



Construction in Brighton & Hove

This leaflet looks at employment in Construction in Brighton & Hove. Jobs include bricklayers, labourers, plumbers, painters & decorators, scaffolders and managers. Construction work often takes place at clients' premises, which can vary from building sites to private households or offices. There are also some jobs which are not specific to Construction like office assistants, accounts assistants, engineers and customer care occupations. The sector provides good opportunities for those who would like to set up their own business.

A Who works in Construction?

In Brighton & Hove there are approximately 1,000 Construction business units with around 3,300 employees. There are also another 1,300 people in the sector who are self-employed. Across Sussex as a whole there are more than 26,000 Construction jobs.

Figure 1: Employment in Construction

	Brighton & Hove	Sussex
Number of business units	1,000	7,400
Number of employees	3,300	26,800
Number of self-employed	1,300	10,800

Source: Annual Business Inquiry 2007.

Ways of working in the sector

The majority of employees in the sector work on a full-time basis, although there are also some part-time jobs. Around a third of employees work "overtime" - additional hours either paid or unpaid.

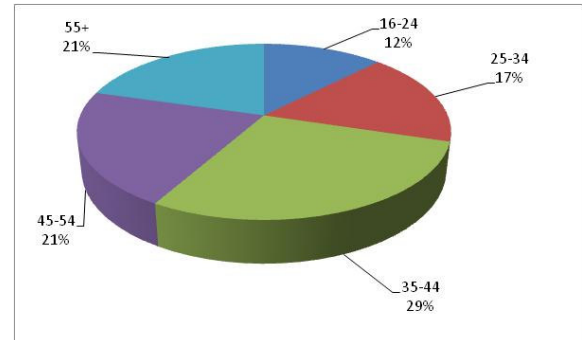
Figure 2: Working patterns in Construction

	% of employees
Full-time	91
Part-time	9
Overtime	32
Shifts	1
Flexi-time	4

Source: APS April-June 2006.

Age Profile

Figure 3: Age profile of people working in Construction



Source: APS April-June 2006.

B Qualifications, skills and occupations

Qualifications explained

Qualification levels used in this leaflet are based on both academic and vocational qualifications. The levels used are:

Figure 4: Qualification types

Qualification type	Equivalent to
No qualifications	No qualifications
Level 1	1 or more GCSEs at any grade
Level 2	5 or more GCSEs (grade A – C)
Level 3	2 or more A Levels
Level 4 or above	First degree level or above

What qualifications are needed?

Although many jobs in Construction do not require formal entry qualifications, employers often expect candidates to have them (see Figure 5). Jobs where fewer people have qualifications tend to be those like labourers, general builders or carpenters.

Figure 5: Typical entry requirements

Occupation	Entry requirements
Carpenters & joiners	No formal academic entry requirements, although GCSEs are advantageous. Entry is typically through an Apprenticeship route.
Construction managers	Entry usually requires a degree and/or relevant experience.
Bricklayer	No formal academic entry requirements, although GCSEs are advantageous. Entry is typically through an Apprenticeship route.
Labourers	No academic qualifications are required. Training is typically provided on-the-job.
Plumbers	There are no formal academic requirements although GCSEs are advantageous. Apprenticeships and NVQs are available.



Although there are no minimum entry requirements for many jobs, qualifications often help people who want to progress to higher level occupations in the future.

What else are employers interested in?

Within Construction, potential employers may be particularly interested in new employers who have or can show that they have technical, practical or job specific skills.

Occupations in Construction

Figure 6 shows the levels of qualifications people working in the most common occupations within Construction have. Although there may not be any formal entry requirements to some jobs within Construction, most people who work in the sector have qualifications at Levels 2 and 3. Higher level qualifications may be expected for some occupations such as managers.

Figure 6: Key construction occupations and qualifications of people in these occupations

	No. of employees in Construction in B&H	% with type of qualification		
		Level 4+	Level 2 & 3	Below Level 2
Carpenters & Joiners	560	7	71	22
Construction Managers	470	36	48	16
General builders	470	15	53	32
Plumbers	440	7	85	8
Electricians	430	7	93	0
Painters & decorators	360	8	58	34
Labourers	360	0	68	32
Bricklayers	200	5	79	16
Construction operatives	130	0	100	0
Glaziers & window fitters	120	0	55	45

Source: APS April – June 2006.

What other jobs are there in the construction sector?

You don't have to be a bricklayer or carpenter to work in Construction, as there are plenty of opportunities to work in other jobs which are not specific to this sector. For example, there are just over 1,900 people working in other occupations such as office assistants, engineers, accounts



assistants and customer care occupations.

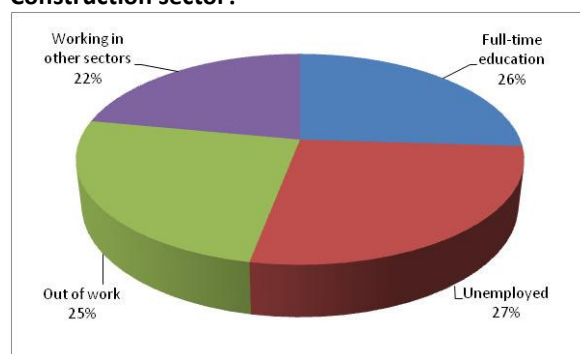
For more information on the different careers available, visit the following websites:

<http://www.connexions-direct.com/Jobs4u> or <http://jobseekers.direct.gov.uk/subjectmenu.aspx?sessionid=514621e5-f90c-4b94-998d-3e01122cea52&pid=1&o=3>

Where do Construction employees come from?

People who enter the Construction sector in Brighton & Hove do so from a range of backgrounds.

Figure 7: What did people do before they joined the Construction sector?

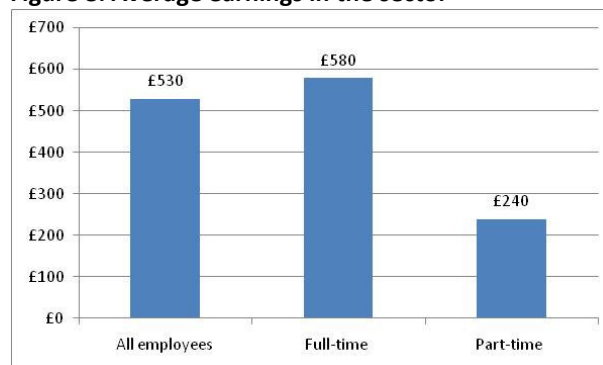


Source: APS Apr – June 2006. Note: Out of work = neither in employment nor unemployed i.e. caring for children, long term sick, retired etc.

C How much do people earn in the sector?

The average gross weekly pay for all employees in the Construction sector in Brighton & Hove is around £530 (before tax etc), equivalent to a salary of £27,560 per year. Full-time Construction workers in Brighton & Hove earn on average £580 (before tax etc), per week or £30,160 per year. The average gross weekly pay for part-time workers is £240, equivalent to £12,480 per year¹.

Figure 8: Average earnings in the sector



Source: Local level sector estimates based on regional and local data from ASHE 2008.

¹ Note: Estimated figures based on local average earnings and South East earnings for Construction from the Annual Survey of Hours and Earnings.



What people earn when they enter full-time work in Brighton & Hove depends on the job that they do. However, some people could expect a weekly pay of around £380 rising to around £740 per week for more skilled and experienced employees.

D How many job vacancies are there?

On average Jobcentre Plus are notified of around 20 job vacancies in the Construction sector in Brighton & Hove each month. However, the number of vacancies available may vary on a month by month basis depending on the time of year. For example, the number of vacancies may be higher during the warmer months.

Figure 9: Notified Jobcentre Plus vacancies

	Brighton & Hove	Sussex	South East
Average number of vacancies each month (Oct 08 - Sept 09)	20	120	920

Source: Jobcentre Plus Vacancies

However, not all vacancies in Construction are listed with Jobcentre Plus. There are also employment websites advertising vacancies specifically in the Construction sector including 'Just Construction' (<http://www.justconstruction.net/>), 'The Construction Job' (<http://www.theconstructionjob.com/>) and 'Careers in Construction' (<http://www.careersinconstruction.com/>)².

How competitive is the sector?

Around 4% of Construction employers have vacancies that they are finding difficult to fill. This is below the average for all types of employer (7%) and suggests that Construction employers face little difficulty in recruiting new members of staff.

E What might happen in the future?

In the past

Over the last 10 years employment in the Construction sector has increased in Brighton & Hove by 43% or 1,000 jobs.

In the future

It's difficult to predict but forecasts suggest that employment in Construction may decrease over the next couple of years. However, the Construction sector is expected to continue to be an important source of employment over the longer term.

F What are the major employers in Construction in this area?

The table below gives examples of large employers in the sector in Brighton & Hove.

Figure 10: Ten large Construction employers in Brighton & Hove

Employer	Type of Construction	No. of employees
Westridge Construction Ltd	Building contractors	100-250
Adenstar Developments Ltd	Civil engineering consultants	50-100
Rok	Construction services	50-100
Techelec Ltd	Electrical Contractors, Electricians	50-100
Hemsley Orrell Partnership	Civil engineering consultants	26-50
F Humphrey Heating Ltd	Heating & plumbing	26-50
Jackson Plumbing & Heating	Heating & plumbing	26-50
Magic Man	Property repair	26-50
Richard Soan Roofing Services	Roofing	26-50
Austins Cradles Ltd	Scaffolding	26-50

Source: Brighton & Hove Business Directory .

² A wide range of recruitment sites are available. These are just some examples.

