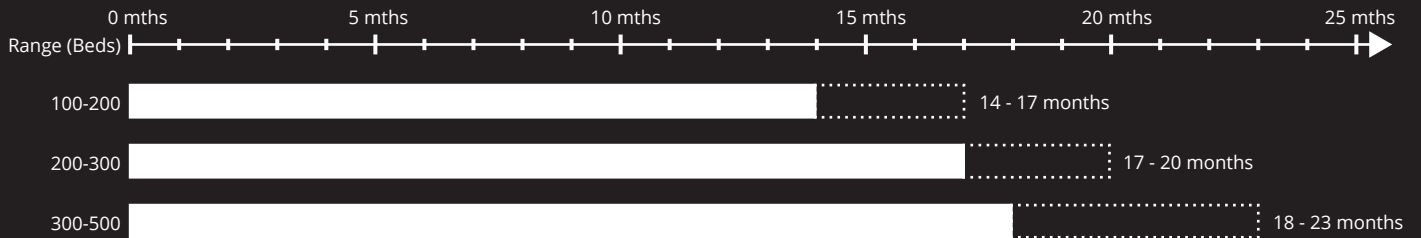


The benchmarking data has been collected from 303 projects from 2014 to 2021. Programmes with abnormal constraints have not been included in the benchmark data.

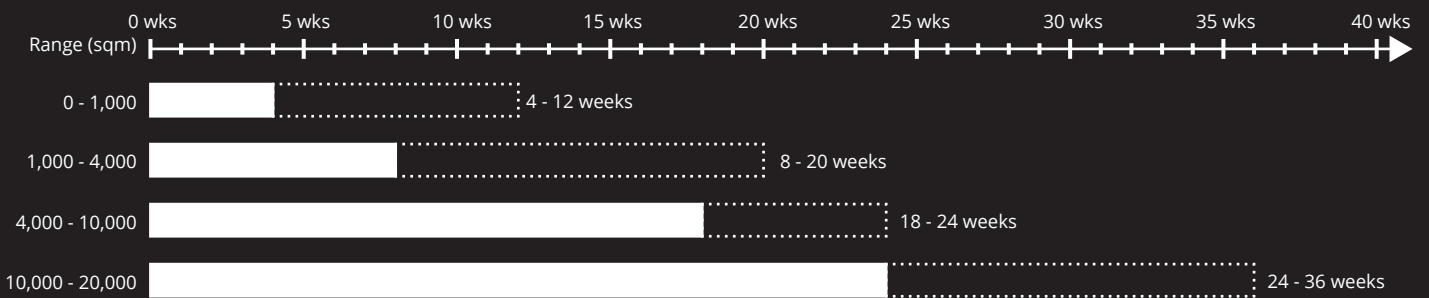
Key: Construction Duration Project Completion Range



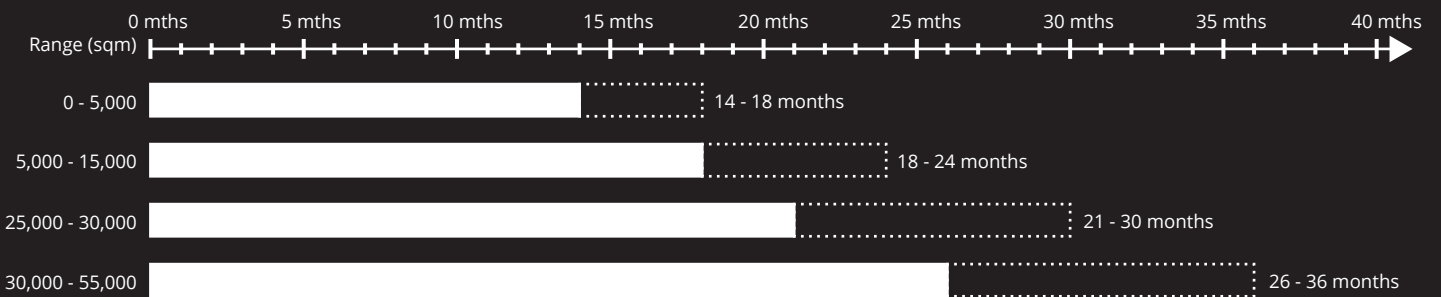
STUDENT ACCOMMODATION



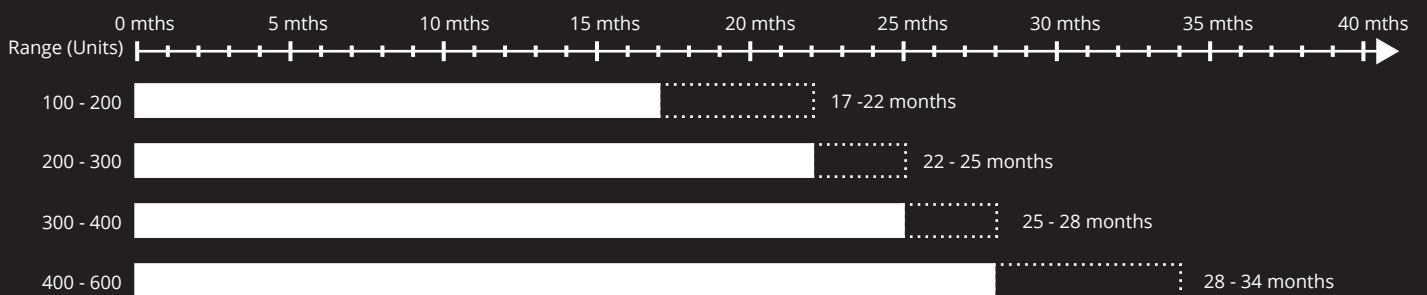
COMMERCIAL OFFICE - FIT OUT (CAT B)



COMMERCIAL OFFICE - NEW BUILD (SHELL AND CORE - CAT A)

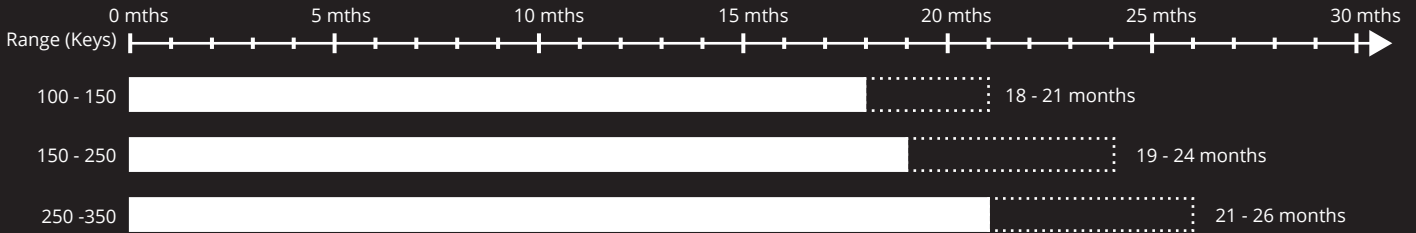


APARTMENTS



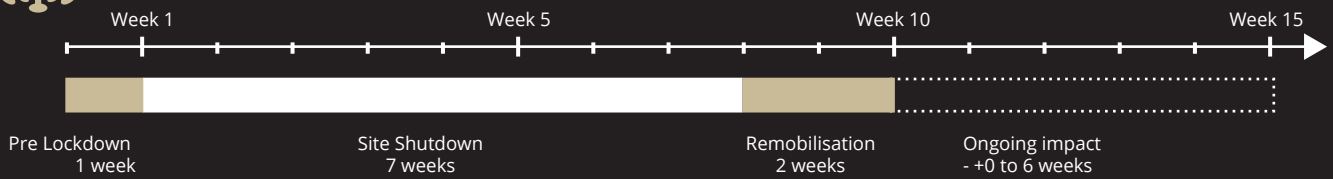


HOTELS/APARTHOTELS



COVID-19 2020 IMPACT AND 2021 FORECAST

Typical Impact Seen in 2020



Since sites reopened in May 2020 we have monitored progress across all of our sites. The biggest impact on sites during that period was not the implementation of new procedures but the availability of resources. It wasn't until September 2020 that the majority of sites had returned to full resources.



In assessing the impact on projects it is important to understand at what stage the works are on site. Those which were mainly outdoors and with open space had less ongoing impact than tight enclosed sites in the finishing stages.



As Contractors have needed to plan works carefully to give people space required for Covid-19 procedures the result has been an uplift in productivity which has largely counter-balanced inefficiencies in complying with CIF SOP procedures.

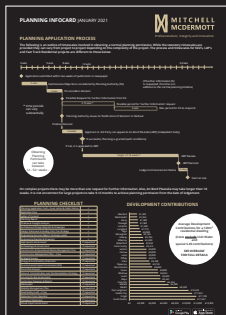


The response by contractors to implement the CIF SOP Protocol in 2020 and continue running sites in a safe and productive manner has been impressive. In 2021 we anticipate that on reopening from Lockdown Nr. 2 the impacts on programme will be remobilisation and availability of resources and thereafter sites will operate as they did in Q3 & Q4 in 2020 with limited impact on productivity.



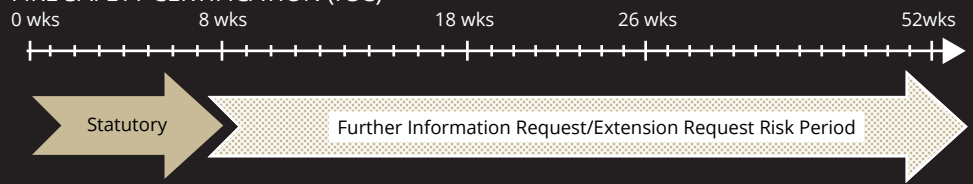
STATUTORY APPLICATIONS

PLANNING APPLICATION PROCESS



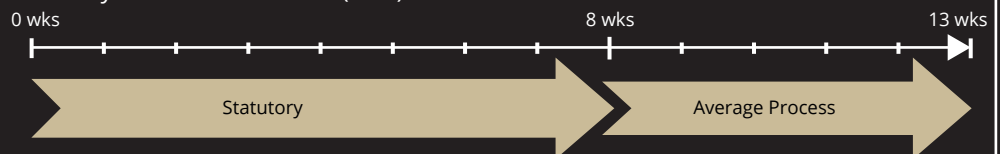
Click to follow to link to Planning Infocard on soft copy

FIRE SAFETY CERTIFICATION (FSC)



The FSC approval process timelines vary greatly with the complexity of projects and the number of additional information requests from Fire Officers. The above duration is indicative, due to the large volume of FSC Applications currently in process with Building Control Authorities decision turnaround for the entire FSC process can take between 6 months and 1 year for complex projects. During 2020 online submissions were facilitated due to Covid-19. This was a positive step and if adopted going forward might help to streamline the process.

Disability Access Certification (DAC)



Mitchell McDermott have analysed 82 DAC applications granted in 2020. The Local Authority tend to issue a decision on applications within the 8 week statutory period, subject to conditions. However when queries are taken into account the average period for the DAC process was 13 weeks.



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