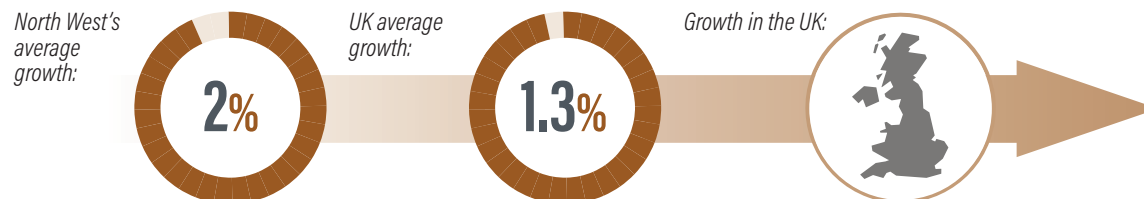


OVER 27,000 CONSTRUCTION JOBS ARE FORECAST FOR THE NORTH WEST BETWEEN 2018-22, WITH INFRASTRUCTURE THE BEST-PERFORMING SECTOR.

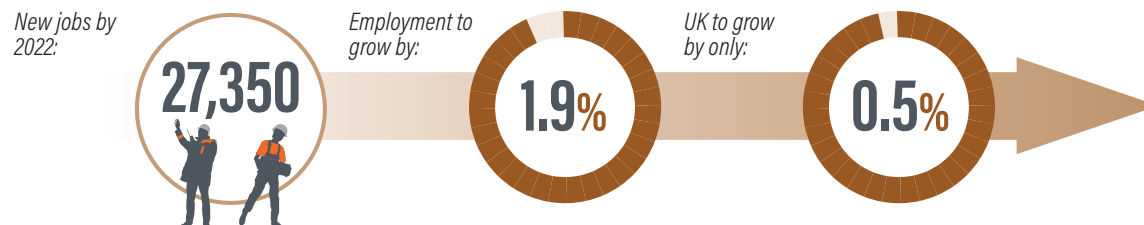
### GROWTH RATE:

The North West (NW) will jointly top construction growth in England, with the South West, between 2018-22. Estimated annual NW construction output is 2%, outpacing the national average of 1.3%.



### JOB CREATION:

CSN forecasts 27,350 new construction jobs. Employment is estimated to rise by an annual average rate of 1.9% (above the UK rate of 1.2%) and is set to hit 302,830 by the end of 2022. Growth is expected to be strongest for professional occupations.



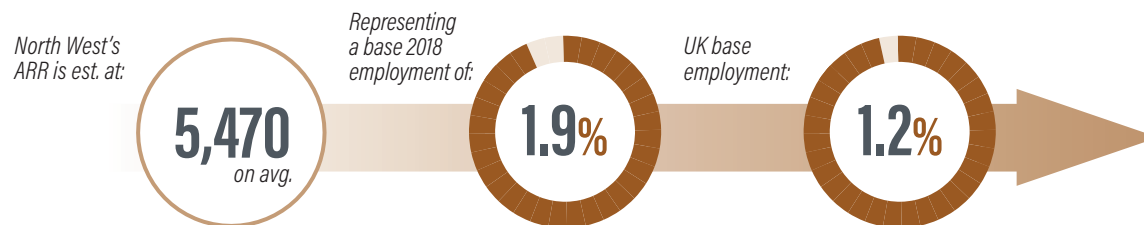
### MAIN GROWTH DRIVERS/CONTRACTS:

The best performing sector is likely to be infrastructure with an annual average rise of 4.1%. Major contracts include the £250m Rimrose Valley scheme in the Liverpool area and a new £60m junction, 11a, created on the M56. The region may see double-digit growth in 2022 if enabling work on the Moorside nuclear power station begins. The private housing sector will see the second biggest growth in the UK during 2018-22. The project pipeline includes a £300m mixed-use scheme in Manchester with a 40-storey tower that will house 375 residential apartments. Also a £235m project to develop 756 new homes, forming part of Manchester's Noma masterplan. The £100m Sefton Council housing plan will also be a big job generator (see below).



### ANNUAL RECRUITMENT RATE (ARR):

The annual recruitment requirement (ARR) in the region is forecast at 1.9% of base 2018 employment; an estimated 5,470 extra employees are required annually.



### IN A UK CONTEXT:

CSN predicts UK growth of 1.3% over the next five years, with 158,000 jobs to be created. Although UK growth is slightly down on the 1.7% predicted in 2017, the fall was expected and is not dramatic, when taking into account the economy slowing as a whole and uncertainty around Brexit.



# OVERVIEW – NORTH WEST

**The best performing sector over the forecast period is predicted to be infrastructure (see above). The private housing sector is expected to see the second highest annual average growth rate of 2.9%, with most of the growth expected in the first two years of the forecast period.**

Public housing output is likely to increase by an annual average of 2.1% over the next five years, supported by projects such as the £100m deal signed by Sefton Council to build more than 11,000 new homes by 2030 to tackle local housing shortages, create more jobs and improve the prosperity of the area. Work on the project is supposed to start later this year and continue to 2032.

The North West estimate accounts for around 10% of UK construction employment in 2017. Over the next five years, construction employment is predicted to rise by an average 1.9% per annum, a higher rate than the national average of 0.5%.

The ARR for the region is estimated at 5,470 represents 1.9% of base 2018 employment, higher than the UK ratio of 1.2%.

Construction output in the region fell by 2% in real terms in 2016 after three years of expansion. However, growth, estimated at 6% returned in 2017, taking output to £15.35bn in 2015 prices, is a new high.

**The full report can be read here: [www.citb.co.uk/csn](http://www.citb.co.uk/csn)**