Extension/Alterations)	Lewisham	2.0	12/12/2022	13/03/2023	New housing, Private Commercial
24	Commercial/Business Unit (Conversion/Alterations)	Lewisham	1.8	27/03/2023	10/07/2023	New housing, Private Commercial

Table C9: Significant Glenigan projects in Southwark

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Urban Redevelopment	Southwark	1,391.3	22/08/2009	24/08/2024	Private Commercial, New housing, Infrastructure, Public Non-housing
2	492 Apartments, Offices & Retail Development	Southwark	921.0	10/02/2020	10/02/2025	New housing, New housing, New housing
3	979 Flats/ University & Public Transport Hub/ Commercial Units	Southwark	795.7	04/01/2022	22/01/2026	New housing, Private Commercial, Public Non-housing, Infrastructure
4	288 Flats & Commercial Units	Southwark	794.2	12/06/2023	12/06/2028	New housing, Private Commercial, Public Non-housing
5	Office & Retail Unit	Southwark	500.0	03/04/2023	01/12/2025	Private Commercial
6	Surface Transport Major Projects Framework	Southwark	500.0	01/04/2017	29/07/2023	Infrastructure
7	1550 Residential/1 School & Commercial Units	Southwark	397.1	08/02/2021	11/10/2027	New housing, Private Commercial, Public Non-housing
8	1165 Residential Units/Commercial Units	Southwark	361.7	28/11/2023	09/02/2027	New housing, Public Non-housing, Private Commercial, Infrastructure
9	163 Flats & 1 Office/Retail Units/Cultural Facilities	Southwark	317.7	01/06/2019	23/06/2023	New housing, Private Commercial, Public Non-housing
10	Building Safety Services Framework	Southwark	200.0	05/09/2022	05/09/2026	Housing R&M
11	Office & Retail Units (New/Alterations)	Southwark	195.0	30/12/2022	30/01/2026	Private Commercial
12	Tunnel Works	Southwark	150.0	04/12/2023	05/08/2024	Infrastructure
13	262 Flats & Retail/Commercial Units	Southwark	121.2	28/12/2022	09/07/2025	New housing, Private Commercial
14	Offices & Retail Units (New/Extension)	Southwark	120.8	22/08/2022	22/09/2025	Private Commercial
15	725 Residential & Commercial Units	Southwark	115.8	06/03/2023	15/02/2027	New housing, Private Commercial
16	Office & Retail/Gym	Southwark	106.3	13/02/2023	10/02/2025	Private Commercial
17	407 Flats/Commercial Buildings	Southwark	102.0	15/12/2018	30/11/2022	New housing, Private Commercial, Public Non-housing, Private Industrial
18	Residential/Commercial Development	Southwark	98.0	19/12/2022	17/06/2024	New housing, Private Commercial
19	Residential Units	Southwark	90.5	16/11/2021	08/08/2025	New housing
20	905 Student Accommodation Units & 1 Retail/Cafe/ Office Space	Southwark	79.8	22/03/2023	27/05/2026	Public Non-housing, Private Commercial
21	Commercial Development	Southwark	76.9	04/12/2022	04/12/2024	Private Commercial
22	372 Residential Units & Commercial Units/Place Of Worship	Southwark	76.0	26/05/2024	26/05/2028	New housing, Private Commercial, Public Non-housing, Private Industrial

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
23	Commercial & Retail Units	Southwark	69.7	11/11/2022	01/11/2024	Private Commercial
24	2 Office Buildings	Southwark	69.0	27/07/2020	16/12/2024	Private Commercial
25	Passive Fire Works Framework	Southwark	63.2	12/08/2022	15/08/2025	Housing R&M
26	Office & Commercial Units (Extension/Alterations)	Southwark	52.9	05/09/2022	05/10/2024	Private Commercial
27	254 Flats & Industrial Warehouse Units	Southwark	52.6	28/03/2022	22/09/2023	Private Industrial, New housing
28	181 Residential Units & 1 Industrial Workspace	Southwark	49.7	29/06/2022	16/05/2024	New housing, Private Industrial
29	Schools	Southwark	45.4	01/07/2021	03/07/2031	Public Non-housing
30	Student Accommodation & Commercial Centre	Southwark	35.1	17/01/2022	16/09/2024	Public Non-housing
31	Hospital (Extension)	Southwark	30.0	01/09/2020	30/06/2023	Public Non-housing
32	2 Retail Units & 170 Apartments	Southwark	28.8	28/02/2023	29/10/2024	Private Commercial, New housing
33	109 Flats	Southwark	26.7	24/08/2021	17/02/2023	New housing
34	86 Flats/1 Community Centre/1 Nursery	Southwark	25.6	28/04/2023	28/08/2024	New housing, Public Non-housing
35	Hotel (Extension)	Southwark	25.0	19/12/2022	08/04/2024	Private Commercial
36	Hospital Children Centre	Southwark	23.5	01/03/2021	30/06/2023	Public Non-housing
37	375 Flats & Commercial Units	Southwark	19.7	24/02/2023	24/03/2024	New housing, Private Commercial, Public Non-housing
38	Schools	Southwark	4.4	04/09/2017	31/12/2022	Public Non-housing
39	Power Supply/Sub Station Framework	Southwark	1.3	01/04/2016	31/03/2028	Infrastructure

Table C10: Significant Glenigan projects in Tower Hamlets

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	Contractors Framework Agreement	Tower Hamlets	5,986.6	01/05/2021	27/04/2030	New housing
2	898 Flats/1 School/1 Nursery & Commercial Units	Tower Hamlets	495.6	06/03/2023	15/09/2025	New housing, Public Non-housing, Private Commercial
3	Office (Refurbishment & Fit Out)	Tower Hamlets	328.0	09/08/2021	20/05/2025	Private Commercial
4	950 Residential Units & Commercial Units	Tower Hamlets	302.2	01/09/2023	22/10/2026	Private Commercial, New housing, Public Non-housing, Private Commercial, Private Commercial
5	746 Flats/Commercial Units	Tower Hamlets	266.8	17/05/2021	17/05/2025	New housing, Private Commercial
6	Office & Retail	Tower Hamlets	256.8	18/04/2023	15/04/2025	Private Commercial
7	634 Flats & 4 Hotel/Health Centre/School/Restaurant Units	Tower Hamlets	234.3	01/01/2020	31/10/2024	New housing, Private Commercial, Public Non-housing
8	500 Flats & Commercial Space	Tower Hamlets	230.4	01/11/2022	20/11/2026	New housing, Private Commercial
9	647 Flats & 1 Office/Restaurant	Tower Hamlets	178.2	01/04/2019	30/06/2023	New housing, Private Commercial, Infrastructure
10	80 Flats & Students Accommodation/Commercial Units	Tower Hamlets	174.7	09/02/2023	07/03/2024	New housing, Private Commercial, Public Non-housing
11	Housing Improvements	Tower Hamlets	161.1	01/07/2022	02/07/2027	Housing R&M
12	40 Flats/Office/Retail/Restaurant/Public House	Tower Hamlets	152.2	04/01/2021	24/08/2023	New housing, Private Commercial, Public Non-housing, Infrastructure
13	216 Flats & 2 Commercial Units	Tower Hamlets	141.1	21/11/2022	24/11/2025	New housing, Infrastructure
14	Office/Shop/Restaurant/Cafe & Leisure Centre	Tower Hamlets	140.0	19/04/2021	21/11/2022	Private Commercial
15	Major Internal & External Works Framework	Tower Hamlets	118.0	05/03/2019	05/03/2023	Housing R&M
16	547 Flats & 1 Commercial Development	Tower Hamlets	109.5	01/06/2022	27/02/2026	New housing, Private Commercial, Public Non-housing
17	Revamp works	Tower Hamlets	100.0	01/11/2021	01/11/2022	Private Commercial
18	412 Flats & Community Space	Tower Hamlets	71.1	01/10/2023	01/04/2024	New housing, Public Non-housing
19	279 Serviced Apartments & 1 Hotel	Tower Hamlets	69.4	12/12/2022	12/12/2025	Private Commercial
20	159 Residential/Office/Retail Units	Tower Hamlets	68.7	20/09/2021	15/04/2023	New housing, Private Commercial
21	555 Flats & Commercial Units	Tower Hamlets	66.4	05/09/2023	05/04/2027	New housing, Private Commercial, Public Non-housing
22	Office & Commercial Units	Tower Hamlets	56.0	13/02/2023	03/02/2025	Private Commercial
23	1033 Flats & Commercial Units	Tower Hamlets	52.0	01/09/2022	06/11/2023	New housing, Private Commercial
24	Office (Fit Out)	Tower Hamlets	50.0	24/08/2021	31/12/2022	Private Commercial
25	353 Houses & 75 Flats/1 Retail Unit	Tower Hamlets	46.8	28/11/2022	27/11/2023	New housing, Private Commercial
26	Hotel/Cinema (New/Alterations)	Tower Hamlets	41.4	16/01/2023	15/04/2024	New housing
27	378 Serviced Apartments & Retail Units	Tower Hamlets	40.9	14/09/2022	10/04/2024	Private Commercial
28	Offices (Fit Out)	Tower Hamlets	39.0	22/08/2022	20/11/2023	Private Commercial
29	Office (Fit Out)	Tower Hamlets	38.0	12/12/2022	11/03/2024	Private Commercial
30	Student Accommodation & Retail/Commercial Units	Tower Hamlets	29.9	04/10/2023	28/05/2025	Public Non-housing, Private Commercial
31	Housing Improvements Framework	Tower Hamlets	29.6	01/04/2023	31/03/2038	Housing R&M
32	Office (Extension/Alterations)	Tower Hamlets	19.0	10/01/2022	23/12/2022	Private Commercial
33	Hotel	Tower Hamlets	16.0	02/11/2022	30/08/2023	Private Commercial
34	86 Flats	Tower Hamlets	0.0	28/11/2022	25/12/2023	New housing
35	Office/Shop/Restaurant/Gym (New/Extension)	Tower Hamlets	0.0	20/03/2023	09/09/2024	Private Commercial

Table C11: Significant Glenigan projects in Wandsworth

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	1915 Flats & Commercial units	Wandsworth	2,558.5	14/11/2016	14/11/2026	New housing, Private Commercial, Public Non-housing
2	2550 Homes & Commercial Units	Wandsworth	794.5	17/12/2018	25/12/2028	New housing, Private Commercial, Public Non-housing
3	520 Homes, Hotel & Office	Wandsworth	696.3	31/01/2017	28/10/2024	New housing, Private Commercial, Infrastructure
4	842 Flats/Nursery/Retail/Cafe/Commercial Units	Wandsworth	263.6	11/07/2016	28/06/2024	New housing, Private Commercial, Public Non-housing, Infrastructure
5	118 Flats & Commercial Units	Wandsworth	208.6	31/10/2022	04/11/2024	New housing, Private Commercial
6	517 Residential Units & Commercial Units	Wandsworth	159.2	01/05/2020	01/04/2023	New housing, Private Commercial
7	480 Residential Units & Commercial Units	Wandsworth	122.9	24/08/2021	14/03/2024	New housing, Private Commercial
8	Hotel	Wandsworth	120.0	03/04/2023	01/04/2026	New housing, Private Commercial, Public Non-housing
9	123 Residential Units & 4 Commercial Units	Wandsworth	93.6	07/04/2023	07/10/2023	New housing, Private Commercial, Public Non-housing
10	Student Accommodation & Commercial Units	Wandsworth	74.5	01/09/2021	31/07/2024	Public Non-housing, Private Commercial
11	Residential Units/Commercial Units	Wandsworth	69.6	28/04/2023	28/04/2028	New housing, Private Commercial, Public Non-housing, Infrastructure
12	Highway Works	Wandsworth	60.5	01/11/2019	23/04/2027	New housing, Private Commercial, Public Non-housing
13	806 Residential Units & 1 Commercial Unit	Wandsworth	52.4	07/04/2023	07/10/2025	New housing, Private Commercial, Public Non-housing
14	New office building	Wandsworth	44.4	29/05/2020	17/12/2022	New housing, Private Commercial, Public Non-housing
15	106 Residential Units	Wandsworth	33.9	01/03/2022	15/08/2023	New housing, Private Commercial, Public Non-housing
16	Co-living Accommodation & Restaurant/Cafe	Wandsworth	33.1	11/01/2021	01/11/2022	New housing, Private Commercial, Infrastructure
17	Department Store (Extension/Alterations)	Wandsworth	32.0	01/08/2021	01/01/2023	New housing, Private Commercial, Public Non-housing
18	5 Shared Living/Hotel/Office/Cafe/Community	Wandsworth	30.7	22/03/2021	07/12/2022	New housing, Private Commercial
19	Residential Units/Retail Units	Wandsworth	24.0	02/11/2022	29/11/2023	New housing, Private Commercial
20	374 Flats & 4 Commercial Units	Wandsworth	19.6	21/03/2023	12/11/2024	New housing, Private Commercial
21	Residential Units & Commercial Units	Wandsworth	15.9	07/04/2023	07/04/2024	New housing, Private Commercial, Public Non-housing, Private Industrial
22	29 Residential Units	Wandsworth	13.8	12/10/2022	01/11/2023	New housing, Private Commercial, Public Non-housing
23	Hotel & Clubhouse/Community Centre	Wandsworth	13.2	01/01/2023	01/10/2024	Private Commercial, Public Non-housing
24	57 Flats & 1 Community Centre	Wandsworth	11.2	01/03/2022	31/03/2023	New housing, Public Non-housing
25	Supermarket (Extension/Alterations)	Wandsworth	8.5	17/07/2022	15/03/2023	New housing, Private Commercial, Public Non-housing
26	Enabling Works	Wandsworth	6.0	31/10/2022	10/03/2023	New housing, Private Commercial, Public Non-housing

Table C12: Significant Glenigan projects in Westminster

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
1	171 Residential/Retail Units (New/Conversion)	Westminster	1,238.9	01/11/2022	02/05/2028	New housing, Private Commercial, Public Non-housing
2	Commercial & Residential	Westminster	973.3	07/03/2013	24/08/2023	New housing, Private Commercial, Public Non-housing
3	153 Residential Units & 4 Retail/Restaurant/Hotel/Cinema Units	Westminster	825.9	03/02/2020	22/12/2023	New housing, Private Commercial, Public Non-housing
4	2 Office/Retail/Restaurant & Cafe Buildings	Westminster	850.0	12/08/2019	31/12/2022	New housing, Private Commercial, Public Non-housing
5	Housing Improvements	Westminster	575.0	01/04/2023	01/04/2033	New housing, Private Commercial, Public Non-housing
6	Office & Retail Development	Westminster	500.0	13/02/2023	16/03/2026	New housing, Private Commercial, Public Non-housing
7	26 Residential Units/1 Hotel/1 Retail	Westminster	480.3	06/11/2017	12/12/2022	New housing, Private Commercial
8	Hotel/Restaurant/Residential & Commercial Units (Extension)	Westminster	451.4	07/10/2019	31/12/2022	Private Commercial, New housing
9	Highways and Transportation Services Framework	Westminster	450.0	01/04/2014	01/04/2026	New housing, Private Commercial, Public Non-housing
10	Hotel (Redevelopment)	Westminster	400.0	24/02/2022	24/02/2025	New housing, Private Commercial, Public Non-housing
11	Hotel (Extension/Alterations)	Westminster	400.0	25/01/2021	31/12/2023	New housing, Private Commercial, Public Non-housing
12	Housing Estate Regeneration	Westminster	350.0	08/11/2021	08/11/2032	New housing, Private Commercial, Public Non-housing
13	30 Apartments	Westminster	322.4	01/03/2022	29/09/2025	New housing, Private Commercial, Public Non-housing
14	Housing Maintenance Contract	Westminster	340.0	15/06/2017	17/06/2027	New housing, Private Commercial, Public Non-housing
15	Office & Retail Units (Conversion/Refurbishment)	Westminster	250.0	13/02/2023	14/02/2028	New housing, Private Commercial, Public Non-housing
16	Office & Retail Unit	Westminster	235.0	16/10/2023	19/07/2027	New housing, Private Commercial, Public Non-housing
17	Retail/Office (New/Extension)	Westminster	200.0	09/01/2023	10/01/2025	New housing, Private Commercial, Public Non-housing
18	Buckingham Palace (Alterations)	Westminster	170.4	01/04/2017	03/04/2027	New housing, Private Commercial, Public Non-housing
19	Office & Commercial Unit	Westminster	178.5	10/04/2023	12/04/2027	Private Commercial, Public Non-housing
20	41 Residential Units/21 Commercial Units (New/Extension)	Westminster	152.1	13/06/2022	10/02/2025	New housing, Private Commercial
21	Office & Retail (Refurbishment)	Westminster	150.0	01/08/2022	31/01/2024	New housing, Private Commercial, Public Non-housing
22	Hotel/Office/Light Industry/Retail/Restaurant & Leisure	Westminster	140.0	25/04/2022	09/09/2024	Private Commercial, Private Industrial

WLC ID	Heading	Local Authority	Project Value (£m)	Start date	End date	Project Type
23	92 Residential Units & 1 Retail Unit	Westminster	130.0	04/01/2021	02/01/2023	New housing, Private Commercial
24	Offices & 7 Flats/Shops	Westminster	123.0	15/02/2021	31/12/2022	New housing, Private Commercial
25	Retail & Healthcare	Westminster	109.6	20/03/2023	16/10/2023	Private Commercial, Public Non-housing
26	Office (Extension/Refurbishment)	Westminster	100.0	19/10/2022	06/02/2026	New housing, Private Commercial, Public Non-housing
27	Office Building & Retail Units	Westminster	100.0	04/11/2019	28/08/2023	New housing, Private Commercial, Public Non-housing
28	Hotel (Extension/Alterations)	Westminster	90.0	21/06/2021	02/10/2023	New housing, Private Commercial, Public Non-housing
29	79 Residential Units & Shops/Restaurants/Community Centre	Westminster	84.2	07/12/2020	18/10/2024	New housing, Private Commercial, Public Non-housing
30	Envelope & Fit Out Works	Westminster	82.1	07/06/2021	08/04/2024	Housing R&M, Private Commercial, Public Non-housing
31	Commercial Units (New/Alterations)	Westminster	80.0	02/01/2023	31/07/2023	New housing, Private Commercial, Public Non-housing
32	Hotel Conversion	Westminster	80.0	31/10/2022	21/10/2024	New housing, Private Commercial, Public Non-housing
33	Residential/Hotel (New/Alterations)	Westminster	73.0	29/09/2022	10/10/2024	New housing, Private Commercial
34	Office & Retail	Westminster	75.0	30/11/2022	03/05/2023	New housing, Private Commercial, Public Non-housing
35	Commercial Units (Extension/Alterations)	Westminster	73.0	15/12/2022	15/11/2023	New housing, Private Commercial, Public Non-housing
36	55 Flats & 4 Retail/Car Showroom/Restaurant/Dentist Units	Westminster	68.3	01/07/2020	01/01/2023	New housing, Private Commercial, Public Non-housing
37	Office (Refurbishment)	Westminster	70.0	10/10/2022	10/11/2024	New housing, Private Commercial, Public Non-housing
38	Retail/Office/Leisure/Commercial Development	Westminster	70.0	02/05/2022	31/07/2024	New housing, Private Commercial, Public Non-housing
39	Office Building	Westminster	70.0	05/10/2020	27/01/2023	New housing, Private Commercial, Public Non-housing
40	Hotel (New/Extension)	Westminster	65.5	12/06/2023	13/01/2025	New housing, Private Commercial, Public Non-housing
41	Office & Shop/Leisure/Community Centre	Westminster	62.1	30/12/2022	05/04/2024	Private Commercial, Public Non-housing
42	Hotel & Retail/Restaurant/Cafe	Westminster	65.0	21/11/2022	31/03/2025	New housing, Private Commercial, Public Non-housing
43	Office & Shop/Restaurant	Westminster	63.0	09/08/2021	31/01/2023	New housing, Private Commercial, Public Non-housing
44	Hotel	Westminster	60.0	28/06/2021	13/02/2023	New housing, Private Commercial, Public Non-housing
45	Office/Retail (New/Alterations)	Westminster	59.5	20/02/2023	10/02/2025	New housing, Private Commercial, Public Non-housing
46	Leisure Park	Westminster	56.4	31/10/2022	21/10/2024	New housing, Private Commercial, Public Non-housing
47	Office & Retail (Conversion/Extension)	Westminster	54.0	28/03/2022	29/01/2024	New housing, Private Commercial, Public Non-housing
48	48 Flats (Fit Out)	Westminster	52.0	28/04/2022	28/04/2023	New housing, Private Commercial, Public Non-housing
49	Office (Fit Out)	Westminster	50.0	20/02/2023	19/02/2024	New housing, Private Commercial, Public Non-housing
50	Office/Restaurant	Westminster	50.0	30/12/2022	29/12/2023	New housing, Private Commercial, Public Non-housing
51	Hotel (Fit Out)	Westminster	50.0	13/06/2022	12/06/2023	New housing, Private Commercial, Public Non-housing
52	Residential Units (Fit Out)	Westminster	50.0	07/02/2022	09/10/2023	New housing, Private Commercial, Public Non-housing
53	Office Building	Westminster	50.0	04/10/2021	07/08/2023	New housing, Private Commercial, Public Non-housing
54	105 Flats & 1 Commercial Unit	Westminster	46.8	07/03/2023	07/03/2024	New housing, Private Commercial
55	Offices & Retail (Conversion)	Westminster	45.0	31/01/2022	03/03/2023	New housing, Private Commercial, Public Non-housing
56	Whole-House Retrofits Framework	Westminster	44.8	01/10/2021	03/10/2031	New housing, Private Commercial, Public Non-housing
57	Hotel (Conversion/Extension)	Westminster	39.0	27/06/2022	01/04/2024	New housing, Private Commercial, Public Non-housing
58	Office & Restaurant/Cafe/Training Centre/Leisure Unit (Extension/Alterations)	Westminster	36.5	05/03/2022	30/10/2023	Private Commercial, Public Non-housing
59	Mixed Use Development (Refurbishment)	Westminster	36.0	15/09/2021	31/10/2022	New housing, Private Commercial, Public Non-housing
60	Retail/Offices (New/Extension)	Westminster	35.0	21/03/2022	07/08/2023	New housing, Private Commercial, Public Non-housing
61	Hotel (Conversion)	Westminster	33.1	29/12/2022	03/08/2023	New housing, Private Commercial, Public Non-housing
62	Office/Retail/Restaurant (Extension/Alterations)	Westminster	28.2	30/12/2022	23/06/2023	New housing, Private Commercial, Public Non-housing
63	Shop/Cafe/Office (New/Alterations)	Westminster	22.9	10/01/2023	09/01/2024	New housing, Private Commercial, Public Non-housing
64	Office (Refurb)	Westminster	20.0	08/01/2024	08/07/2024	New housing, Private Commercial, Public Non-housing
65	Office (Fit Out)	Westminster	18.0	29/03/2022	18/11/2022	New housing, Private Commercial, Public Non-housing
66	New Prisons Programme	Westminster	7.8	15/05/2019	15/05/2026	New housing, Private Commercial, Public Non-housing
67	Contractors Framework	Westminster	7.8	01/03/2020	03/03/2024	New housing, Private Commercial, Public Non-housing
68	Schools Framework	Westminster	6.2	06/01/2020	08/01/2024	New housing, Private Commercial, Public Non-housing
69	Track Programme Delivery Partner Framework	Westminster	3.4	01/04/2019	03/04/2023	New housing, Private Commercial, Public Non-housing
70	Military Accommodation Planned & Reactive Maintenance Framework	Westminster	2.8	01/02/2022	01/02/2029	New housing, Private Commercial, Public Non-housing
71	Maintenance Framework	Westminster	0.9	20/10/2017	17/10/2023	New housing, Private Commercial, Public Non-housing

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