



United Kingdom | Sector: Property Construction & Maintenance Market | Apr - Dec 20 |

Local Authority Property Construction & Maintenance Market

A market in recovery



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The announcement of the first national lockdown in late March 2020 signalled the start of a challenging period for the local authority property market. With councils forced to strike a difficult balance between public safety and much-needed investment in housing and other facilities, as well as their continuing repair and maintenance responsibilities, the period from April 2020 to the end of the year can be summarised as one of significant early impact followed by an encouraging period of resilience and recovery.

Between April and May 2020, local authority spend on property construction and maintenance fell by almost 35%. However, by the end of September 2020, spend had recovered strongly enough to exceed the level seen in April and by the end of the year, spend was over 12% higher than at the start of the period.

From a regional perspective, a similar picture of a sharp fall followed by a period of recovery can be seen across all parts of England. The greatest recovery was seen in London, where spend levels at the end of December were 28% higher than in April, with the East of England being the only region in which spend by the end of the year had not returned to or exceeded levels seen in April.

Supplier Dominance

The top five suppliers commanded a combined market share of almost 25% during the period.

Record Year

For two of the top five suppliers, by the end of the period, 2020/21 looked set to be their strongest year so far in this market.

Earnings Recover

Each of the top five suppliers saw their council earnings in this market exceed levels seen in April by the end of the year.

A Happy Ending?

At the end of December 2020, spend in this market was only 4% lower than at the same time in the previous year.

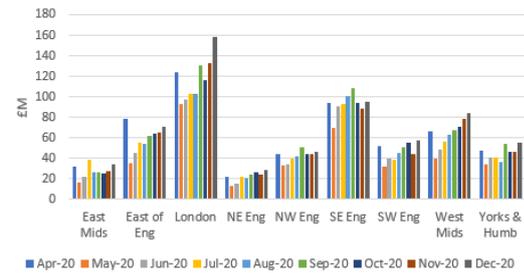
Council spend April 2020 - December 2020



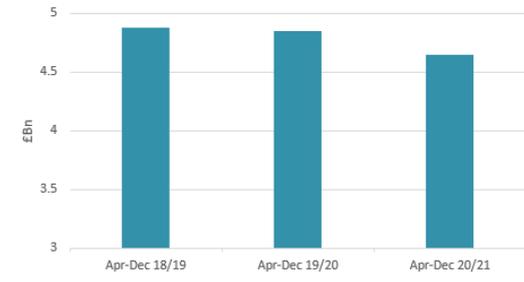
Council spend April 2020 - December 2020



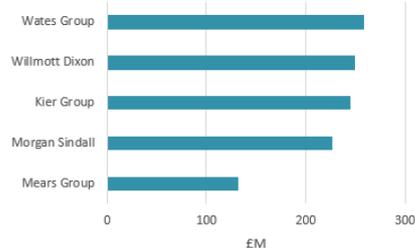
Council spend by region April 2020 - December 2020



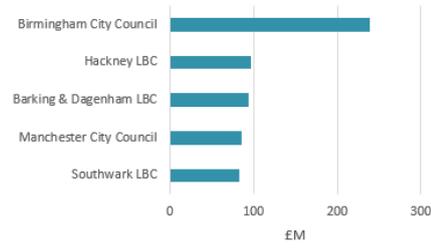
Council spend April - December 18/19-20/21



Top 5 suppliers April 2020 - December 2020



Top 5 spenders April 2020 - December 2020



Since the start of 2021, over 200 upcoming property construction & maintenance opportunities have been published by Insight Services, signalling a prosperous immediate future for this market.