Q4 2020
CONSTRUCTION ACTIVITY REPORT

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Q4 2020 Review

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2020 Overview

By any comparison, 2020 has been a strange year. Impacted by lockdowns, and to a lesser degree Brexit, the construction industry has faced shutdowns, interruptions, changing working conditions and supply issues and yet, despite all of the upheaval, has remained somewhat resilient in many sectors.

As this is our last quarterly review for 2020 we have decided to take a look back at all of 2020 in terms of pipeline activity (via projects granted planning permission) and on-site activity (via project starts).

In the **Republic of Ireland in 2020** the pipeline for residential projects[1] increased in value from 2019 by 38%, adding an additional 45,670 residential units. On the ground, residential project starts have increased in value by 2% to just over €3.5bn although the total number of residential units over the 500 project starts has declined by 4% to 21,889.

In **Northern Ireland**, the value pipeline for residential projects has fallen significantly by 28% to €944m from 2019. The number of residential units approved over the 579 projects has fallen by 10% to 9,511. Residential project starts have also fallen significantly in 2020 from 2019 with only 73 project starts valued at £417m (a 42% fall) accounting for 4,388 units (a 45% fall).

In the non-residential sector in the **Republic of Ireland**, pipeline investment has fallen overall by 5% from 2019 although there has been increased activity in the Commercial, Hospitality and Medical sectors. On the ground activity has fallen overall by 24% with only the Medical and Community and Sport sectors bucking the downward trend.

In **Northern Ireland** the non-residential pipeline has fallen in value from 2019 by 18% although there has been significant increased activity in the Commercial, Agricultural and Community and Sport sectors. Project starts in Northern Ireland in 2020 fell by 38% overall, offset somewhat by increases in on-the-ground activity in Education and Community and Sport sectors.

In the pages that follow we delve into the detail behind the year's activity and analyse sectoral and regional movements. We also look at the trends in planning, public sector tenders and project starts from previous years.

The final section of the report is a detailed analysis of activity related to Q4 2020 in comparison to Q4 2019.

Yours,

Tom Moloney

Managing Director, Construction Information Services

[1] Excluding Self Build Projects

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PROJECT STARTS 2020 – FACTS AND FIGURES

A sectoral and regional analysis of Projects Started in 2020 (Excluding Self Build and Civil Projects)

RESIDENTIAL STARTS: REPUBLIC OF IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	UNITS 2020	UNITS 2019	% Change
Residential	**500**	**€ 3,532M**	**£3,477M**	↑ **2%**	**21044**	**21889**	↓ **-4%**
Housing	369	€ 1,981M	£2,174M	↓ -9%	12392	14570	↓ -15%
Apartments	131	€ 1,552M	£1,303M	↑ 19%	8652	7319	↑ 18%
Total	**500**	**€ 3,532M**	**£3,477M**	↑ **2%**	**21044**	**21889**	↓ **-4%**

RESIDENTIAL STARTS: NORTHERN IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	UNITS 2020	UNITS 2019	% Change
Residential	**73**	**€ 243M**	**£417M**	↓ **-42%**	**2394**	**4388**	↓ **-45%**
Housing	49	€ 138M	£341M	↓ -60%	1376	3696	↓ -63%
Apartments	24	€ 106M	£76M	↑ 38%	1018	692	↑ 47%
Total	**73**	**€ 243M**	**£417M**	↓ **-42%**	**2394**	**4388**	↓ **-45%**

NON-RESIDENTIAL STARTS: REPUBLIC OF IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	Floor Area
Industrial	193	€ 757M	£1,208M	↓ -37%	609,196
Commercial	281	€ 853M	£990M	↓ -14%	464,480
Education	286	€ 322M	£325M	↓ -1%	174,616
Medical	114	€ 364M	£264M	↑ 38%	161,366
Community and Sport	149	€ 161M	£147M	↑ 10%	76,324
Hospitality	60	€ 80M	£410M	↓ -81%	40,607
Agriculture	227	€ 117M	£135M	↓ -13%	259,904
Total	**1310**	**€ 2,654M**	**£3,479M**	↓ **-24%**	**1,786,493**

NON-RESIDENTIAL STARTS: NORTHERN IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	Floor Area
Industrial	28	€ 81M	£108M	↓ -25%	71,543
Commercial	34	€ 110M	£249M	↓ -56%	90,496
Education	39	€ 89M	£83M	↑ 6%	48,840
Medical	9	€ 9M	£58M	↓ -84%	3,040
Community and Sport	49	€ 65M	£47M	↑ 40%	17,917
Hospitality	3	€ 1M	£29M	↓ -96%	906
Total	**162**	**€ 355M**	**£574M**	↓ **-38%**	**232,741**

PIPELINE 2020 – FACTS AND FIGURES

A sectoral and regional analysis of Plans Granted in 2020 (Excluding Self Build and Civil Projects)

RESIDENTIAL PIPELINE: REPUBLIC OF IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	UNITS 2020	UNITS 2019	% Change
Residential	**1,097**	**€ 9,641M**	**€ 6,998M**	**↑ 38%**	**45,670**	**39,595**	**↑ 15%**
Housing	730	€ 3,893M	€ 3,055M	↑ 27%	18,783	18,374	↑ 2%
Apartments	367	€ 5,749M	€ 3,944M	↑ 46%	26,887	21,221	↑ 27%
Total	**1,097**	**€ 9,641M**	**€ 6,998M**	**↑ 38%**	**45,670**	**39,595**	**↑ 15%**

Sector	Projects	VALUE 2020	VALUE 2019	% Change	BEDS 2020	UNITS 2019	% Change
Residential							
Student Accommodation	16	€ 167M	€ 270M	↓ -38%	2487	5137	↓ -52%

RESIDENTIAL PIPELINE: NORTHERN IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	UNITS 2020	UNITS 2019	% Change
Residential	**579**	**€ 944M**	**€ 1,314M**	**↓ -28%**	**9,511**	**10,512**	**↓ -10%**
Housing	394	€ 692M	€ 1,113M	↓ -38%	7,221	8,479	↓ -15%
Apartments	185	€ 251M	€ 202M	↑ 25%	2,290	2,033	↑ 13%
Total	**579**	**€ 944M**	**€ 1,314M**	**↓ -28%**	**9,511**	**10,512**	**↓ -10%**

NON-RESIDENTIAL PIPELINE: REPUBLIC OF IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	Floor Area (SqM)
Industrial	450	€ 1,172M	€ 1,370M	↓ -14%	1,078,677
Commercial	666	€ 1,659M	€ 1,381M	↑ 20%	884,876
Education	441	€ 531M	€ 610M	↓ -13%	348,989
Medical	208	€ 733M	€ 696M	↑ 5%	317,470
Community and Sport	351	€ 243M	€ 458M	↓ -47%	175,213
Hospitality	250	€ 572M	€ 448M	↑ 27%	238,563
Agriculture	1,446	€ 320M	€ 516M	↓ -38%	1,022,849
Total	**3,812**	**€ 5,230M**	**€ 5,480M**	**↓ -5%**	**4,066,637**

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NON-RESIDENTIAL PIPELINE: NORTHERN IRELAND

Sector	Projects	VALUE 2020	VALUE 2019	% Change	Floor Area (SqM)
Industrial	183	€ 124M	€ 228M	-45%	200,119
Commercial	326	€ 876M	€ 369M	137%	437,544
Education	83	€ 117M	€ 185M	-37%	76,356
Medical	43	€ 76M	€ 233M	-67%	43,573
Community and Sport	183	€ 186M	€ 115M	61%	86,932
Hospitality	106	€ 94M	€ 115M	-18%	54,922
Agriculture	101	€ 38M	€ 32M	21%	93,550
Total	**1,025**	**€ 1,513M**	**€ 1,277M**	**18%**	**992,997**

PIPELINE: REGIONAL ANALYSIS

(Excluding Self Build and Civil Projects)

Republic of Ireland

SECTOR REGION	Non-Residential Projects	VALUE 2020	VALUE 2019	% Change	Residential Projects	VALUE 2020	VALUE 2019	% Change
Republic of Ireland	**3,812**	**€ 5,230M**	**€ 5,480M**	**-5%**	**1,113**	**€ 9,808M**	**€ 7,269M**	**35%**
Northern & Western	**971**	**€ 514M**	**€ 818M**	**-37%**	**146**	**€ 503M**	**€ 668M**	**-25%**
Border	546	€ 300M	€ 378M	-21%	70	€ 187M	€ 145M	29%
West	425	€ 215M	€ 441M	-51%	76	€ 316M	€ 523M	-40%
Southern	**1,648**	**€ 1,619M**	**€ 1,609M**	**1%**	**393**	**€ 2,051M**	**€ 1,457M**	**41%**
Mid-West	527	€ 531M	€ 605M	-12%	113	€ 453M	€ 212M	113%
South-East	471	€ 412M	€ 375M	10%	98	€ 668M	€ 535M	25%
South-West	650	€ 677M	€ 630M	7%	182	€ 931M	€ 710M	31%
Eastern & Midland	**1,193**	**€ 3,096M**	**€ 3,053M**	**1%**	**574**	**€ 7,254M**	**€ 5,143M**	**41%**
Dublin	515	€ 2,121M	€ 2,086M	2%	288	€ 5,081M	€ 3,525M	44%
Mid-East	407	€ 785M	€ 747M	5%	212	€ 1,849M	€ 1,376M	34%
Midlands	271	€ 190M	€ 220M	-13%	74	€ 324M	€ 243M	34%
Total	**3,812**	**€ 5,230M**	**€ 5,480M**	**-5%**	**1,113**	**€ 9,808M**	**€ 7,269M**	**35%**

Northern Ireland

SECTOR REGION	Non-Residential Projects	VALUE 2020	VALUE 2019	% Change	Residential Projects	VALUE 2020	VALUE 2019	% Change
Northern Ireland	**1,025**	**€ 1,513M**	**€ 1,277M**	**18%**	**580**	**€ 947M**	**€ 1,340M**	**-29%**
Co. Antrim	384	€ 1,148M	€ 855M	34%	227	€ 444M	€ 779M	-43%
Co. Armagh	82	€ 63M	€ 108M	-41%	48	€ 108M	€ 64M	69%
Co. Down	233	€ 142M	€ 105M	35%	154	€ 183M	€ 201M	-9%
Co. Fermanagh	32	€ 8M	€ 17M	-51%	16	€ 30M	€ 34M	-12%
Co. Londonderry	133	€ 71M	€ 103M	-31%	70	€ 87M	€ 180M	-52%
Co. Tyrone	161	€ 81M	€ 90M	-9%	65	€ 94M	€ 82M	15%
Total	**1,025**	**€ 1,513M**	**€ 1,277M**	**18%**	**580**	**€ 947M**	**€ 1,340M**	**-29%**

NB: Residential above includes Student Accommodation

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PROJECT STARTS: REGIONAL ANALYSIS

(Excluding Self Build and Civil Projects)

Republic of Ireland

SECTOR REGION	Non-Residential Projects	VALUE 2020	VALUE 2019	% Change	Residential Projects	VALUE 2020	VALUE 2019	% Change
Northern & Western	**293**	**€ 286M**	**£434M**	**-34%**	**82**	**€ 263M**	**£255M**	**3%**
Border	152	€ 175M	£128M	37%	37	€ 115M	£64M	78%
West	141	€ 110M	£306M	-64%	45	€ 148M	£191M	-22%
Southern	**506**	**€ 564M**	**£738M**	**-24%**	**187**	**€ 636M**	**£793M**	**-20%**
Mid-West	158	€ 237M	£276M	-14%	55	€ 176M	£87M	103%
South-East	154	€ 84M	£236M	-64%	46	€ 131M	£227M	-42%
South-West	194	€ 243M	£226M	8%	86	€ 329M	£480M	-31%
Eastern & Midland	**511**	**€ 1,805M**	**£2,308M**	**-22%**	**238**	**€ 2,722M**	**£2,511M**	**8%**
Dublin	249	€ 1,334M	£1,311M	2%	125	€ 1,743M	£1,607M	8%
Mid-East	158	€ 414M	£610M	-32%	81	€ 894M	£765M	17%
Midlands	104	€ 57M	£386M	-85%	32	€ 85M	£138M	-38%
Total	**1310**	**€ 2,654M**	**£3,479M**	**-24%**	**507**	**€ 3,621M**	**£3,559M**	**2%**

Northern Ireland

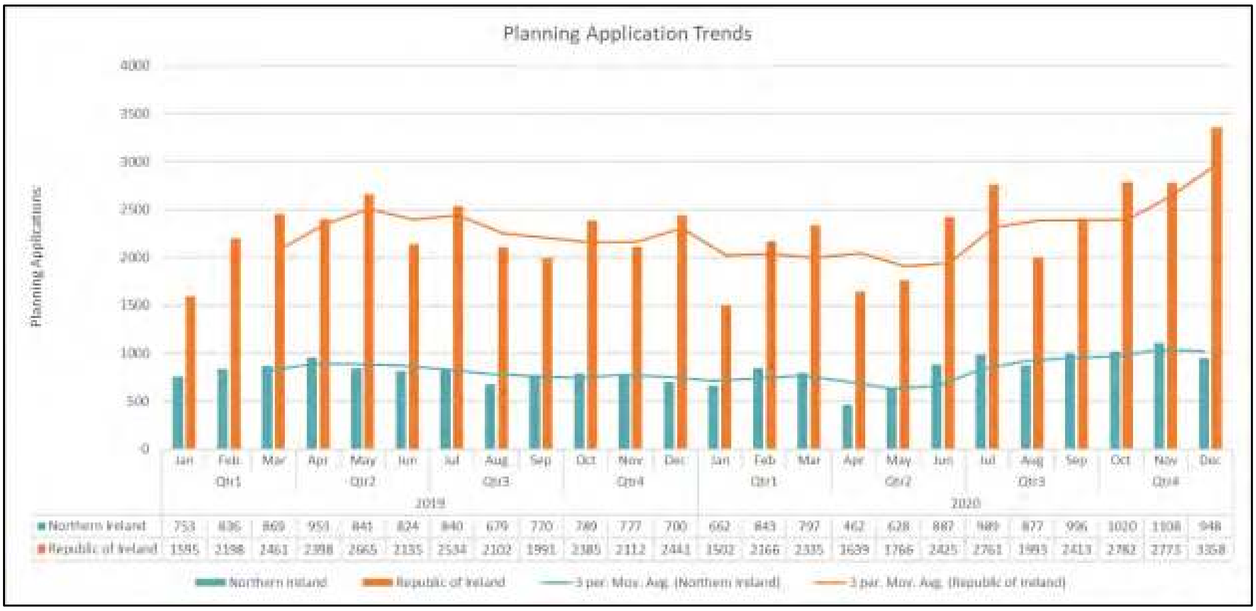
SECTOR County	Non-Residential Projects	VALUE 2020	VALUE 2019	% Change	Residential Projects	VALUE 2020	VALUE 2019	% Change
Co. Antrim	57	€ 178M	£432M	-59%	34	€ 111M	£219M	-49%
Co. Armagh	19	€ 39M	£16M	149%	7	€ 17M	£21M	-18%
Co. Down	31	€ 75M	£33M	130%	17	€ 79M	£82M	-4%
Co. Fermanagh	6	€ 3M	£30M	-90%	2	€ 4M	£4M	-10%
Co. Londonderry	24	€ 44M	£29M	52%	7	€ 18M	£138M	-87%
Co. Tyrone	25	€ 15M	£35M	-57%	6	€ 13M	£21M	-34%
Total	**162**	**€ 355M**	**£574M**	**-38%**	**73**	**€ 243M**	**£484M**	**-50%**

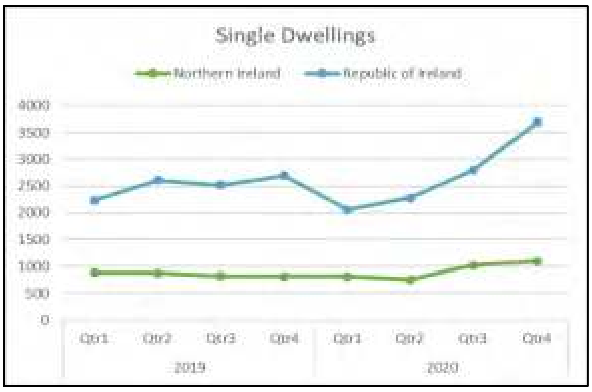
CONSTRUCTION INFORMATION SERVICES

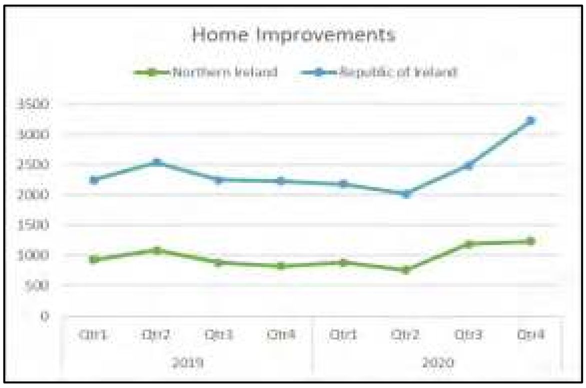
PLANNING APPLICATIONS

Despite the unprecedented impact of COVID-19 on Irish construction, new planning applications in both jurisdictions have risen in 2020 compared to 2019.

The upward trend is accounted for primarily by increases in applications for new single homes and home improvements particularly noticeable in Quarters 3 and 4.







Single Dwellings applications in Q4 2020 rose by 37% compared to Q4 2019 in ROI and by 35% in NI. Home improvement applications in ROI rose by 45% in Q4 2020 compared to Q4 2019 and by 49% in NI.

Applications for developments outside of self build fell by 7% and 2% in ROI and NI respectively in 2020 compared to 2019. Q4 figures, when compared to the same period in 2019, fell by just 1% in ROI and 2% in NI.

PLANNING GRANTS

Unsurprisingly planning grants fell across both jurisdictions in 2020. Overall, grants were down 7% in ROI and 18% in NI compared to 2019 grants.

The impact of the first COVID-19 lockdown showed in Q2 as planning grants fell by 49% in ROI and 43% in NI over the same period in 2019. ROI planning grants recovered quickly in H2 rising by 38% overall from 2019 figures. In NI however, the downward trend continued and planning grants fell 8% in H2 2020 versus H2 2019.

PUBLIC SECTOR CONSTRUCTION TENDERS

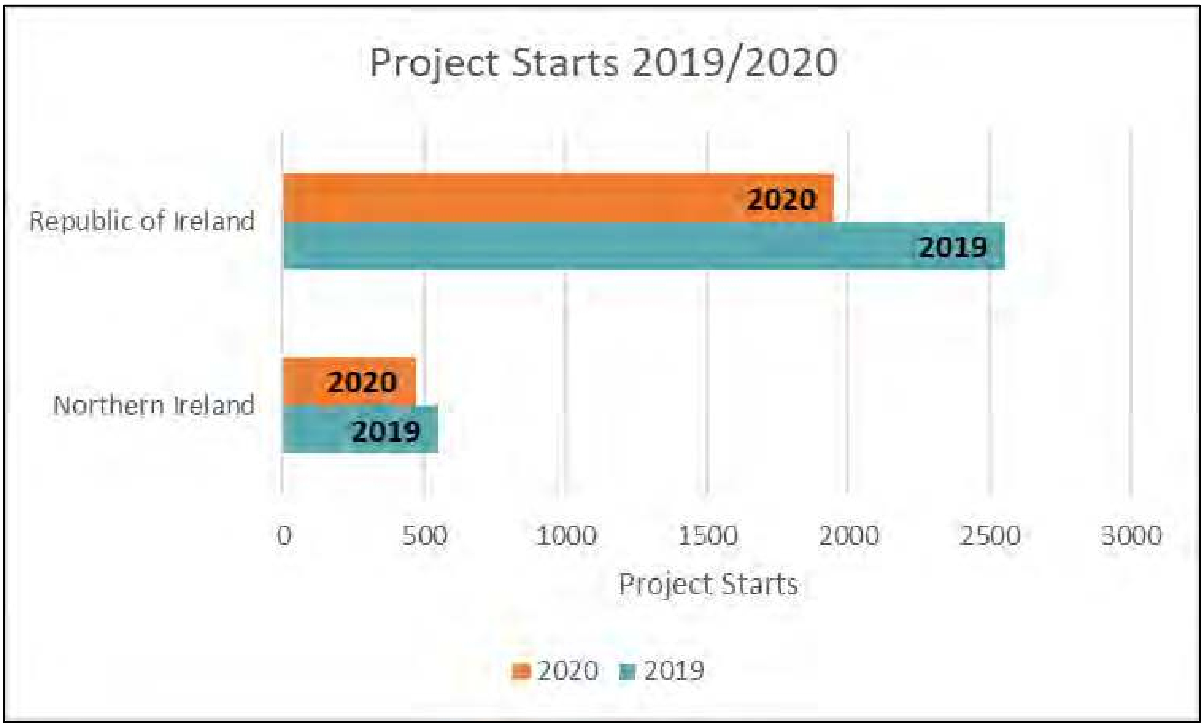
Conflicting pictures emerge between ROI and NI with regard to public sector tenders published in 2020 compared to 2019. The volume of ROI tenders rose by nearly 3%. In NI the total number of construction-related tenders fell by 28%. More worryingly, calls for tenders for design teams in NI fell by 54% while remaining steady in ROI. These tenders are a good indicator of the future pipeline for core, productive and social infrastructure projects which many commentators believe will be instrumental in plotting a path to recovery from the impacts of COVID-19.

CIS have been closely monitoring extensions to tender deadlines due to the impact of COVID-19 and many deadlines have been pushed out beyond year end 2020. In December 2020 25% of all tenders had deadlines extended into the new year.

PROJECT STARTS

Project Starts are down this year compared to last year. There was little or no on-site activity outside of essential works in the months after the initial COVID-19 lockdown in March. Starts picked up again in May but have shown a downward trend from July into Q4 as new restrictions came into force.

Q4 figures in ROI for 2020 show a 16% fall from the same period last year and for NI a 15% fall.



Q4 2020 Republic of Ireland

Q4 PIPELINE (PLANNING GRANTS)

RESIDENTIAL SECTOR

PROJECTS	UNITS	VALUE	UNITS	
271	8,302	€ 1.76bn	4.11K	4.19K
-14%	-40%	-25%	-20.1%	-51.4%
vs Q4 2019	vs Q4 2019	vs Q4 2019	Housing	Apartments

In Q4 2020, plans were granted for 8,302 housing units (excluding self-build) which represented a 40% fall in units granted in Q4 2019. It also represents a 45% fall in residential units granted from the previous quarter (Q3 2020) - a fall in investment of just over €1.4bn.

There is an almost even split between numbers for traditional housing and apartments. The upward trend of apartment living continues with steady YOY rises especially in plans granted for one and two-bedroom apartments.

Plans were granted for 28 **public sector** housing schemes with a total of 723 units and an overall investment of €144m. This is a 6% fall from Q4 2019 but an increase from the 674 units granted permission in Q3 2020. The largest public sector scheme was **Belgard Square North Tallaght** where permission was granted in November for the construction of **133 affordable rental apartments** with a community facility.

In the **private sector** the largest scheme granted permission in Q4 2020 was a mixed-use (residential and commercial) scheme, including **725 dwellings in Ashdown, Dublin 15** for **Ruirside Developments Limited**.

In the **Eastern Region,** four projects over €50m were granted planning permission. Two were outside Dublin. **Castlestar (Athlone) Limited** were granted permission for a **€93m development in Athlone** consisting of 426 units. In **Trim, Co. Meath** an Bord Pleanála granted permission for 320 dwellings to

Keegan Land Holdings Limited (A legal challenge was given leave to proceed in January 2021 against this development).

REGION	Projects	Value	UNITS Q4 2020	UNITS Q4 2019	% Change (Units)
Eastern & Midland	**133**	**€ 1,237M**	**5,795**	**9,829**	**-41%**
Dublin	61	€ 716M	3,308	6,483	-49%
Mid-East	52	€ 350M	1,675	2,870	-42%
Midlands	20	€ 172M	812	476	71%
Southern	**102**	**€ 430M**	**2,096**	**2,734**	**-23%**
South-West	44	€ 156M	794	1,443	-45%
Mid-West	38	€ 143M	684	575	19%
South-East	20	€ 131M	618	716	-14%
Northern & Western	**36**	**€ 90M**	**411**	**1,198**	**-66%**
West	21	€ 70M	304	843	-64%
Border	15	€ 21M	107	355	-70%
Total	**271**	**€ 1,758M**	**8,302**	**13,761**	**-40%**

In the **Southern Region,** 413 units were given the go ahead as part of a **€90m development in Wexford Town**. The scheme will be delivered over four phases.

In the **Northern and Western Region,** 411 units in total were granted permission in the quarter, a fall of 66% over Q4 2019 and a fall of 46% over Q3 2020. The largest project in the region was for **161 units** as part of a mixed-use development to be delivered by **Roykeel Limited in Oranhill, Co. Galway.**

Student Accommodation

Four student accommodation projects were granted permission in Q4 2020 for a total of 1,437 student beds. The largest project, a **€51m development in Terryland Co. Galway** for Exeter Ireland Property III Limited, was granted permission in October for 920 bedspaces.

NON-RESIDENTIAL SECTOR

Planning grants in the non-residential sector increased by 8% and by €1.5bn compared to Q4 2019. As we shall see however, the increases in pipeline investment are confined to the commercial and hospitality sectors.

Public sector projects accounted for €321m of the total pipeline value ranging over 96 projects. The largest public sector project was the **€150m Film Studio Campus** in Greystones, Co. Wicklow for Greystones Media Campus Limited – a joint venture between the NTMA and Sisk.

PROJECTS	VALUE	FLOOR AREA
1,008	€ 1.48bn	1.14M
+8%	+20%	+24%
vs Q4 2019	vs Q4 2019	vs Q4 2019

Industrial

5.9%

131 Industrial projects were approved totalling €253m, representing a 6% fall from the same period last year. Within this sector, 52 **Warehousing and Storage** projects with a value of €149m (164k Sqm) represented a 180% increase from last year (Q4 2019). The largest project was a **€57m Logistics and Warehouse Unit in Baldonnell Business Park for MLEU Dublin Limited.**

Commercial

168%

Although the number of Commercial projects granted planning in Q4 fell by 18%, the level of pipeline investment rose by 168% over the same period last year. Within the sector only shops and retail showed a decline. The largest area of investment was in Office building with 79 projects in the quarter valued at just over €500m representing 298k Sqm of development space.

Sector	Projects	Q4 2020	Q4 2019	% Change	Floor Area (Sqm)
Commercial	**167**	**€ 593M**	**€ 222M**	**168%**	**349,526**
Car Showrooms	2	€ 26M	€ 3M	655%	12,210
Office	79	€ 501M	€ 148M	238%	298,904
Petrol Stations	5	€ 11M	€ 5M	114%	2,307
Shops and Retail	81	€ 56M	€ 65M	-14%	36,105

Three projects are valued at over €100m, the film studios in Wicklow, mentioned earlier; a mixed-use development at the **Dublin Institute of Technology / Technological University site, Kevin Street Lower, Dublin 8** (currently under appeal); and a **€103m Office and Hotel development at Spencer Dock.**

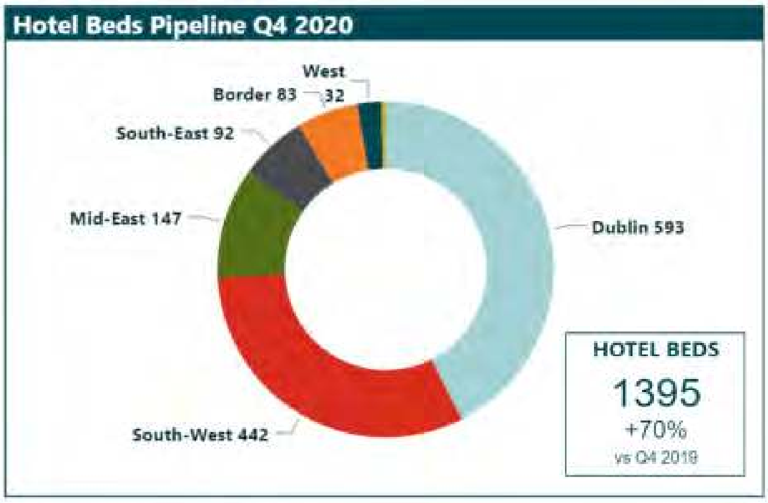
Hospitality

41%

Investment in this sector rose primarily due to 25 hotel projects granted planning and representing a 97% rise in hotel investment over Q4 2019 and equating to 1,395 hotel beds.

PROJECTS	VALUE	FLOOR AREA
68	€ 219.7M	1.14M
-1%	+41%	+24%
vs Q4 2019	vs Q4 2019	vs Q4 2019

The largest project by some distance was for the redevelopment of the **Custom House site in Cork City** to provide a **240-bedroom hotel** and including retail, office, food and beverage, distillery, tourism and leisure components.



Education

41%

PROJECTS	VALUE	FLOOR AREA	CLASSROOMS
89	€ 103.7M	1.14M	282
-25%	-41%	+24%	+23%
vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019

Pipeline investment in Education fell by 41% in Q4 2020 compared to the same period last year. Pipeline values for Higher Education fell by 77% while applications granted for schools rose in value by 59% to €71m equating to 282 new classrooms in the pipeline.

The largest project gaining planning approval in Q4 2020 was a **€17m Department of Education project for a new school campus in Saggart, Co. Dublin**. The project is currently under appeal.

Medical

23%

PROJECTS	VALUE	FLOOR AREA	HOSPITAL BEDS	NURSING HOME BEDS
55	€ 166.2M	72.02K	6	468
-10%	-23%	-14%	-99%	-40%
vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019

The Medical sector planning pipeline fell to €166m in Q4 2020, a 23% fall from Q4 2019. Investment in hospital and nursing home schemes fell by 34% and 46% respectively. These falls were mitigated by a 76% rise in the value of permission granted for other medical facilities such as health and primary care facilities. The largest projects in the sector were a **€30 Extension at University Hospital Galway** and a **€25m Care Residential Building in Co. Wicklow for Kiltipper Woods Care Centre** (currently under appeal).

Regional Analysis Non-Residential Project Pipeline

REGION	Projects	Q4 2020	Q4 2019	% Change	Floor Area (Sqm)
Eastern & Midland	**304**	**€ 899M**	**€ 619M**	**45%**	**620,108**
Dublin	130	€ 555M	€ 370M	50%	375,847
Mid-East	108	€ 306M	€ 167M	83%	199,805
Midlands	66	€ 38M	€ 82M	-54%	44,456
Southern	**438**	**€ 399M**	**€ 443M**	**-10%**	**324,446**
South-West	180	€ 238M	€ 157M	51%	149,033
South-East	118	€ 93M	€ 148M	-37%	84,560
Mid-West	140	€ 68M	€ 138M	-51%	90,853
Northern & Western	**266**	**€ 184M**	**€ 175M**	**5%**	**196,303**
West	109	€ 94M	€ 90M	5%	68,976
Border	157	€ 91M	€ 85M	6%	127,327
Total	**1,008**	**€ 1,482M**	**€ 1,237M**	**20%**	**1,140,857**

CONSTRUCTION INFORMATION SERVICES

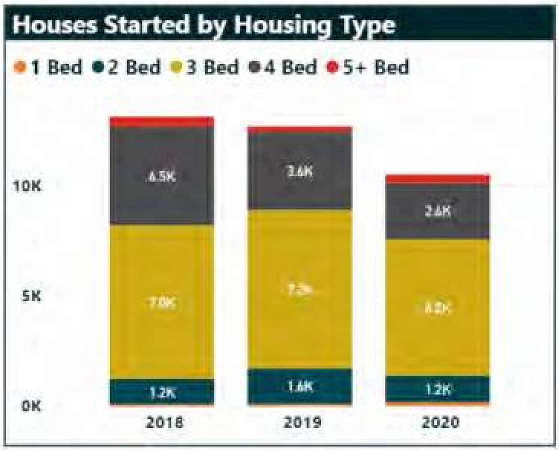
Q4 PROJECT STARTS

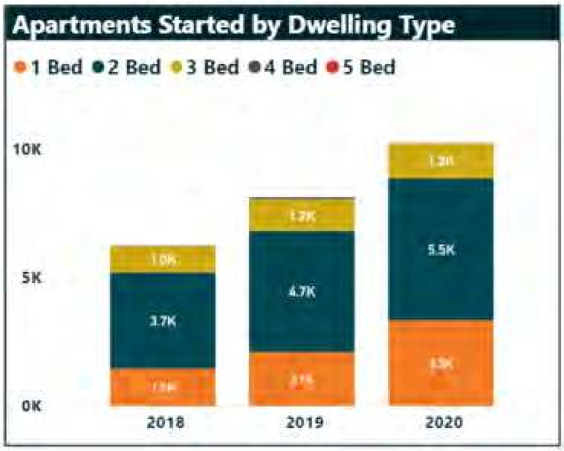
RESIDENTIAL SECTOR

PROJECTS	UNITS	VALUE	UNITS	
126	4001	€ 707M	2.17K	1.83K
-20%	-29%	-19%	-25.6%	-31.8%
vs Q4 2019	vs Q4 2019	vs Q4 2019	Housing	Apartments

In Q4 2020, 126 residential projects with a gross volume of 4,001 units started (excluding self-build). This represented a 19% fall in the overall value of residential project starts over the same period last year. It also represents a 17% fall in the value of project started in previous quarter (Q3 2020) - a fall in investment of €146m.

Project starts by units for traditional housing fell by 26% and by 32% for apartments. The overall growth in one, two and three-bed apartments continues accompanied by a similar drop in the volumes of traditional housing projects starting.





Twenty-three **public sector** housing schemes were started comprising 488 units and valued at €75m, representing a 53% fall in the value of residential starts compared with Q4 2019 but only an 8% fall from Q3 2020. The largest public sector project started was a **€14m Housing Development for Cork City Council in Mayfield** comprising of 153 units and being built by Clancy Construction.

In the **private sector,** the largest scheme started was a **€73m Housing and Retail development in Santry, Dublin 9** consisting of 330 apartments for Cosgrove Developments.

In the **Eastern Region,** 60 projects were started comprising 2,379 units with an overall value of €443m. The majority are Dublin based. In the largest project started outside of Dublin, Townmore

Construction commenced works on **160 1 & 2 bed apartments in 4 no. buildings in Bray, Co. Wicklow.**

REGION	Projects	Value	UNITS Q4 2020	UNITS Q4 2019	% Change (Units)
Northern & Western	**24**	**€ 133M**	**648**	**447**	**45%**
Border	12	€ 63M	294	89	230%
West	12	€ 70M	354	358	-1%
Southern	**42**	**€ 131M**	**974**	**1289**	**-24%**
Mid-West	15	€ 40M	223	400	-44%
South-East	11	€ 32M	227	150	51%
South-West	16	€ 60M	524	739	-29%
Eastern & Midland	**60**	**€ 443M**	**2379**	**3864**	**-38%**
Dublin	33	€ 300M	1586	2741	-42%
Mid-East	21	€ 128M	701	910	-23%
Midlands	6	€ 15M	92	213	-57%
Total	**126**	**€ 707M**	**4001**	**5600**	**-29%**

Project Starts Q4 2020

In the **Southern Region** 974 units started on site, a 24% fall in volume from Q4 2019. As well as the development in Mayfield, Cork previously mentioned, work also began on **a €15m Housing Development in Mahon on the outskirts of Cork City.**

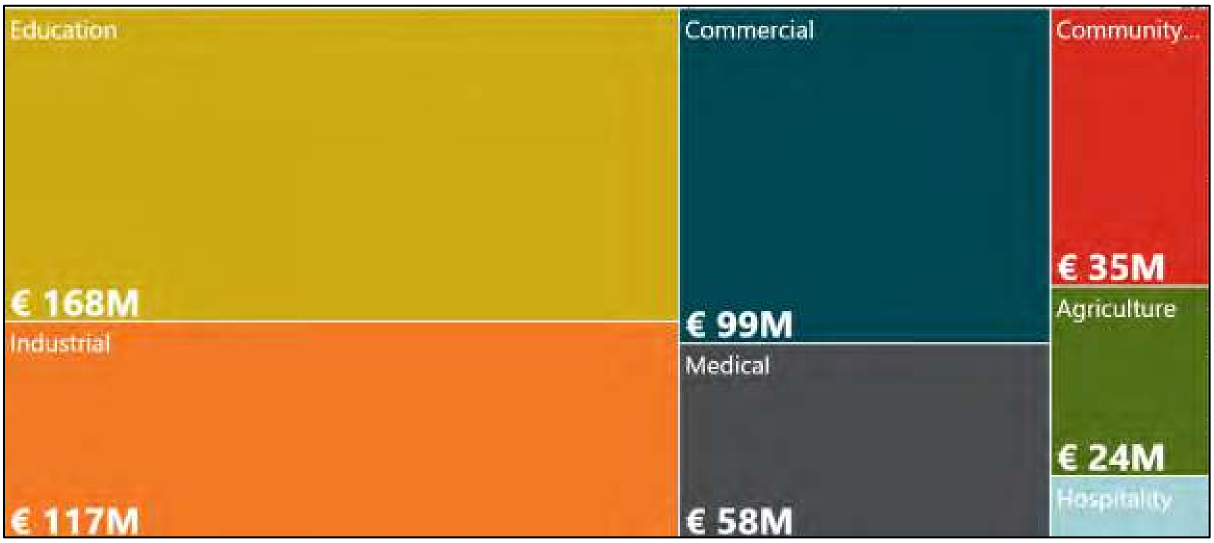
In the **Northern and Western Region,** the only region showing positive growth over Q4 2019**,** 648 units were commenced over 24 projects. The largest projects started were a €35m **Residential/Commercial Development in Galway comprising 161 units** for BRTW Oranmore Limited and an **88-unit mixed use development in Donegal** for Carnvalley Holdings Limited.

NON-RESIDENTIAL SECTOR

The number of projects started in Q4 2020 in the Non-Residential sector fell by 12% over Q4 2019 to 334. The gross value of the starts rose however by 3% to €510m.

PROJECTS	VALUE	FLOOR AREA
334	€ 509.9M	388.25K
-12%	+3%	+16%
vs Q4 2019	vs Q4 2019	vs Q4 2019

Public sector projects accounted for 99 of the projects started valued at €242m – a 175% increase from the same period last year. The largest project in this group is a **€48m Centre for Creativity Academic Building** in Belfield for UCD.



Industrial

48%

PROJECTS	VALUE	FLOOR AREA
46	€ 117.2M	133.56K
-16%	-48%	+46%
vs Q4 2019	vs Q4 2019	vs Q4 2019

Forty six projects started in this sector in Q4 2020 representing a 48% fall in the value of starts from Q4 2019 and a 68% fall from the previous quarter.

Sector	Projects	Q4 2020	Q4 2019	% Change	Floor Area (Sqm)
Industrial	**46**	**€ 117M**	**£226M**	**-48%**	**133,561**
Warehouse and Storage	21	€ 74M	£178M	-58%	94,091
Factory & Industrial	19	€ 30M	£27M	9%	25,026
Laboratory & Research	6	€ 13M	£20M	-34%	14,444

Within the sector only Factory and Industrial projects showed an overall increase from the same period last year. Within this sub-sector there were two 'distillery' projects valued at €9m. A **€5m - Distillery/Visitors Centre in Monasterevin. Co. Kildare** started on site in October after the completion of enabling works and a **€3.9m New Distillery Complex in Ardara, Co. Donegal** began in November for Sliabh Liag Distillery.

Commercial

34%

PROJECTS	VALUE	FLOOR AREA
68	€ 98.9M	53.01K
-15%	+34%	+16%
vs Q4 2019	vs Q4 2019	vs Q4 2019

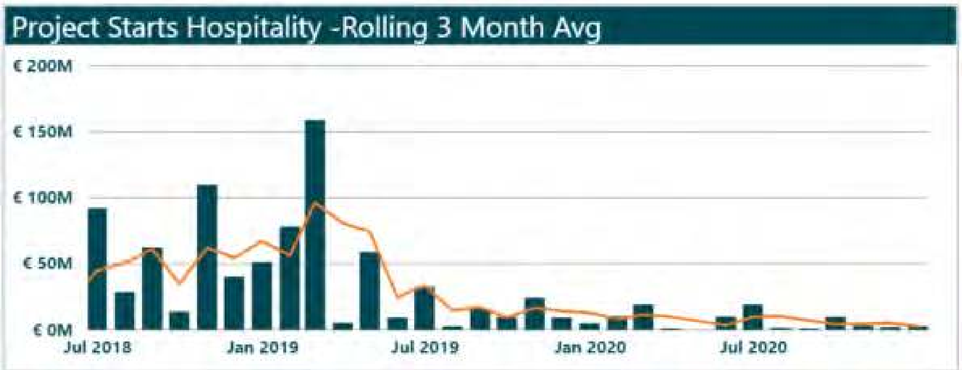
Although the number of project starts declined in the quarter, the value of projects started rose by 34% over the same period last year but fell by 67% over the pervious quarter continuing the erratic up and down nature of this sector. Only Office developments showed an increase in the quarter compensating for falls in Shops and Retail (-23%), Petrol Stations (-94%) and Car Showrooms (-76%).

The largest project started was a **€36m redevelopment of Hawkins House in Dublin 2** for the Office of Public Works

Hospitality

79%

PROJECTS	VALUE	FLOOR AREA	HOTEL BEDS
12	€ 8.2M	5,089	18
-63%	-79%	-75%	-94%
vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019



Declines in project starts in the Hospitality Sector continued across the board. Only three projects were valued at over €1m. The largest project started were works on the **€2.4m redevelopment of Sweeny's Hotel in Dungloe, Co. Donegal**.

CONSTRUCTION INFORMATION SERVICES

Education

202%

PROJECTS	VALUE	FLOOR AREA	CLASSROOMS
77	€ 168.1M	79.53K	351
+7%	+202%	+68%	+124%
vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019

Project Starts in the Education Sector rose by over 200% in value in Q4 2020 from the same period last year and by 64% over project starts in Q3 2020. As a result, a total of 351 classrooms are due to be built. Investment in starts in the Higher Education category rose from €6m in Q4 2019 to €83m in Q4 2020. Investment also rose in the school's category increasing 74% from Q4 2019 to €48m. Four of the top five schools' projects are in Kildare, the fifth being in Mayo.

Top Projects Started Q4 2020

ProjectID	Project	County	Client	Value	Classrooms
904773	€15m - Post Primary School Development	Co. Kildare	Department of Education & Skills	€ 15M	49
947708	€13.5m - Secondary School Development	Co. Mayo	St. Mary's Ballina	€ 14M	43
849354	€9m - School Development	Co. Kildare	Scoil Phadraig Boys' National School	€ 9M	24
930005	€8.2m - School Development	Co. Kildare	Maynooth BNS	€ 8M	24
744915	€7m - School Building	Co. Kildare	Department of Education & Skills	€ 7M	24

Medical

55%

PROJECTS	VALUE	FLOOR AREA	HOSPITAL BEDS	NURSING HOME BEDS
28	€ 58.0M	38.2K	89	77
-26%	+55%	+87%	+345%	+1,183%
vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019	vs Q4 2019

Despite a 26% decline in the number of medical projects started, the overall value and volume of floor space increased significantly in Q4 2020 from the Q4 2019.

Sector	Projects	Q4 2020	Q4 2019	% Change	Floor Area (Sqm)
Medical	**28**	**€ 58M**	**£37M**	**55%**	**38,197**
Other Medical Facilities	17	€ 33M	£27M	22%	13,502
Hospitals	7	€ 18M	£10M	89%	20,362
Nursing Homes	4	€ 7M	£1M	589%	4,334

Primary Care Centre projects account for three of the top five projects started with the largest being the **€15m change of use from a protected Mill Building structure and newer office building to a Primary Healthcare Centre** in Fermoy for UHPC International Limited.

Regional Analysis Non-Residential Project Starts

REGION	Projects	Q4 2020	Q4 2019	% Change	Floor Area (Sqm)	Hotel Beds	Classrooms	Hospital Beds	Nursing Home Beds
Eastern & Midland	**132**	**€ 347M**	**£345M**	**1%**	**257,505**	**0**	**222**	**13**	**51**
Midlands	24	€ 14M	£186M	-93%	13,120	0	17	0	23
Mid-East	49	€ 103M	£77M	34%	79,355	0	168	0	28
Dublin	59	€ 231M	£82M	180%	165,030	0	37	13	0
Southern	**138**	**€ 111M**	**£103M**	**8%**	**83,346**	**0**	**71**	**76**	**26**
South-West	46	€ 49M	£44M	11%	30,197	0	21	76	26
South-East	51	€ 26M	£34M	-23%	25,212	0	28	0	0
Mid-West	41	€ 37M	£25M	46%	27,937	0	22	0	0
Northern & Western	**64**	**€ 51M**	**£49M**	**4%**	**47,396**	**18**	**58**	**0**	**0**
West	28	€ 23M	£22M	4%	15,445	0	56	0	0
Border	36	€ 28M	£27M	4%	31,951	18	2	0	0
Total	**334**	**€ 510M**	**£497M**	**3%**	**388,247**	**18**	**351**	**89**	**77**

METHODOLOGICAL NOTES

- CIS monitor construction activity in Ireland at project level. Our team of researchers track major projects from planning to completion and gather relevant data and metrics. The analysis in this report excludes self-build projects. Whilst we do track all projects, including residential self-builds and extensions, our analysis has shown that projects over €500k/£500k and residential developments of 10 units or more represent, on average, over 90% of total project value with their sectors.
- **Project Values:** Project values are calculated by an in-house CIS cost calculator created with the help of QS and project costing professionals. Projects values are based on shell and core construction costs calculated by using various metrics such as floor area (SqM), housing units, road lengths. Factored into the calculations is the type of build and the location of the build
- The figures on starts shown here represent gross figures. Phased developments are not taken into consideration when commenting on project starting
- **"Pipeline"** refers to projects that have been granted planning permission. Dates used are the Planning Decision date as opposed to the Final Grant date
- **"Starts"** refer to projects that began in the period under consideration as confirmed by CIS research team
- **Rolling Three Month Averages** are a standard method of smoothing out spikes measures over time by taking an average of the aggregation of the previous three months
- **Please note all sectors are not covered in this report.** Community and Sport, Agriculture and Civil are detailed in the interactive online report and analysis can be drawn from there

REGIONS USED IN REPORT

The regional classifications used in the report follow the Eurostat NUTS regions as described below for ROI.

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