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# **BREXIT** Opportunities and Challenges for SW Construction Sector

Philip Beer



**One thing is certain**

**There is a lot of uncertainty about**

**Still in Europe, just not in the EU**

- 1. Market sentiment and deal flows**
- 2. Some less good news...**
- 3. And some better news**





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**The UK property market will now enter a “prolonged period of uncertainty” following the country’s historic Brexit vote, industry leaders have warned.**

***Property Week – 24 June***

**Likely weakening in occupier demand (particularly offices)**

**Brexit clauses in contracts triggered**

**Housebuilder land acquisitions – new sites paused**

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**Keep calm and carry on**

**This does not feel like 2008/9**

**Banks are in better financial shape**

**Treasury/BoE policy to ensure  
financial stability/stimulus**

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**Banks, airlines, housebuilders and commercial property firms have seen the biggest falls on the FTSE since the result**

**The market's way to price in a recession or significant slowing in economic growth over the next few years.**

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**The underlying issues requiring major investment in UK infrastructure (in its widest sense) have not gone away.**

**Private – public sector partnering likely to become more prevalent in the coming months/years**

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## **Railways**

**HS2**

**HS3/Northern Powerhouse**

**GW Electrification**

**Transport for the North**

**Transport for Wales**





## Energy

**Nuclear power**

**Renewables**

**Storage/frequency response**

**HPC FID awaited**

**Other new nuclear stations**







## Housing

**The demands for housing have not gone away**

**Affordable housing policy review?  
Build to rent may be boosted**





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**“Should sterling go into tailspin in the next few days, weeks and months, international investors playing the long game are more likely to jump on what could be a once in a lifetime chance to get hold of ‘cheap’ property.” Andy Pyle, KPMG**

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**Positive that we have a new  
government**

**Position will become clearer over the  
coming months**

**Fundamentals for real estate in the UK  
economy remain strong**

**We risk talking ourselves into a  
recession**

**Keep calm and carry on!**

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## Contact Details



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