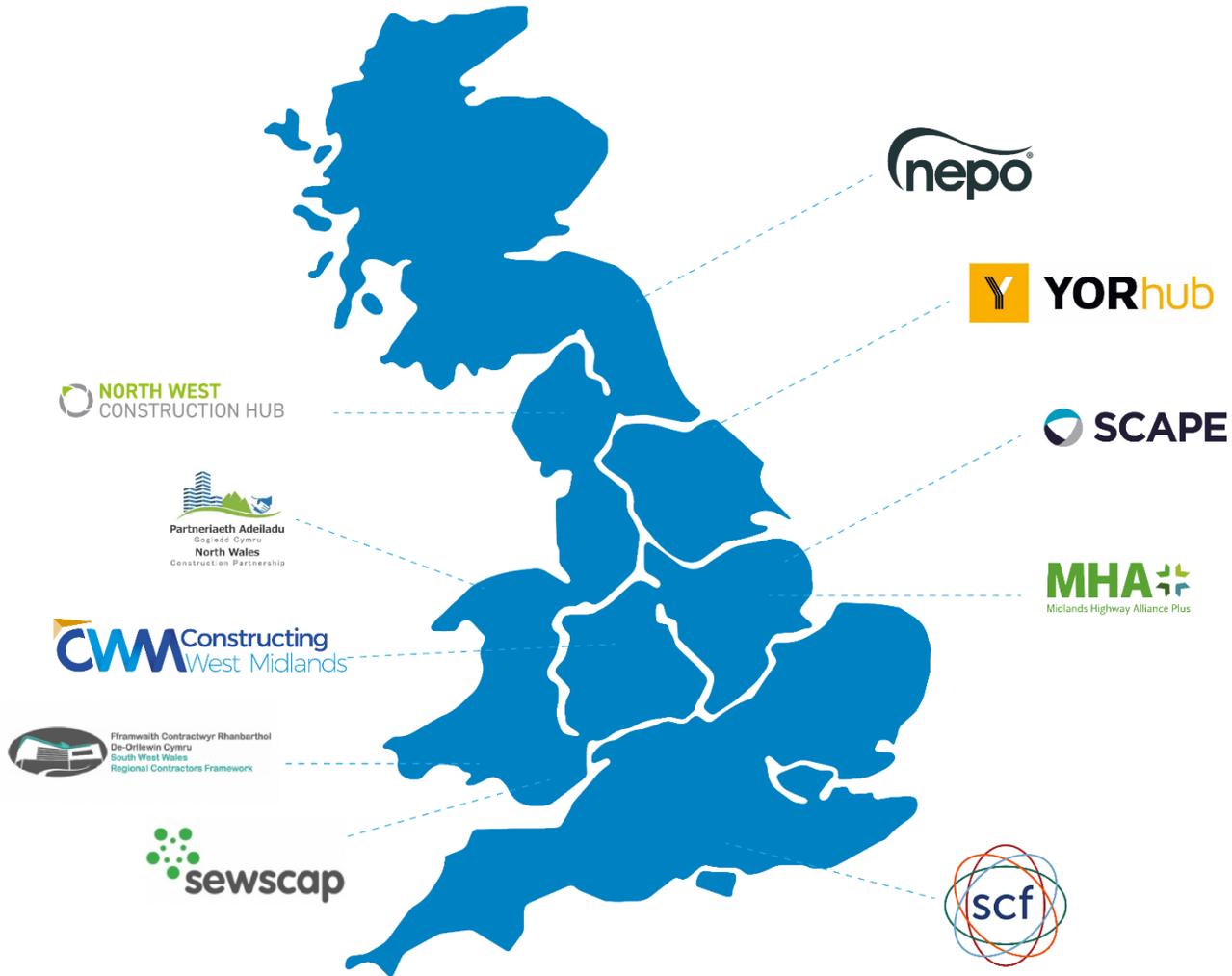

NACF Market Intelligence and Insight LGA Conference 2023

Keith Heard

Category Development Manager Hampshire County Council

Framework Manager SCF

Chair NACF



Access to unrivalled Market Place

Previous surveys / data collection

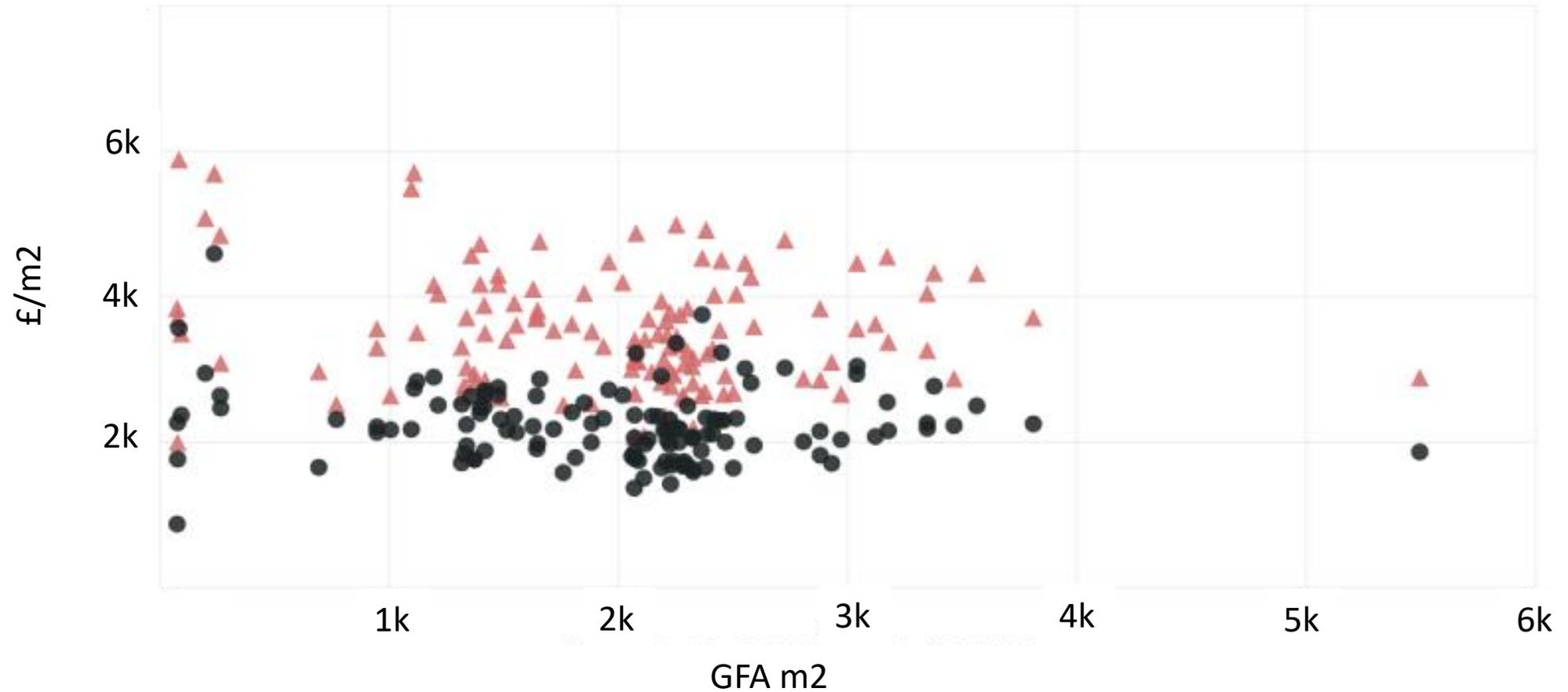
- Brexit survey for LGA Conference
- Fire Safety Capacity in the Supply Chain
- Social Value key requirements
- Cost and Time Data
- Performance Data
- Payment on time data
- Cost Benchmarking (with EBD OG)
- Climate Group – emerging data
- Quarterly Market Intelligence reports
- Gold Standard Frameworks information

NACF Cost Benchmarking



- Data gathered through EBDOG, NACF and DfE since 2016
- Projects that have formed contracts since 2012
- 159 LA's - 1111 projects - £6.4bn – 426,000 school places
- Common cost analysis and price base
- [School cost benchmarking](#)

New Build Primary Schools Gross (▲) and Net (●) Build Costs £/m²



Primary Schools



- Average floor area 1,984m²
- Average contract period 44 weeks
- Average gross cost £3,505 / m²
- Average Net Cost £2,224 / m²
- Average cost / pupil place £24,524

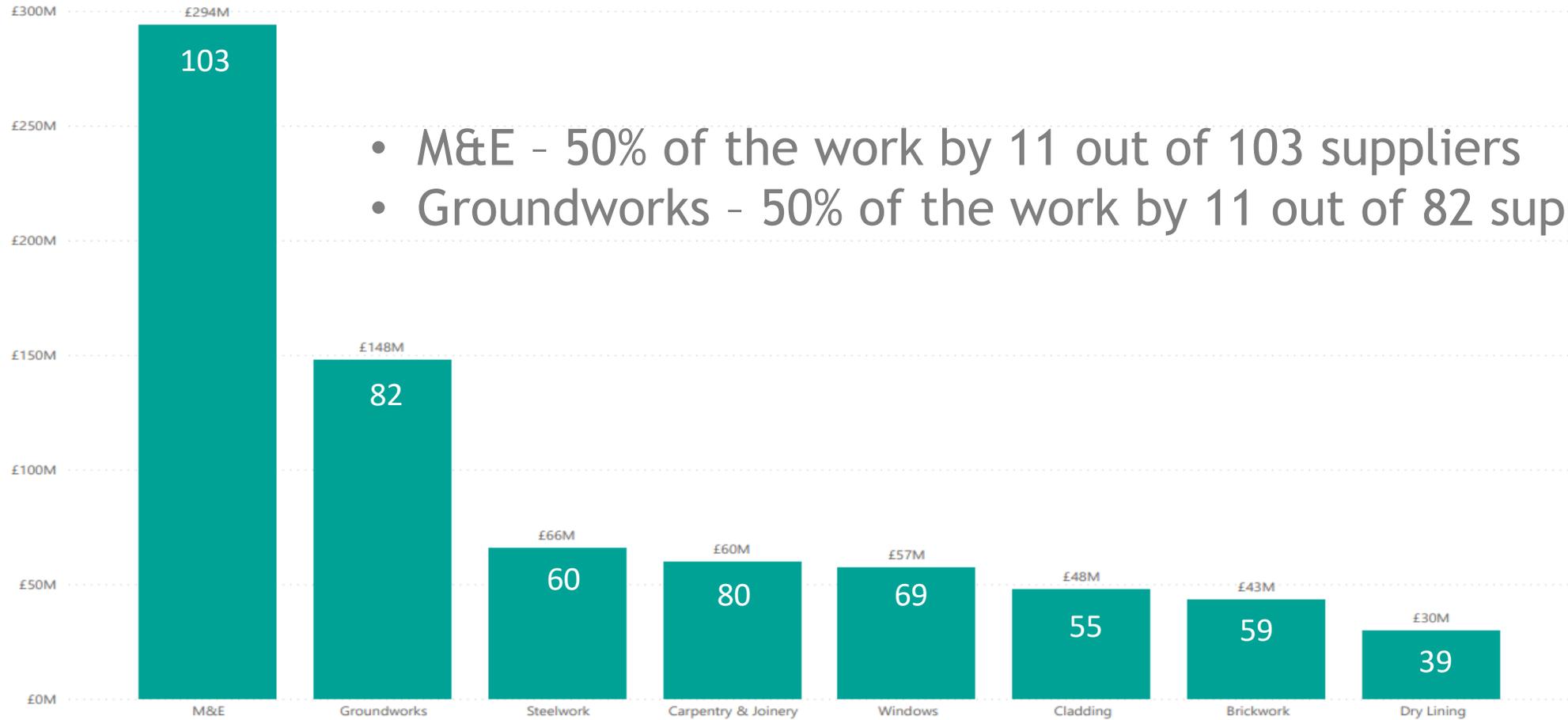
NACF Market Intelligence



- Quarterly survey of Supply Chain
- Surveys distributed and collected by main contractors in specified regions
- Collated centrally on behalf of NACF by Adrienne Turner
- Analysis published quarterly on NACF web site
- Backward look at last quarter and rolling year
- Forecast

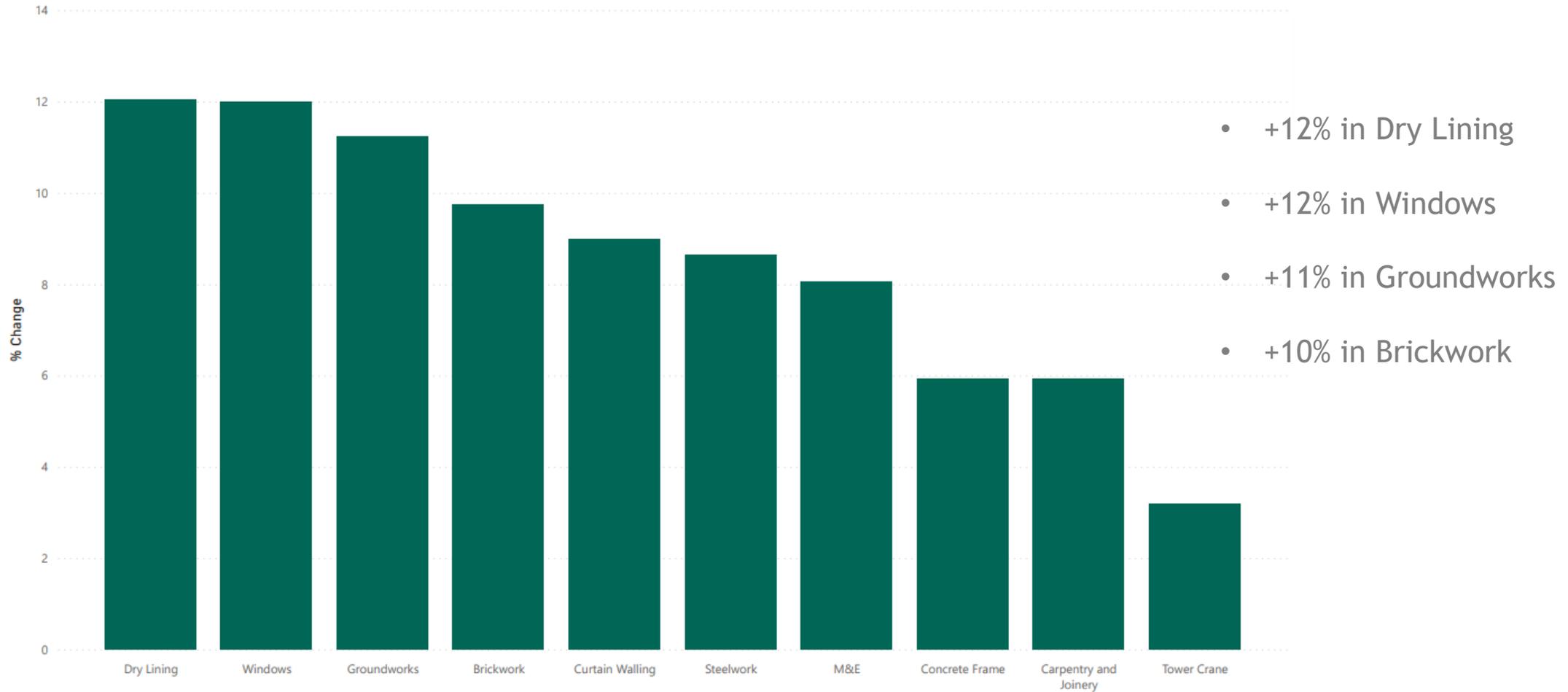


Who does the work?



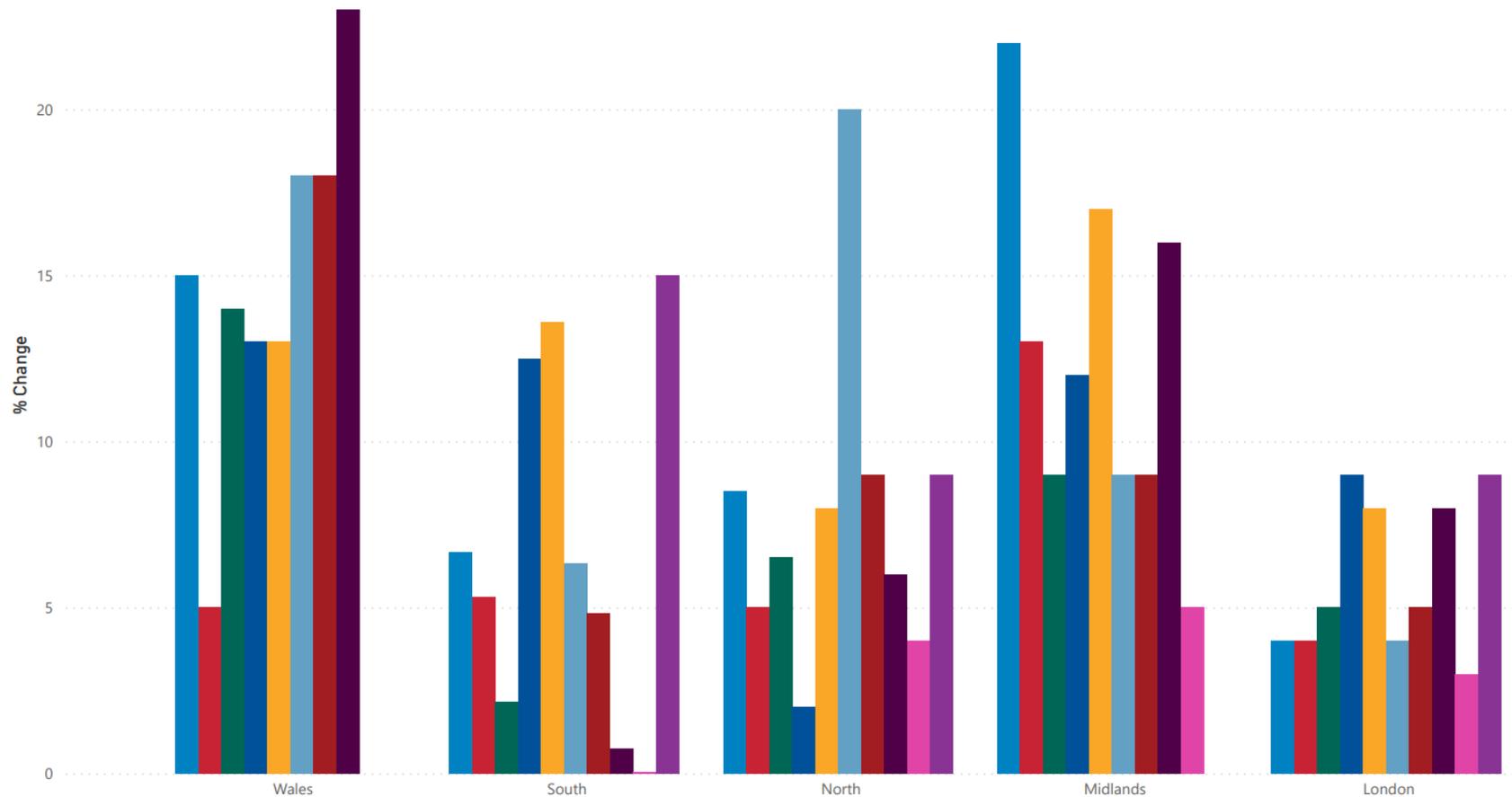
- M&E - 50% of the work by 11 out of 103 suppliers
- Groundworks - 50% of the work by 11 out of 82 suppliers

Change in Building Cost in Q4 22



Change in Building Cost in Q4 22 – Trades & Regions

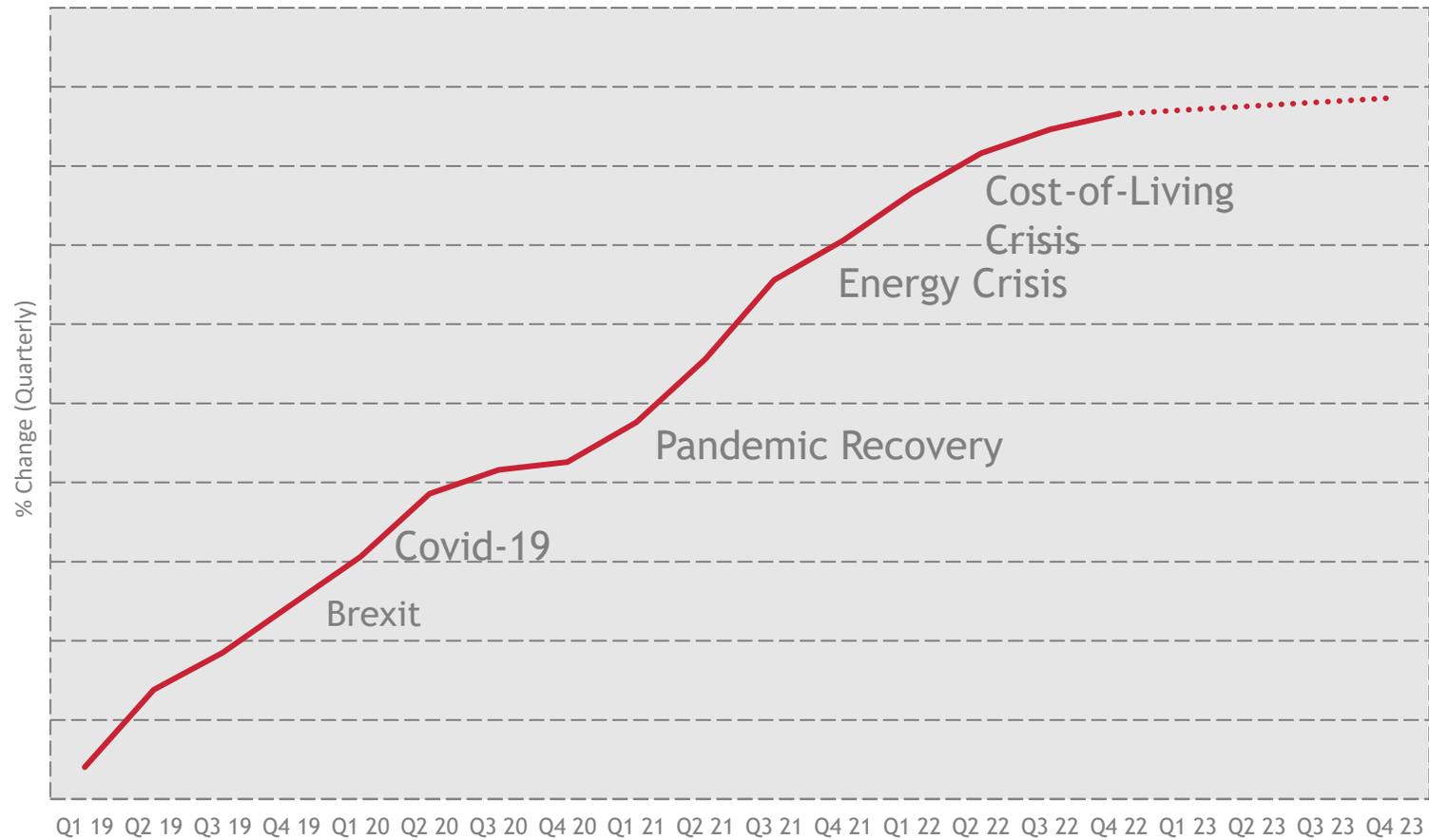
Trade ● Brickwork ● Carpentry and Joinery ● Concrete Frame ● Curtain Walling ● Dry Lining ● Groundworks ● M&E ● Steelwork ● Tower Crane ● Windows



Average Changes in Building Cost:

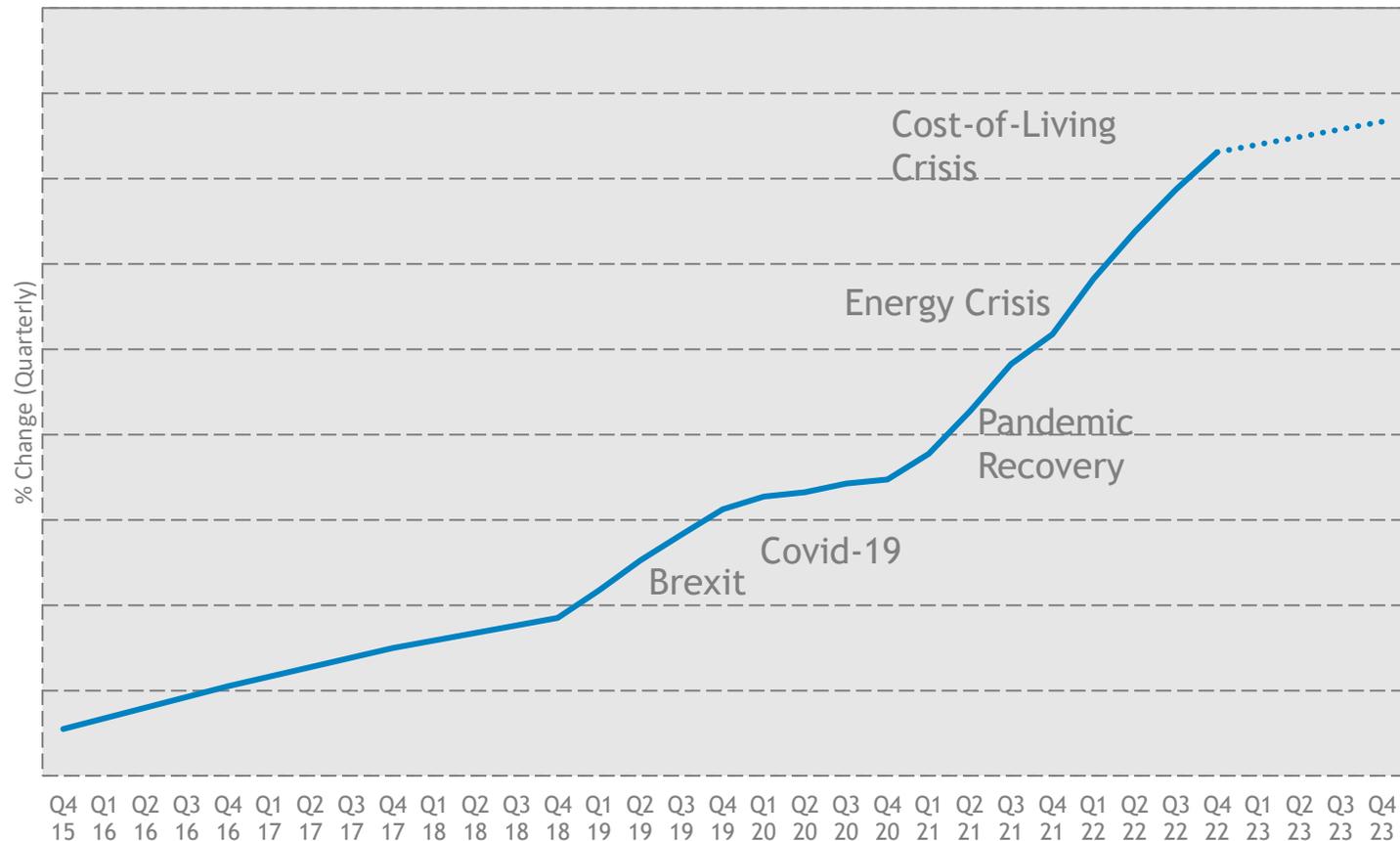
- +12% in Dry Lining
- +12% in Windows
- +11% in Groundworks
- +10% in Brickwork

NACF - Average Change in Tender Workload



- Tender workload has increased by 2% during Q4 22.
- Tender workload is 5% up compared with the same time last year
- Q4 2023 forecast of +2%

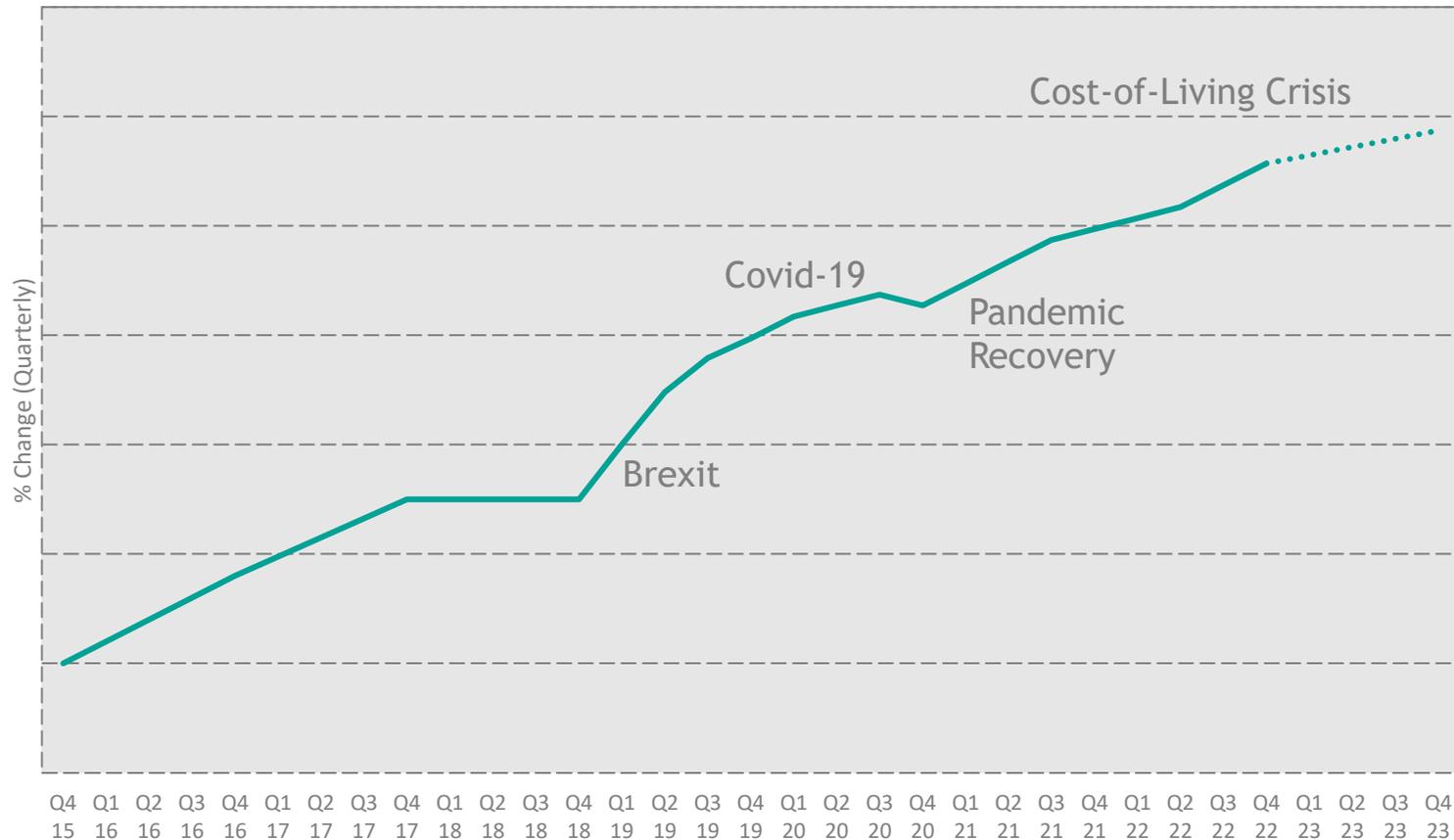
NACF - Average Change in Building Cost



- Building Cost has increased by 9% during Q4 22.
- Building cost was 14% more in Q4 when compared with the same time last year
- Q4 2023 forecast of +7%

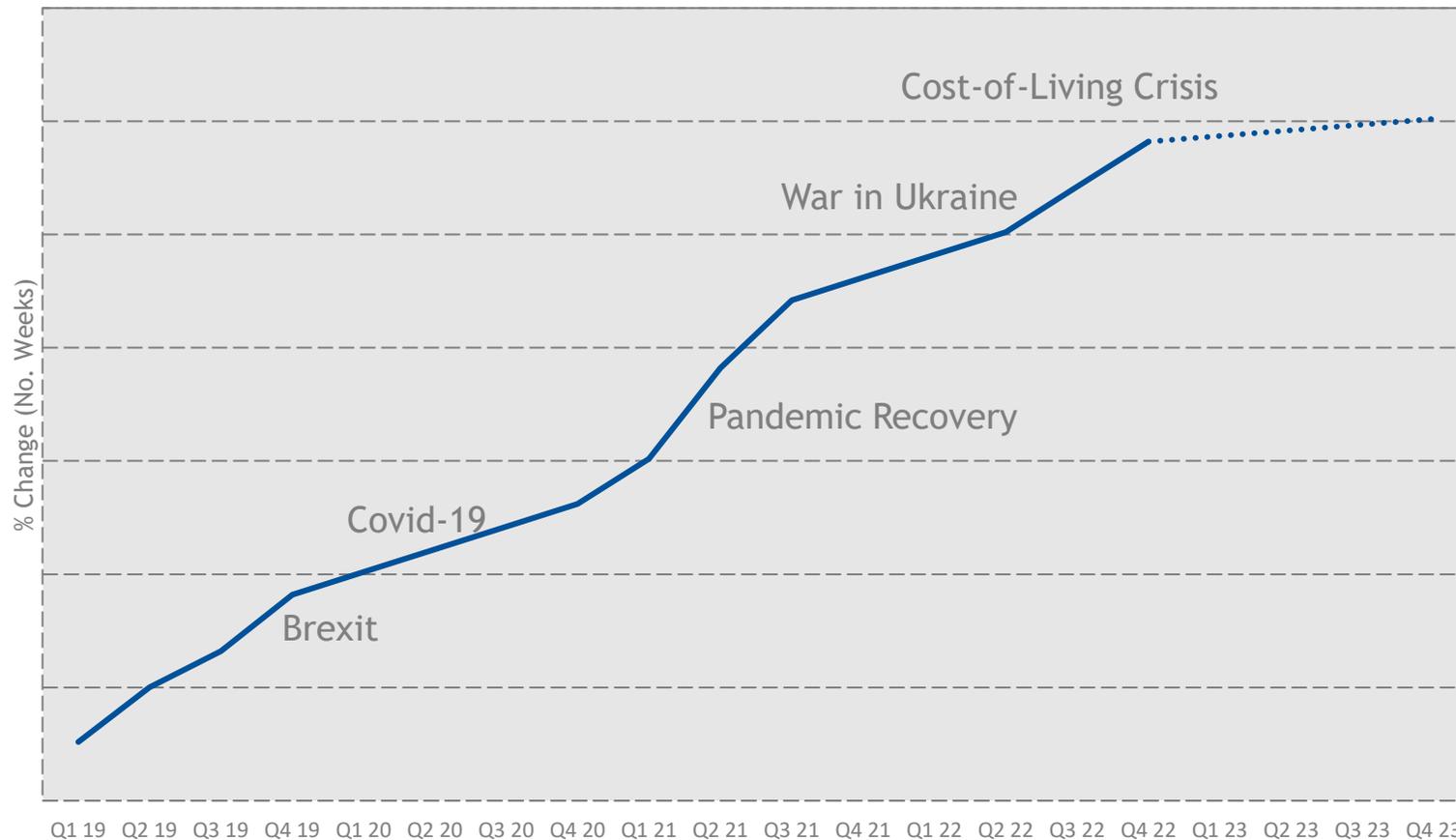


NACF - Average Change in No. Employees



- The change in number of employees has increased by 2% during Q4 22.
- The change in the number of employees is 3% more than compared with the same time last year
- Q4 2023 forecast of +3%

NACF - Average Change in Material Lead Time



- Material lead time has increased by +2 weeks during Q4 22.
- Material lead time is 2 weeks greater than compared with the same time last year
- Q4 2023 forecast of +1 week

Thank you to:

- Adrienne Turner
- Main Contractors
- The Supply Chain
- [NACF MI Reports](#)

