



ECONOMICS



UK Construction Monitor

Q3 2024



Outlook remains moderately positive, despite near-term challenges

- Headline workloads still largely flat away from the infrastructure sector
- Nevertheless, expectations point to activity rising across all sectors over the year ahead
- Credit conditions still expected to ease gradually over the next twelve months

The feedback to the Q3 2024 iteration of the UK Construction Monitor largely mirrors that seen in the previous quarter. As such, this points to a market in a relatively stable state, with many indicators showing minimal change of late. While the current mood is therefore still somewhat subdued, forward-looking expectations series remain largely positive. Likely to provide additional support going forward, further cuts to policy interest rates are anticipated, while the general economic growth outlook is expected to improve.

Workloads net balance edges marginally into positive territory

The headline net balance for workloads, which captures total activity for the whole of the construction industry, returned a net balance reading of +2% in Q3 (up from zero last quarter) as shown in Chart 1. Whilst a net balance at this level continues to reflect a broadly flat trend, this is the first reading above zero since Q1 2023. When looking at activity across new development starts compared to repair and maintenance work, the former continues to see a softer picture (zero net balance vs -1% last quarter), while the latter exhibits a slightly firmer trend (+11% net balance, unchanged from Q2).

Breaking the workloads indicator down by sector shows that all categories tracked have seen either a marginally more positive reading compared to last quarter or remained the same, as shown in Chart 2. Infrastructure continues to be the strongest performing sector, posting a net balance of +17% in Q3, up slightly from +13% in Q2. Alongside this, both private housing and private commercial workload metrics have moved out of negative territory, returning respective net balances of zero and +1%. Nevertheless, this remains consistent with a flat picture.

Financial constraints persist

When considering credit conditions as they relate to the construction industry, the net balance capturing changes over the past quarter posted a net balance of -12%, slightly less restrictive than -17% previously. With respect to expectations for the credit environment over the next twelve months, the net balance has cooled somewhat from +22% last quarter to +11% this quarter, but remains positive nonetheless. Consequently, this indicates that an improvement in lending conditions is anticipated, but it is expected to be only gradual as we move through the year ahead.

For the time being, financial constraints are still the most heavily cited impediment to activity in the industry, with 61% of respondents highlighting this challenge. Planning and regulation also continue to be a commonly referenced hindrance, with an unchanged 58% of respondents pointing to difficulties in this area. A shortfall in available labour is also a frequently reported issue, as evidenced by 44% of participants highlighting that this is negatively impacting their business activity. Interestingly, around 30% of respondents across the UK report that they are seeing increasing recruitment of personnel from outside of the country. This is significantly below the global average of 60% that are reporting an increase in the hiring of foreign workers across construction.

Forward-looking sentiment continues to point to a more favourable outlook

Looking ahead to the next twelve months, feedback from respondents remains generally positive, with a net balance of +28% of survey participants expecting headline workloads to increase (in-line with views from last quarter). Similarly to previous quarters, infrastructure is still projected to deliver the strongest growth on a sectoral comparison, with a net balance of +30% of respondents expecting a rise in such activity (albeit this is marginally lower than last quarter's +34%). Meanwhile, private residential expectations continue to gain momentum, with the net balance moving to +26%, noticeably improved on the average reading of +12% over the past four quarters. Concluding the sector outlook, private non-residential activity is also projected to pick up over the next twelve months according to a net balance of +17% respondents.

Moving over to profit projections for the next year, the latest net balance of -3% (same as in Q2) is still indicative of a steady picture over the coming twelve months. Limiting the scope for a recovery in margins, forecasts for total construction cost inflation were revised higher slightly in Q3 (4.7% compared to 4.6% last time). On a more positive note, when looking at industry employment prospects over the next year, a net balance of +18% of respondents foresee headcounts rising, albeit this is slightly softer than last quarter's reading of +23%.

Key indicators

Chart 1

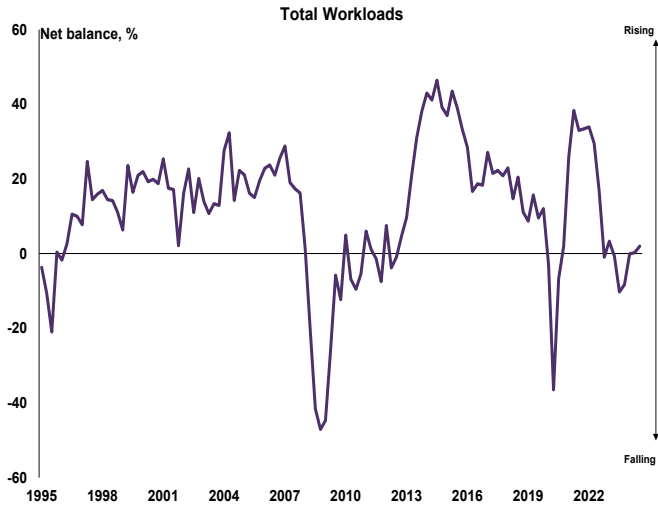


Chart 2

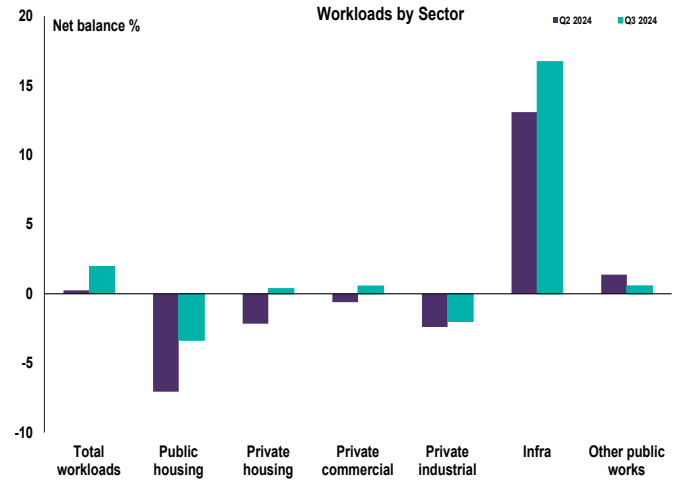


Chart 3



Chart 4

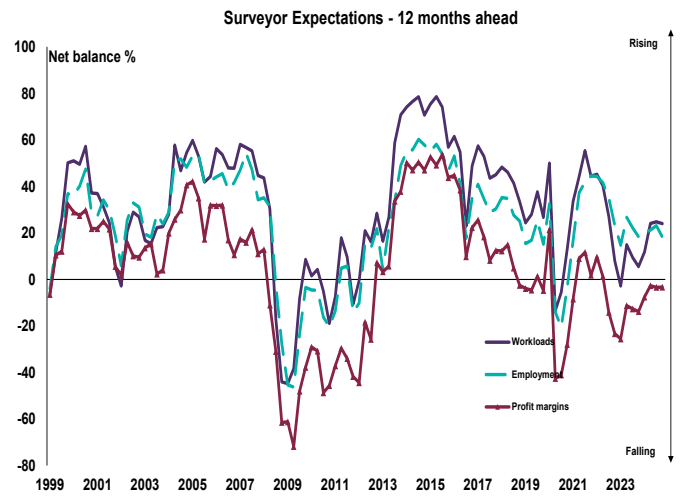


Chart 5

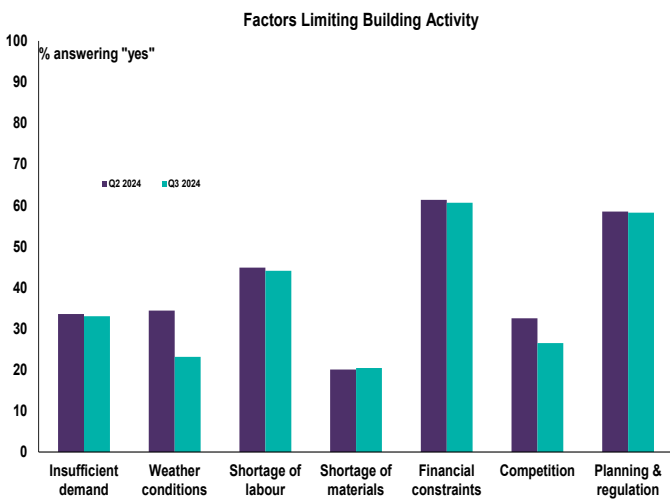
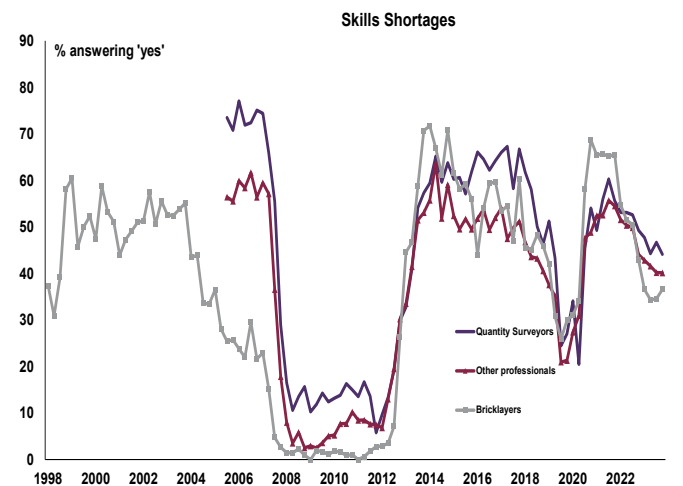


Chart 6



Key indicators

Chart 7



Chart 8

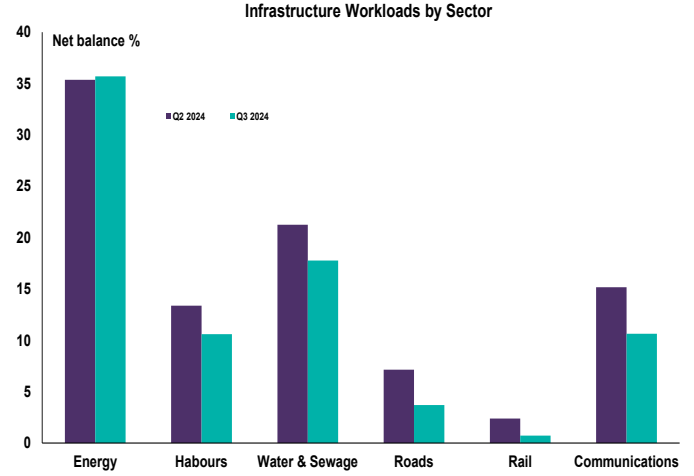


Chart 9

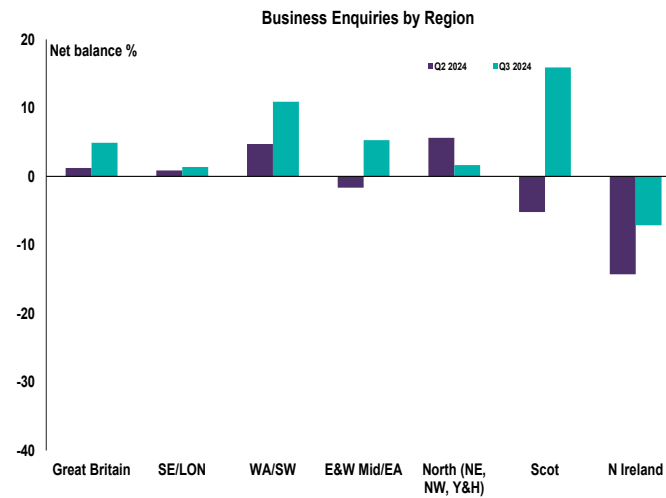


Chart 10

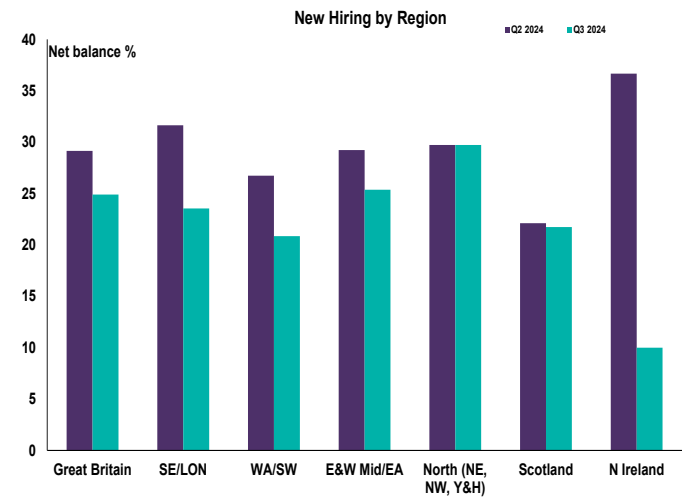
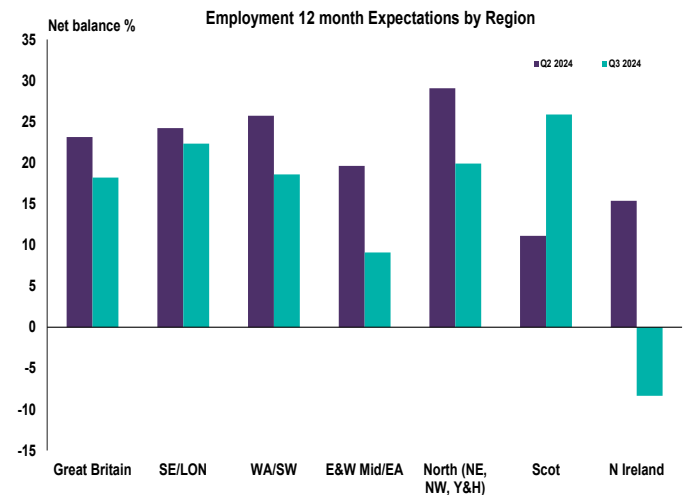


Chart 11



Chart 12



Key indicators

Chart 13

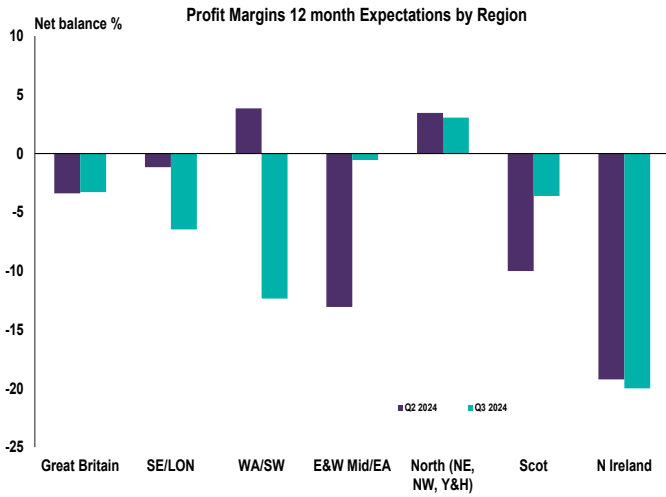


Chart 14

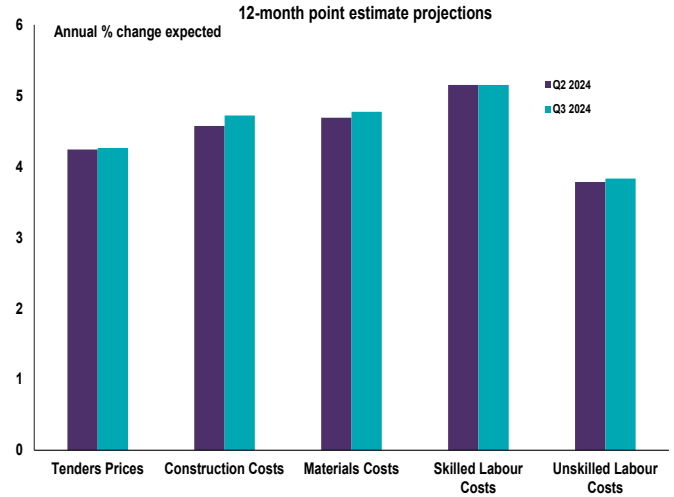
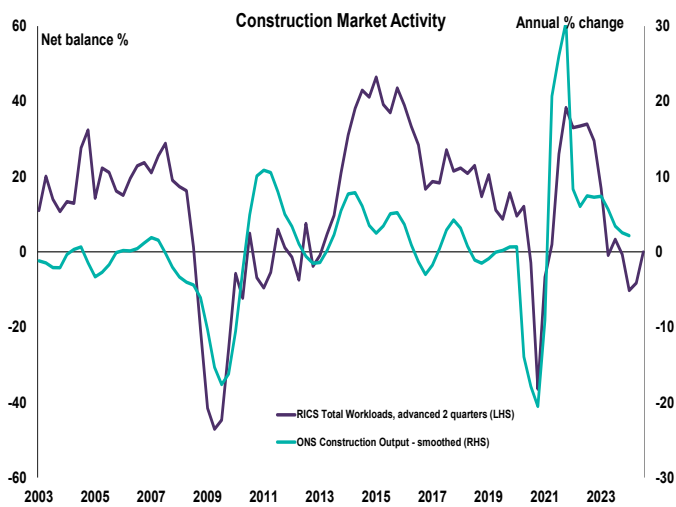


Chart 15



Chartered surveyor market comments

London

Aled Jenkins, London, Mace Group, Aled.Jenkins@macegroup.com - Labour shortages still remain a problem and continued insolvency with contractors in an ever tough market for them.

Andrea Truccas, London, Aston Group, info@andreatruccas.co.uk - Trades tools thefts & transport vandalism.

Andrew James, London, Avison Young, andrew.james@avisonyoung.com - Changes to the planning approval process / law (but will be slow).

Antony Field, London, Beadmans LLP, antony.field@beadmans.co.uk - Credit issues and contractor insolvency issues.

Aoife Kane, London, Lodha developers UK limited, aoife.kane@lodhagroup.com - Recent change in government has left employers holding back to see what changes the Labour government will implement before investing further resources in London.

Christopher Ian Barrett, London, Belasco Associates, chris@belasco-associates.co.uk - Hesitancy over investment in public projects with the change in government.

Christopher Joseph Bond, Milton Keynes, Marwood252 Limited, cjb.4200@gmail.com - Occupiers reluctant to accept cost and limitations of green technologies are often well intentioned but ill informed.

Clinton Green, London, Turner & Townsend, clinton.green@turntown.co.uk - Major infrastructure projects are on hold.

Conal Manship, London, currie + brown, conal.manship@curriebrown.com - Relatively unpredictable inflation.

Danelle Brooke, Bletchingley, Brooke and Associates Ltd, dkbroke@brookeandassociates.co.uk - Economic concerns.

Darius Rath, London, Anonymous, dariusjamesleonrath@gmail.com - Projects being deferred by client.

David Holmes, London, COM23 Limited, com23ltd@outlook.com - Contractors are starting to become more risk averse and more willing to reject onerous terms and conditions

David Reynolds, London, Joel Michaels Reynolds, david@jmsurveyors.com - Lack of planning decisions, increased costs, wages, increased taxation = longer to deliver or don't deliver at all = impact on viability and when and where to build in UK. Need factories, manufactured goods, etc in UK including microchips, construction products = unlock pressures and increase jobs.

David Young, London, University College London, david.young@ucl.ac.uk - Leaving the EU has had a substantial negative impact on construction in the UK.

Donal McGinty, London, Lorne Stewart Plc, donalmcginty@gmail.com - Competition is increasing and clients are more cost sensitive. They are looking to increase credit terms and add additional risks to their providers as well as more punitive provisions in their contracts.

Edward Pratt, Mostly Within A Few Miles Of Friern Barnet, Ferrier Tomlin, ferriertomlin@aol.com - More flat owners struggling to meet rising block management costs.

Gavin Murgatroyd, London, Gardiner & Theobald LLP, g.murgatroyd@gardiner.com - Commercial sector viability - high costs outstripping value.

Gerald F Brown, London, Company - Consultant Surveying Services, gb@consultantsurveyor.co.uk - Residential house prices still static and high interest rates still impeding recovery.

Glyn Crawley, London, Stace LLP, g.crawley@stace.co.uk - The market is stagnating and using the war risk and central government negative press releases prior to the budget. The industry is full of pilots but we do not know where to land the planes despite the commitment to try to do so.

Gregory Victor Hart, London, Greg Hart Chartered Quantity Surveyor, greghartcqs@btinternet.com - NZC targets.

Ian Peart, London, Cushman & Wakefield, ian.peart@eur.cushwake.com - Construction costs remain a key factor in the viability of projects.

Ian Stephenson, Hornchurch, Ian Stephenson Limited, ian@stephensons.name - Planning is the number one issue by far. They really need to look at what they are doing and why. Policy is policy, not rules that can't be broken.

James Amoako, London, Currie & Brown, Jk2a@yahoo.co.uk - Skills shortage and tightening of public expenditure.

James D Lane, London, Lendlease Construction (Europe) Ltd, james.lane@lendlease.com - BSA Works.

Jason Clancy, Uxbridge, Quatrefoils Ltd, jason@quatrefoils.co.uk - There is a noticeable shortage of skilled labour in the area, especially for specialised trades such as bricklayers, electricians, and plumbers. This is causing delays in project timelines and contributing to increased labour costs.

Jason Margetts, London, Four Square Projects, jasonmargetts@hotmail.com - Planning system is a complete mess and is a barrier to sensible sustainable development.

John Evans, Hertford, DCMS Consultants Limited, dcms525@aol.com - Health and Safety is beginning to dominate.

Jon Spall, Kingston Upon Thames, Summers-Inman, jon.spall@summers-inman.co.uk - The election is having an effect as the manifestos of the parties are unclear as to their stance on the future of the construction industry, especially around environmental issues. Uncertainty in the financial markets until elected party has revealed their policies.

Joseph Ofosu-Appiah, Mitcham, BHCC, Brighton & Hove West Sussex, jofosuappiah@aol.com - Rising cost of labour, materials and hiring of plant.

Julian R Davies, London, J R Davies Associates, daviesjrda@aol.com - The Government grants for decarbonisation are increasingly not viable and are becoming irrelevant. Funding of schools is effectively being cut and funding of repairs and maintenance works is declining in a regressive manner.

Lee, London, Pellings LLP, leeglickman@hotmail.com - Salaries of our professional staff have gone up whilst fees clients are willing to pay in our biggest sectors have remained the same or have in some instances decreased. In other professional sectors such as legal services, accounting etc their fees remain level or increase.

Lee Joseph Driscoll, London, Rougemont Property Consultants Ltd, lee.driscoll@rouge-mont.com - The planning system isn't efficient and not helping the construction industry. Building Regulations, compliance and fire engineering products and solutions are causing design issues and there is a lack of expertise to deal with it in the industry.

M Raza Khan, London, Samson Consultants LTD, raza@samsonconsultants.com - The planning process for obtaining permissions for new developments takes a very long time. The councillors are sometimes at odds with policies that have been adopted. This is a major failure for the development of new homes. The planning process needs to be streamlined and straightforward.

Mark Casey, London, Arax properties, mcasey@araxproperties.com - Planning is a real problem in the UK in every borough. The amount of new policies, BNG, London Plan, Net Zero, potential affordable workspace, etc all creating a cost headwind alongside higher borrowing costs makes development of new stock less feasible for developments.

Mark Wickenden, London, , mark.wickenden@keytask.co.uk - Insolvency of contractors impacting on market - potential significant impact on subcontract base.

Mary Rawlinson, London, Green & Castle Ltd, mary@green-castle.co.uk - Lack of environmental awareness.

Meir Porat, London, HRP Partnership London Ltd, meir@hrppartnership.co.uk - Cost of finance is too high. Role and responsibility of Approved Inspector has reduced. They no longer give advice how to change/install on site in order to meet the Building regs, they only comment if the works meet the regs or not. Clients are not happy to pay as they do not see the benefit.

Michael Cheesman, London, Drito Limited, michaelcheesman@dritolimited.com - No confidence in the future workloads.

Michael Daly, London, Goodman Mann Broomhall, mdaly@gmburveyors.com - Delay in planning applications being processed.

Michael Ludden, London, Clipfine, michaeludden@clipfine.com - Tougher competition due a reduction in new projects starting in 2024 and into 2025.

Michael Rawlings, London, , jamesrawlings@chiltingtonland.com - Planning.

Micheal Connolly, London, Currie & Brown, mike.connolly@curriebrown.com - Cash flow - payment of invoices is too slow.

Mike Gibson, London, Taylor Wimpey, mike.gibson@taylorwimpey.com - Conflicting policies and regulations between Building control and planning policies that make schemes unviable and contribute to housing shortage.

Mr A Patel, Westminster, , amit.amitspatel@gmail.com - Increased cost of materials.

Nasser Rezayi-Rad, London, Westminster City Council, nrrad@westminster.gov.uk - Lack of skilled and qualified professionals.

Nigel Bellamy, London, 8build limited, n.bellamy@8build.co.uk - Poor economic conditions and concern over increasing taxation and non dom status.

Nigel Miles, London, INTO University Partnerships, nigel.miles@intoglobal.com - Current immigration policies and visa restrictions are affecting demand significantly.

Noel O Dwyer, London, Cumming Group, noel.odwyer@cumming-group.com - Interest rates and the cost of borrowing.

Norman Robert Adams, London, CP Surveying Services, norman.adams@cpadjusting.com - Building Insurance Claims on the rise due to climatic factors.

Olga Turner Baker, London, Ekkist, olgaturner@hotmail.co.uk - Clients with too high a workload to commission non essential projects - many doing 2 people's jobs.

P Jones, London, Fuse Project Consultants, new.nest463@gmail.com - Lack of support from Government, severe skills shortage across all areas, lack of control/barriers to entry to assist in driving up standards, too much complicated regulation which is harming not helping, profit levels being eroded to unsustainable levels.

Paul Beadman, London, beadmans llp, paul.beadman@beadmans.co.uk - Planning system.

Paul Chaplin, London, BELBECK PROJECTS LTD, chaplincs2209@gmail.com - Starting to see competitors reducing tender prices on smaller residential projects so losing out on work where we have had to maintain our pricing levels.

Paul Chilton, London, Chilton Associates Limited, paul.chilton@chiltonassociates.com - We've seen an easing of the position on trades and material availability, however the ongoing shortage of skilled professionals continues to constrain activity and growth.

Peter Bensted, London, Fenton Associates, peter@fentonassociates.co.uk - Post-Covid malaise amongst construction workers.

Peter Tasker, London, Adams Chartered Surveyors, Info@adamscharteredurveyors.co - Interest rates economical and political instability recent change cost of living index, unemployment, too much red tape and additional legislation and change of government to name a few factors.

Philip Browne, London, Waltham Forest Council, philip.browne@walthamforest.gov.uk - Lack of govt support for first-time home buyers since Help to Buy ended, and higher mortgage costs (though now coming down) have stretched first-time buyers meaning sales are slower and more discounting needed, impact is reduced investment in new projects.

Philip Kenneth Johnson, Sevenoaks, Kent, Jacobs UK Limited, phil.johnson@jacobs.com - Use of overseas based offices increased.

Phillip Chambers, London, Riverstone Living, pdchambers@hotmail.co.uk - Decrease in contractor appetite for D&B risk.

Richard Petterson, London, MEA Hother Ltd, rpetterson@meahother.co.uk - A slowdown due to the uncertainty caused by the change in Government has added to a general slowdown, contributing factors being slow planning decisions and uncertain investment conditions.

Richard Wilson, London, Turner and Townsend, richardwilson911_80@hotmail.com - Insolvency within the supply chain.

Robert Lees, London, Cumming Management Group UK LTD, rob.lees@cumming-group.com - Building Safety Act impact on design, programmes and costs.

Ronald Spence, London, Keegans Ltd, ron.spence@thekeegansgroup.com - Local authorities uncertainty of funding/budgets from central government.

Sebastian Pampe, London, FIP Consulting Ltd, seb.pampe@fipconsulting.co.uk - New government delaying decisions impacting on overall confidence of UK economy.

Sonny Gowans, London, Unique Property Group, sonny@u-p-g.co.uk - Building Safety Act slowing planning and construction starts.

Stephen Brown, London, CDM Project Services, stevebrown@cdmprojectservices.com - Key areas are finance cost and end values.

Stuart Birrell, London, Murray Birrell Ltd, stuart@murraybirrell.co.uk - Political instability.

Tim Stevenson, London, Hillgate management Ltd, tim@hillgatemanagement.com - Increasing compliance requirements.

Tim Cock, London, Pillar Development & Project Management Ltd, tim.c@pillarconsulting.com - Increasing uncertainty re. the macro environment (seemingly increased risk of recession in USA, which could impact global markets).

Tom Macartney, London, , t.macartney@yahoo.com - Many workers came from EU. This has largely stopped.

Walker Associates, London, Walker Associates, donovan@walkerstates.co.uk - New government now in place with new objectives and targets.

South East

Alastair Tweedie, London, Skewback Ltd, alastair@skewback.co.uk - Poor response from local councils in planning performance and lack of joined up thinking in response to housing demand especially for smaller developments. The answer is not to continue to build high rise flats, especially post Grenfell. There will continue to be high insurance costs for these flats.

Alex Green, London, , Agreen@breyergroup.co.uk - New procurement regulations will slow down procurement of larger public sector schemes/partnerships as clients get to grips with new requirements. Anticipate this will lead to an increase in use of frameworks.

Alex Wales, Brighton, M D Bithrey Chartered Surveyors Ltd, alex@mdbcs.co.uk - Changes to Building Regulations and the creations and change of processes for the Building Safety Regulator.

Andrew Bellis, London, Reading, Swindon, Guildford, Oxford, Thames Water Utilities Ltd, andrew.bellis@thameswater.co.uk - Poorly paid for the skill level required.

Andrew Jenner, Tunbridge Wells, JennerJones, aj@jennerjones.co.uk - Mortgage rates will be a positive factor.

Andrew Rosser, Tunbridge Wells, Gleeds, andrew.rosser@gleeds.com - Lack of investment.

Belville Edwards, London, Diamonds G Bel Surveyors Limited, belvilleedwards@gmail.com - Deteriorated conditions of social housing combined with increased awareness of adverse health impacts of conditions such as damp and mould.

Bruce Neilson, Hastings, Hastings Borough Council, Bruce.m.neilson@googlemail.com - More money and better rates inland in more affluent towns.

C Richard Goodsell, Worthing, MorganCarr Ltd, richard@morgancarr.co.uk - Government decisions.

Carlene Jack-Ryan, Brighton And Hove, , theocarlene@gmail.com - One factor is not having the facilities to train young professionals and allowing those who want to be trained to get the opportunity to do so. Retaining or hiring the more experienced older heads to impart their knowledge to young professionals.

Christopher Leroy, Reigate, Ridge Design, chrisleroy202@gmail.com - Economic downturn.

Clive Tatlock, Leatherhead, CTA Surveyors, info@ctasurveyors.com - Lack of young people coming into physical part of industry.

Daniel Cooper, Tunbridge Wells, REAL design, dan@realdesign.org.uk - Markets generally stalled awaiting the presentation of the Autumn budget.

David Nobes, Alton, Davtee Ltd, davidrnobes@davtee.com - Difficult to pre-empt further until government policies evolve.

Garry Janes, Princess Risborough, Cube Management Services Limited, garryjanes503@btinternet.com - I think there is a shortage of people born in this country who want to go into the construction industry particularly on the tools.

Gerald H Cross, London And South East, Hill Cross, hugh@hill-cross.com - Change of government.

Ian Harding, Amptill, Applegreen Electric, ian.harding@applegreenelectric.com - Third party agreements, easement, National Highways agreement, local authority agreements.

Ian Stokes, Colchester, Blue Bridge Associates Limited, istokes@bluebridgeassociates.co.uk - Lack of private commercial schemes over the last 24 months now starting back up - leading to engagement with clients on contract disputes.

James John Paddock, Petersfield, JJ Surveying LTD, jj.surveyingltd@googlemail.com - Constantly changing/updating of regulations and technical standards.

James Stewart Rooks, Swanley, Siamco Ltd., siamco_ltd@outlook.com - Expecting a reduction in available funds to commence new projects. Contractors may need advance payments to be able to mobilise.

Jeremy Vinson, London, Baily Garner LLP, jeremy.vinson@bailygarner.co.uk - Silo working of professionals not communicating with other team members.

John Davies, Dorking Surrey, , jphd Davies56@gmail.com - Planning constraints.

John Harwood, London, Wellesley Construction Services Limited, johnharwood@wellesley.uk.com - The recent business failures of several Main Contractors over the summer appears to reflect a worrying trend.

John Homer, Bedford, , john.homer006@gmail.com - Chronic skill shortages across all trades labour and professional roles continues to have a significant impact on the ability to produce the required outputs. The proposed changes to the planning laws will help to unlock the front end.

John Newberry, Hindhead, John Richard NEWBERRY, john.newberry100@btinternet.com - General contractors and electricians still busy for the next 6 months approx but are seeing fewer enquiries.

Jon Heather, Havant, JNP Developments & Investments Ltd, jon.heather@jnpdevelopments.com - Delay in planning. Not just obtaining consent but getting applications validated.

Jordan Rose, Southampton, PT Contractors, Jordan.rose@ptcontractors.co.uk - Fabricators and pre fabricator as well as piling shortages.

Julian Church, Worthing, Julian Church and Associates Ltd, julian@jca-ltd.co.uk - Still need to address Brexit but aside that, a return to lenders confidence to fund the hospitality sector.

Julian Stokes, Reading, Julian Stokes Management Ltd, julian@jsmonline.co.uk - Positive outlook but the October budget is a source of worry for the sector and economy as a whole.

Karim Khan, London, EGG DESIGN AND BUILD LIMITED, karim.khan@egglimited.co.uk - Increase in the requirement for performance guarantees.

Kevin S Galvin, Ashford, Kent Community Health NHS Foundation Trust, Kevin.galvin@nhs.net - Impending changes to public sector procurement rules.

Kevin Sloane, Chichester,, Sloane and Brown Ltd., kevin@sloaneandbrown.co.uk - Unease since election awaiting budget.

Kieron Waites, Colchester, ProQS, Kieron@proqs.co.uk - Shortage of QSs.

Marc Eagles, London, Stace, m.eagles@stace.co.uk - Worklife balance switch.

Mark Crick, Worcester, VolkerLaser, mark.crick@volkerlaser.co.uk - Recruitment of skilled staff and operatives.

Mark Halstead, Oxford, Lexica, markahalstead@btinternet.com - Lack of government expenditure on public sector capital assets e.g hospitals.

Matt Davies, Cheltenham, Skanska Construction UK Limited, matthew.davies@Skanska.co.uk - Lack of experience amongst workforce on site, ageing population, increased labour costs.

Michael Morgan, Kent, East And West Sussex, MAP SURVEYORS, Murphymorg@aol.com - Corporate buyouts and asset stripping leaving industry in tatters.

Mr Mark Padbury, Oxford, Oxfordshire County Council, mark.padbury@oxfordshire.gov.uk - Contractors becoming more risk averse.

Mr Michael Langmead, Faringdon, Langmead Associates Ltd, langmead47@outlook.com - Government intervention.

Mr Paul H S Dolman, Princes Risborough, PAUL DOLMAN SERVICES, paulhsdolman@gmail.com - HS2 continues to employ a lot of people in this area. Credit rates have risen but this hasn't affected demand as yet.

Mr Stephen (Steve) Frizell, Leatherhead, Frazer Contract Services, frizell.steve@gmail.com - Re: Contractorised Services to UKMOD: Little opportunity to innovate or improve sustainability even in long term contracts.

Neil Philips, Stevenage, Stevenage Borough Council, neil.phillips@stevenage.gov.uk - Concerns about changes to the UK immigration policy is making the UK less attractive for foreign workers.

Neil Sammes, London, Primus Build Limited, neil.sammes@primusbuild.com - There is a distinct lack of skilled labour and the oversea skilled worker visa requirement requires a potential skilled worker to be sponsored and given a 12 month contract in advance of potentially winning work making it difficult/risky to implement.

Nicholas Cowle, London, Wyatt Carruthers Jebb Ltd, Nc@wcjeng.co.uk - There remains a skills shortage with professionals. Wages have been suppressed but are now surging.

Nigel French, Brighton, Brighton & Hove City Council, nigel.french100@btinternet.com - Increased levels of work on the back of the Fire Safety Act.

Owen Hemmings, Hitchin, RLP Surveyors Ltd, owen@rlpsurveyors.co.uk - Construction costs too high for the Client's available budgets. Planning response times.

Paapa Hagan, London, , pacdolo55@yahoo.com - High interest Rates, high inflation, BREXIT, lack of investment and government funding, uncompetitive salary/renumeration.

Paul O'Driscoll, Dartford, Ebbsfleet Development Corporation, paulod@pod54.com - Political uncertainty.

Paul Taylor, London, Northburn Associates, paul@northburn1.co.uk - Speed of obtaining planning decisions.

Phil Pike, Newport, Contracting Solutions, Philip@pikesltd.co.uk - Frameworks are a waste of money. They add huge indirect costs and no value. They are also anti competitive and only for the big firms. These firms could not build a lego set. They don't employ anyone who is useful. Just a set of box ticking meeting attendees.

Richard Buddery, Guildford, Buddery and Co, r@buddery.co.uk - Poor planning arrangements.

Richard Glanville, Whitstable, Oyster Property Surveyors, oystersurveyors@gmail.com - 106 agreement.

Robert Baker, Brighton, Hailsham Roadways Construction Co Ltd, robert@road-ways.co.uk - Uncertainty in government investment projects.

Robert Desbruslais, Horsham, Desbruslais Limited, robert@desbruslais.co.uk - High construction costs.

Robert Martell, Berkhamsted, Robert Martell & Partners, robert.martell@robertmartell.co.uk - Lack of training of skilled trades; experienced workmen retiring will cause an ongoing skills shortage in the short term and long term.

Robin Goddard, Dorking, BPG Ltd, robin.goddard@bpg.co.uk - Government promises to speed up the replacement of cladding following the Grenfell Inquiry are likely to be hamstrung by regulations particularly the Building Safety Act which is causing significant delays in moving projects forward.

Shankar Mistry, London, RedRay Limited, shankar.mistry@redray.co.uk - Lack of public sector funding.

Stephen Quirk, Oxford, Quirk Associates, stephen.quirk@gmail.com - Lack of training and training facilities. Lack of political certainty leading to low investment and hence the cycle of downward investment continues.

Stewart Black, Beckenham, Stewart Black & Associates, stewart@construct-manage.co.uk - Grenfell and new legislation and political shenanigans.

Stuart Francis, Tunbridge Wells, Monaco Surveyors Limited, stuart@monacosurveyors.co.uk - I run a small Chartered Surveying business and despite doing 2 recruitment drives I have failed to find any suitable employees to undertake surveys at RICS qualified level.

North East

Awwal Gani, Leeds, QTC UK Ltd, awwal.gani@qtcuk.com - Lack of opportunities for local youth to gain experience.

Christopher Idiakoje, Newcastle Upon Tyne, C-Loreto Properties Ltd, ughechris@gmail.com - Ever changing immigration laws.

David James Hosken, Newcastle Upon Tyne, Sir Robert McAlpine Capital Ventures Ltd, d.hosken@srm.com - Insolvencies and credit worthiness of supply chain.

Peter Carruthers, Newcastle Upon Tyne, Paragon Construction Consultants, paragon-consult@outlok.com - A challenging year for new projects with major projects suffering the most. Inflationary pressures and uncertainty around government spending continues.

Richard Quigley, Newcastle Upon Tyne, THORNTON FIRKIN, richardquigley@thorntonfirkin.com - Competition and shortage of skilled workers at a reasonable price.

Stephen Taylor, Newcastle Upon Tyne, Driver Project Services, stephentaylor2117@aol.com - Uncertainty with new government reversing, reducing or cancelling high profile schemes.

North West

Alan France, Manchester, Places for People, alanfrance57@sky.com - Lack of building surveyors with experience.

Alan Whiting, Manchester, Morgan Sindall, Alan.Whiting@morgansindall.com - Planning consent in particular conditions that need to be discharged prior to commencement e.g. reports, surveys etc., that take a long time to discharge.

Andrew Darbyshire, Greater Manchester, Lancashire & Merseyside, mcdermott developments Ltd, adarbyshire@mcdermothomes.co.uk - Rolling out new house type portfolios due to changes in design & building fabric for Building Regulations compliance, transitional arrangements and still unsure what Future Homes Standards will entail.

Anthony Dillon, Manchester, Willmott Dixon, anthony.dillon@willmottdixon.co.uk - The market remains buoyant so choice of procurement routes are vital to achieve the best outcomes for customers.

Barney Harle, Manchester, Manchester City Council, barneyharle@btinternet.com - Costs rising faster than margins making work look unappealing with clients demanding ever more onerous risk protection - again hitting the appeal of projects.

Brian John Boys, Waterfoot Rossendale, B&E Boys Limited, john.boys@beboys.co.uk - It has been a slow year but there is still activity which we remain hopeful will prevent market negativity.

Callum Taggart, Douglas, Bell Burton Associates, c.taggart@bellburton.co.im - Lucrative opportunities in other AI/digital / online businesses is making recruitment difficult through the supply chain.

Darren Cayton, Manchester, Socotec Advisory Ltd, darren.cayton@socotec.co.uk - Shortage of delay analysts.

Darren Hughes, Manchester, Anstey Horne, darrenhughes@ansteyhorne.co.uk - Cladding Remediation and fire safety legislation placing increasing demand in the regulatory bodies.

Darren Pomfret, Manchester, Darren Pomfret, darrenpomfret@hotmail.co.uk - Planning departments are the biggest hurdle preventing investment in the construction sector.

Dave Burn, Manchester, Volkerstevin Infrastructure Limited, david.burn@volkerstevin.co.uk - Shortage of middle managers.

David John Teaney, Warrington, Sir Robert McAlpine, teaney6@hotmail.com - Stress. Work from home. Overworked. Underpaid. Struggle with recruitment and tight budgets. Industry is not appealing.

Gordon Burke, Chorley, GTB Consultancy Services Limited, gordon_gtbconsultancy@outlook.com - Slow pre-construction procurement phase.

Grant Dinsdale, Kingsbridge, Dolphin Land and Development Consultancy Ltd, grantdinsdale@gmail.com - Costs, delays and woefully poor quality of planning system is unquestionably the most important and concerning issue in respect of our own current and future activities.

Iain Gammack, Manchester, IKG Consulting Limited, iain.gammack@gmail.com - Public sector budgets not keeping pace with rising construction costs. Public sector borrowing costs high, making projects unaffordable.

Ian A Dunning, Edinburgh, Infrastructure Managers Ltd, ian.dunning@live.com - Economic uncertainty driven by government policy.

Ian Tomlinson, Liverpool, Legends International, itomlinson@legends.net - Mainly the shortage of good trades people.

Ivor Makinson, Chorley, Beaumont Partnership (North West) Ltd, beaumontpartnership@outlook.com - Increasing demand for professional services (i.e. QS supply) but a shortage of supply.

James Charles Alderson, Preston, J Alderson Limited t/a Leeming Associates, jamesalderson@leemingassociates.com - Slow demand due to high cost of borrowing.

Leslie Millar, Isle Of Man, Leslie Millar MRICS FCIQB FASI, les.millar@hotmail.co.uk - Uncertainty in investment given the current Labour Government.

Mark Dando, Manchester, Pick Everard, markdando@pickeverard.co.uk - How will credit availability affect tender prices, that is a concern especially after the crash of ISG. How do we address the issue of what sustainable construction makes commercial sense when many can't afford such considerations?

Mark Murphy, Greater Manchester And Cheshire, MLN land and properties Ltd, mak@egertonhomes.co.uk - Planning red tape.

Mathew Cribb, Liverpool, Collabora Consulting Limited, matc@cclqs.co.uk - Political uncertainty.

Mike Groarke, Warrington, BGEN, mikegroarke@b-gen.co.uk - Lack of focus on the poor productivity in the UK and the high cost of construction.

Nick Wdowczyk, Manchester, GWB Consultants, nwdowczyk@gwbconsultants.co.uk - Challenges are being faced with planning timescales and also now further programme constraints with the BSA Gateway process, which is delaying projects.

Paul Roberts, Liverpool, Cunliffes Ltd, paul.roberts@cunliffes.com - We are experiencing a downturn in workload with University clients as they suffer the financial impact from falling student numbers particularly international students.

Rob Wain, Manchester, Connellwain Associates Ltd, rwain@connellwain.co.uk - Constraints on obtaining specialist sub-contractor prices.

Robert Keith Dalrymple, Isle Of Man, Keith Dalrymple Chartered Surveyor., keith.dalrymple@outlook.com - Political and Economic uncertainty over recent years has undermined confidence. Large house-building companies dominate the residential market and create an imbalance in the local labour market to the detriment of smaller organisations seeking to expand.

Sam Revell, Crewe, Keltbray Rail, sam.revell@keltbrayinfrastructureservices.com - Change in Rail Control period and change in Government.

Sam Slater, Warrington, National Highways, samuel.slater@nationalhighways.co.uk - Smart Motorways pause/cancellation.

Simon Carmichael, Manchester, Turner & Townsend, simon.carmichael@turntown.co.uk - Contractors' appetite for competitive tendering.

Siu Cheong Chan, Manchester, CML, d.chan@cml.uk.com - The Government is reducing the budget in infrastructure and increasing taxes. I can see now workloads reducing significantly and companies having to make redundancies soon.

Steven Emmas, Manchester, Abacus Cost Management Ltd, steve.emmas@abacus-cm.com - Brexit is a disaster, costing the industry & country billions.

Stuart Cranfield, Manchester, Bell Meadow, scanfield@bellmeadow.com - Planning, planning and planning!

Tim Hewitt, Manchester, TLH Surveying Services Ltd, tim.hewitt@tlhsurveyingservices.com - Uncertainty due to a change of Government.

Vincent Bradley, Douglas, Isle Of Man, Bell Burton Associates, V.bradley@bellburton.co.im - Government capital spending constraints.

William Briggs, Northwich, Briggs and Partners (Cheshire) LLP, william@briggsandpartners.co.uk - Following the change of government, there is a general nervousness about investment in the medium and long-term. Local and regional plans and strategies do not seem to be properly thought through or costed. In addition, communication with local and regional authorities appears slow and disjointed.

Yorkshire & the Humber

Adam Holmes, Beverley, East Riding, Atdori678@gmail.com - Lack of devolved mayor.

Adam Newton, Leeds, Currie & Brown, adam.newton@curriebrown.com - Changes in contractors building regs requirements has led to an increase in prices and risk inclusion.

Alan Coleman, Leeds, Accolers08@hotmail.co.uk - Lack of employment in city centre businesses (both retail and offices).

Conrad Canadine, Barnsley, Barnsley Facilities Services Ltd, conrad.canadine@nhs.net - New regulations for the Building Safety Act 2022 has stopped progress on many healthcare and other sector projects.

Craig Smith, Leeds, LarterSmith, craig@lartersmith.co.uk - WFH is deterring speculative offices. Cost of Living/Construction costs/yields deterring BTR. Industrial is overheated due to Amazon controlling the market. Infrastructure suffering from lack of government investment/foresight.

David Andrew Ford, Leeds, Hitec Asset Management Ltd, d.a.ford100@outlook.com - New government creating increased risk with more labour/staff legislation increasing costs.

David William Burns, Harrogate, DW Building Consultancy Limited, david.burns@dwbbuildingconsultancy.co.uk - Reduction in investment.

G. M. Nicholls, Wakefield, Gez Nicholls Consulting (Yorkshire), geznicholls.consulting@hotmail.com - Jobs appear to want BC as well as inspection.

Gareth Wilson, Huddersfield, Unwilling to provide, g.wilson53@hotmail.com - Tier 1 main contractors are unwilling to tender in a single stage tender procurement environment they always want to proceed with a 2 stage negotiation process - if we go out in competition they are unwilling to tender projects.

James Robertson, York, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Ongoing negative impact of Brexit.

John-Jack Dagnall, Leeds, LarterSmith Associates, johnjack@lartersmith.co.uk - Lack of competent people willing to act as Principal Designer under the BSA.

Katie Halliwell, Hull, Halliwell Commercial Limited, halliwellcommercial@outlook.com - Price of labour increasing due to skills shortage, leading to a bidding war between employers for black trades.

Laura Richardson, York, Jos Richardson and Son Ltd, lauraodea@live.co.uk - There is a general nervousness about the implications of political change for small businesses and the confidence to undertake construction projects.

Marie Hazzard, Leeds, J Murphy & Sons Ltd, mariehazzard@murphygroup.co.uk - Simple lack of competent individuals who are willing to carry out the duties detailed in job descriptions. WFH is also a factor.

Paul Walker, York, Two Plus Two Commercial Services Ltd, paul@two-plus-two.com - Regulated industries investments are eagerly awaited.

Robert John Newton-Howes, Huddersfield/Halifax & Sheffield, Yorkshire Surveyors Limited, info@yorkshiresurveyors.com - Residential investors exiting the market because of increased legislation, and taxation worries.

Sam Berryman, Leeds, Harworth Group, Sberryman@harworthgroup.com - Planning delays.

Sinead Clarkson, Leeds, PH Plasterers Limited, info@phplasterersltd.co.uk - Fairness of payments and adherence to contract mechanisms for subcontractors (by main contractors). This is becoming a huge issue (contra charge without substantiation, collusion, breach of contract, withholding payment without exercising contractual mechanisms, low valuations, etc). Bad time!

Tim Farris, Sheffield, Slayleigh Commercial Limited, Slayleigh@btinternet.com - Council Planning Department intransigence and reluctance to move forward.

South West

Adrian Gilby, Bristol, First Rail Holdings Ltd, adrian.gilby@firstrail.com - Business will be directly affected by the re-nationalization of train operating companies (TOC's) and public spending is likely to be affected as a consequence of this until the market stabilizes.

Alan Chambers, Crediton & Mid Devon, NMD Building Control, alan.chambers@aol.com - Brexit repercussions, unrest in Middle East, economic uncertainty.

Alastair Jestyn Coke, Blandford, Dt11 7Du, A Jestyn Coke, ajc@ajcoke.co.uk - Newbuilds in the area are affecting pool of crafts people.

Andrew Bruce, Wimborne, Canford School Ltd, ajb@canford.com - Implementation of VAT on private schools will heavily impact - I expect maintenance and capital investment work to sharply drop as a result of this policy.

Andrew Mcneile, Bristol, Gleeds, andrew.mcneile@gleeds.com - Changes in Local Government and Government Strategy towards the Housing Shortage and Net-Zero energy capabilities.

Chris Lewington, Poole, Talis Surveying Limited, chris@talissurveying.com - Fire Regulations following Grenfell and how they have been implemented into the industry. Principal Designer role under Building Regulations (Not CDM PD) needs better delivery in terms of training provision.

Chris O'Brien, Bath, Chris O'Brien Surveyors Ltd, chris@cobriencs.co.uk - Restrictive Biodiversity and Ecology Planning Requirements.

David Partridge, Taunton, Summerfield Developments (SW) Ltd, dpartridge@summerfield.co.uk - Businesses are awaiting the outcome of the Oct govt budget before making any investment decisions coupled with looking at where interest rates are heading over the next few months.

David Perry, Redruth, Wellers, david@wmweller.co.uk - Securing quality skilled trades at a competitive price remains a challenge due to locality and lack of new resources from apprenticeships/re-training.

Graham Dewey, Weymouth, GsD, gdsafety@aol.com - Lack of regional high quality employment with too much reliance on tourism leading to a lack of money in the private sector.

Greg Smith, Bristol, hookway, gregsmith@hookway.org.uk - Ageing trade workforce and early retirement among professions is an issue.

Hugh Malcolm Roberts, Cheltenham, Chartered Surveyor., pwhassociates@btconnect.com - Insufficient recruitment and training. Not enough is being done in schools to attract students into the industry.

Hugh Marshall, North Devon And West London, Marshall Land & Property Associates LLP, hughm@mlpasurveyors.com - Weather, poor site conditions and poor attention to infrastructure.

Ian Aston, Truro, CKPH, ian@courtneykingplanthire.com - Completion of major infrastructure A30 by end 2024 will ease materials supply demands and labour will be looking for work on other contracts.

Ian Dacre, Bristol, RLB UK Ltd, ian.dacre@uk.rlb.com - Skills and training - whilst this is happening, it may not in the core skills for what the trades and professions possibly need. Do we need to go back to basics for a short while, before moving forwards again? Also, it is the time set aside for true learning and development is not sufficient.

Ian Mcnaught Davis, Malmesbury/Cirencester, Avon Construction Services Ltd, office@avonconstruction.co.uk - Lack of confidence.

James Evans, Swindon, Network Rail, James.Evans@networkrail.co.uk - R&M workloads increasing but being stymied by a lack of funding to match. This is partly down to the notion that R&M adds no capital value, whereas Capital Expenditure schemes do.

Jeremy Aston, Gloucestershire, Aston & Co, jeremy@astonand.co.uk - Planning Policy and delays on applications.

Keith Parry, Bristol, Elm Associates Ltd, keith@elmsurveyors.com - Planning red tape and confusing planning matters.

Kelvin Herbert, Weston-Super-Mare, Kelvin Herbert QS, kh-qs@outlook.com - Lack of skilled labour for energy improvement works.

Ley Ron Mbe Frics, Truro, Poltair Construction Ltd, ron.ley@poltairhomes.co.uk - Due to some contractor failures, potential clients are proving more cautious, requiring increased security.

Mark Cox, Plymouth, COX DEVELOPMENTS (SW) LIMITED, cox.developments@hotmail.co.uk - Very difficult markets at present with no sight of an early improvement.

Martin Smalley, Bristol, Gleeds Cost Management Ltd, martin.smalley@gleeds.com - Bristol CC are in special measures, the planning department is in tatters, with very few experienced staff. Most projects are held up in this mire. Interest rates are still too high making some areas unviable for private development. Infrastructure investment is required to promote development.

Myles Clough, Exeter, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - Obtaining planning and listed building permissions for private sector developers takes a prolonged period.

Oliver Dunford, Lymington, Dunford Construction Ltd, oliver@dunfordconstruction.co.uk - Far more competition from other contractors and developers with a diminishing workload.

Paul Edwards, Bristol, Wilson Edwards Surveyors Limited, paul@wesurveyors.co.uk - Finance is expensive, planning is slow.

Paul Hambleton, Wells, Paul Hambleton Estates Ltd, paulhambleton2@btinternet.com - Skilled Labour Shortages.

Paul Jagroop, UK Except North Of England And Northern Ireland, Ashfield Land, mpj@ashfieldland.co.uk - Geo and local politics. Inflation and interest rates. Exit values supporting input values and profit margins (viability).

Philip Page, Stockbridge, Philip Page Chartered Surveyors, pjpagehoughton@gmail.com - The resistance of Local Authorities for change of use to residential of long term unoccupied commercial and retail premises.

Richard Jarman, Exeter, Jarman Ward Limited, richard@jarmanward.com - In general, a lack of persons coming into the industry. We have seen a steady decline over the last 20 years and this shows no signs of slowing. The tax burden on small businesses is far too high, creating tough trading conditions. Create a level field for both SMEs and larger corporations alike.

Robert Chalke, Bruton, Robert Chalke Associates, robertchalke@btinternet.com - I am waiting to see the new government's budget.

Russell Porter, Teignmouth, Porter Planning Economics Ltd, rporter@porterpe.com - Uncertainty about future changes in Building Regulations. Slow response from builders to respond to tenders.

Sam Thompson, Plymouth, Core.Living, sam@core.living - Planning regulation hampering development and demand.

Sam Wheeler, Wincanton, Somerset, Philip Hughes Associates, sam@pha-building-conservation.co.uk - Lack of skilled trades.

Simon, Bristol, Elevation BC, Simon.young@elevationbc.co.uk - Delayed decisions from International investors.

Tim Over, Bristol, F10 Build, tim.over@f10ltd.com - Planning issues.

Timothy Burke, Plymouth, BRL Design Group Limited, tim@brldesign.co.uk - Planning and regulation.

Trevor Humphreys, Bristol, Trevor Humphreys associates Limited, thassociates@sky.com - Logistics.

Troy Abraham, Exeter, Coreus Group, troy.abraham@coreusgroup.com - Tender prices - due to increased construction costs this is causing contractors to submit increased tender costs.

William Howard, Bristol, W P Howard Chartered Building Surveyors, williamphoward@btinternet.com - Brexit removed labour needed on farm sites and rural construction.

Wales

Chris Holland, Abergavenny, , Cholland669@aol.com - BSR registrations.

David John Flower, Wrexham, David Flower Chartered Quantity Surveyor, djflower@btinternet.com - Client uncertainty is leading to an increasing number of projects being shelved.

David O'Donnell, Swansea, Andrew Scott, fclenny78@gmail.com - The demise of ISG.

David Vivian Jones, Aberdare, D. Vivian Jones, vivjonesdesign@yahoo.co.uk - Too much Regulation from Local and Regional Government.

Jamie Edwards, Haverfordwest, Uzmaston Projects Ltd, Cadnor@btinternet.com - Increased regulation with less resources within the regulatory authorities to support this.

Jayne Rowland Evans, Caerphilly, G K R Maintenance & Building, jevans@gkrmaintenance.co.uk - Local Authorities and Housing Associations long procurement processes.

John Fraser, Bangor, jgf associates Ltd, jg.fraser@btinternet.com - Brexit disaster.

Mark Wardill, Cardiff, Alun Griffiths Contracting Ltd, markwardill@hotmail.com - The average age of the workforce is getting older, we have very few young trainees.

Mr Simon Davies, Monmouthshire, Monmouthshire Housing Association, sdavies701@gmail.com - SAB, Net Zero.

Mr Simon M Davies, Swansea, Astleys Chartered Surveyors, simond65@hotmail.com - Public sector investment.

Neil Taylor, South Wales, Hafod Housing Association, neil.taylor@hafod.org.uk - The planning process is still the most significant point of failure, whilst the Labour party have indicated that planning reform is a priority this will take time to implement.

Richard Evans, Pontypridd, Trivallis, richard.evans@trivallis.co.uk - Introduction of The Building Safety Act will increase demand for those working in the Fire Safety sector.

Robert Davies, Pembrokeshire, Penfro Consultancy Limited, robert.davies@penfroconsultancy.co.uk - Planning decisions and a lack of support for local regeneration projects.

Wyn Thomas Harries, Pembrokeshire, Harries 1970 Ltd, wyn.harries@hpdm.co.uk - The failure of the Welsh government to develop business friendly policies.

West Midlands

Adrian Aston, Birmingham, A V Projects, adrian@avprojects.co.uk - The Building Safety Act will possibly have an effect on contractor's desire to tender and qualifications to contract in terms of delay to construction programmes resulting from the Act.

Fergus Thompson-Yates, Birmingham, NCS PCL, fergusthompsonyates@ncspcl.com - Upcoming Q3 2024 Budget causing significant uncertainty.

Garrie Weatherley, Birmingham, Trinity Property Consultants Ltd, gjw@trinitypc.co.uk - Planning approval process still remarkably slow.

James Newby, Birmingham, EMMAUS Consulting Limited, james.newby@emmausconsulting.uk - We are seeing CVs for people who want rigid routines incorporating specific days that they work at home each week, which does not suit a small business like us where all staff are required to be flexible and adopt a team working ethic. It is becoming increasingly difficult to find good people.

Jeremy Pardoe, National, Octavius Infrastructure Limited, jeremy.pardoe@octavius.co.uk - Experienced issues with compulsory land purchase on a few projects recently affecting access to site.

Kieran Huntley, Coventry, Systech, kieran.huntley@systech-int.com - Lack of skilled labour/professionals.

Lee Jones, Birmingham, QUANTEM, lee.jones@quantem.co.uk - Incredibly slow planning, three months to register an application and over twelve months for approval after pre application meetings. This alone is holding up regeneration. Finance and the gap created by the building safety act is causing a gap in finance.

Malcolm Wilcox, Birmingham, Cordwell Property Group Limited, Malcolm@cordwellgroup.com - Financial viability and delays in legal procurement.

Martin Perks, Birmingham, National Highways, martin.perks2@nationalhighways.co.uk - Change in government policy.

Matthew Underwood, Worcester, Lioncourt Homes Ltd, mattunderwood@lioncourthomes.com - Electrical infrastructure upgrades are significantly increasing costs and program. Local Authority planning delays are impacting program and cash flow.

Michael Bayley, Redditch, Redditch Borough Council, michael.bayley@bromsgroveandredditch.gov.uk - Large infrastructure projects are draining the UK of skilled operatives.

Michael Roach, Tamworth, Roach Hunt Partnership, michaelroach@roachhunt.co.uk - Length of planning decisions.

Mick Regan1, Birmingham, Arcadis, mick.regan1@arcadis.com - Cost inflation beating budget allowances.

Mike Sivell, Birmingham, RLB, mike.sivell@uk.rlb.com - We currently have a limited amount of Visa allocations for employing foreign skilled workers, we have had to decline employing over 10 people due to the restrictions.

Mueller, Samuel, Birmingham, WSP, samuelmueller@hotmail.co.uk - Ridiculous planning regulation and ludicrous BCR budget approval constraints.

Neil Condliffe, Shrewsbury, Ionic Surveying Consultants Limited, Neil@ionicsurveying.co.uk - The construction industry need to introduce quality apprenticeship's back to the old 5 year time served.

Neil Vallance, Coventry & Warwickshire, Neil Vallance & Associates Ltd, Vallance.neil@gmail.com - The effect of Global Warming.

Passport - Lee Hassan, Birmingham - Colmore Square, Jacobs, lee.hassan@jacobs.com - Inconsistent & high salary expectations for level of individuals.

Samuel Wright, Stafford, Crawfords, samuel.wright@crawco.co.uk - Lack of quality tradesmen.

Simon Liversage, Birmingham, Study Inn, sliver1971@hotmail.com - The new Building Safety Act and the impact of training officers and building control being able to deal with the changes.

Stewart Crow, Leamington Spa, Baya B.C. Ltd, scrow@bayabc.co.uk - Decreasing university courses backed by the RICS, in particular building surveying related.

Taweyab Dad, Stourbridge, Savills, tayabdad@hotmail.com - Interest rates for lending and demand for housing.

Tim Richardson, Birmingham, Quinquennial Inspections Limited, tim@timothyrichardson.co.uk - For the first time since the

Pandemic, small contractors seem to be actively looking for work.

Tom Hodgkisson, Birmingham, Stace LLP, t.hodgkisson@stace.co.uk - ISG going into administration - increased demand on other contractors.

Tony Milner, Droitwich, Weatheroak Projects Limited, tony.milner34@gmail.com - Impact of government change and uncertainty that follows.

East Midlands

Barry J Hodgson, Chesterfield, Merlin Design and Survey Partnership, barryjhodgson@yahoo.co.uk - I feel that the new Labour Government has caused some uncertainty, but in the longer term, this should lead to higher output.

Brandon Charles Booth, Birmingham, B Booth Consulting Ltd, b.c.booth@talk21.com - Uncertainty around coming October Budget delaying decision making.

Craig Raymond, Nottingham, Inspired Villages Group limited, cpraymond62@gmail.com - Delays in planning decisions are a significant barrier to growth.

David Berrill, Northampton, WNC, daberrill12@gmail.com - Halving of Building Control professionals driving a doubling of salary for professional staff.

David John Morris, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Uncertainty in public sector works delaying projects. Private sector still bouyant. Planning and Building Regulations causing delays to projects.

Gary H Martin, Derby, Keywest Partnership, ghmartin52@hotmail.com - Shortage of resources.

John Andrew Gillott, Nottingham, E-Value8(UK) Limited, info@evaluate8ltd.co.uk - Shortage of good skilled workers.

John Holman, Milton Keynes, , jholman@btconnect.com - Political unrest.

Neil Curtis, Northamptonshire, C.R.E. industrial Developments Limited, neil@curtis.realestate - Delays in Planning.

Richard Gudgin, Lincoln, Fox(Owmbly) Ltd, rgudgin@foxowmbly.com - Inconsistent government policies both in the UK and foreign affecting economic investment and confidence.

Roger Coy, Northamptonshire/Oxfordshire, Roger Coy Partnership, enquiries@rogercoy.co.uk - Planning Process is deteriorating with increased delays, Bio-Diversity etc is just freezing the planning process with high costs, lack of ecologists and lack of staff within LPA's to respond.

Sam Kenyon, Leicester, ADM Surveyors Ltd, sam.kenyon@admsurveyors.co.uk - Borrowing & finance costs.

Sebastian Potiriadis, Leicester, Oblix Living Limited, potiriadis@gmail.com - Planning Delays and Cost of Money, everything else is a rounding error. Take out planning risk and reduce cost of borrowing and it will have a major impact on viability outside London.

East Anglia

Andrew Martinelli, Norwich, Devvia, consult@devvia.co.uk - The absence of an understanding of the contribution that property and construction make to GDP continues.

Daniel Key, Norwich, Richard Utting Associates LLP, daniel.key@rua.co.uk - The main concerns locally are the protracted planning system which relates to all sectors, together with the majority of new build residential projects affected by Nutrient Neutrality. These two factors alone have stalled the local market.

David A Hargreaves, Bedford, David A Hargreaves, dah15trym@gmail.com - VAT on historic buildings.

Derek Monnery Frics, Colchester And Ipswich, Derek Monnery FRICS, derek.monnery@gmail.com - Lack of infrastructure orders.

Gary Pointer, Norwich, Vinci, garypointer86@yahoo.co.uk - Labour shortages.

Graham Matthews, Cambridge, University of Cambridge, grahamvmatthews@gmail.com - Strong demand and the ongoing adverse impacts of Brexit.

Ian Michael Wright, Hemsby, Great Yarmouth, Rullion, ian.wright56@outlook.com - Ease of Regulation to promote Energy baseline.

James Cleaver, Norwich, Andrew Morton Associates Ltd, james@ama-qs.co.uk - Projects are under financial pressure due to continued cost inflation and cost increases due to more complicated and onerous specifications such as fire, acoustics, ventilation, energy and the subsequent additional fees.

Jishna Sulochana Sreedharan, Cambridge, MARSTAN BDB LLP, jishna.sreedharan@marstanbdb.com - Tender prices and construction expenses are rising due to a number of factors that are posing challenges to the Cambridge construction sector, including shortages of labour and materials, growing costs, and expectations for sustainability.

John Allison, Norwich, Allison Surveying Limited, john@allisonsurveying.co.uk - Nutrient neutrality related issues continue to hold back planning consents.

Jonathan Nelson, Norwich, Richard Utting Associates LLP, jonathan.nelson@rua.co.uk - Enquiries picking up across all sectors, still very competitive market. Difficult to find good quantity surveyors to support business growth within the East.

Marina Pombo, Peterborough, Anglian Water, mpombo@anglianwater.co.uk - Competition with other large infrastructure projects, salaries become more competitive and is difficult to match them when you are in an industry that's heavily regulated.

Martin Peter Clark, Bury St Edmunds, EAM DEVELOPMENT S WRETTON, martinclark04@btinternet.com - Non availability for First Time Buyer 'affordable' mortgages or a replacement Help to Buy scheme.

Michael Lawton, Flitwick, , michael@trinitysolutions.org.uk - The industry continues to shoot itself in the foot! Post Grenfell, the major construction companies have still not grasped the implication of poor management and works supervision and the consultants have still not grasped the implications of different contract routes (e.g. D&B v other).

Nigel Boulton, Norwich, Boulton and Brown, nigel@boultonandbrown.com - Interest rates and the Budget.

Nigel Jonathan Heath, Cambridge, Nigel Heath FRICS Chartered QS, nheathfrics@btinternet.com - Reduction in productivity post-Brexit.

Paul Roberts, Cambridge, Cambridge Porches and Canopies, robertspaulrics@gmail.com - The ongoing Financial and Political landscape is causing the Homeowners I deal with to be cautious about home improvement expenditure. Interest rate policy intended at controlling inflation, unfairly affects Mortgage Holders, when those spenders without mortgages are also inflationary!

Peter G Harper, Ipswich, Peter G Harper Associates Ltd, peter@pgharperassoc.co.uk - Clients and some professionals not understanding the value of construction and contractors allowing margins to be driven down which results in an unstable industry.

Robert Latter, Saffron Walden, Enerveo Ltd, robert.latter@enerveo.com - Lack of demand in region.

Steven Owens, Cambridge, Mott MacDonald, steven.owens@mottmac.com - Lack of market competition, supply chain not responding to tenders due to high workloads.

Scotland

Allan Robertson, Glasgow, RSPB, allan.robertson@rspb.org.uk - Low availability of contractors and lack of qualified trades people.

Chris Grant, Edinburgh, Careys, chris.grant@careys.co - Clients on the whole still focussed on cheapest price which has been exacerbated by increase in interest rates.

Craig Macdougall, Edinburgh, AECOM, craig.macdougall@aecom.com - Government spending cuts will impact works not currently underway. There will therefore be a lag in work in around 18-months time.

David Jack, Aberdeen, David Jack Associates Ltd, david@davidjack-associates.com - it's clear from feedback that the inordinate time planning applications take continues to have a detrimental effect on facilitating new projects, as is the time and complicated manner in which Building Warrants are now dealt with, particularly around fire related matters.

David Macdonald, Glasgow, JC+P, david.macdonald@jcandp.co.uk - Shortage of QS staff.

David Shaw, Edinburgh, Torridon Cost Consultancy, david@torridon.co.uk - Recent contractor insolvencies in signal impending supply chain disruptions. Low public sector spending suppresses tender price inflation as contractors seek work. However, increased investor confidence is evident as more developments advance beyond feasibility, indicating positive momentum.

Dr. Martin Woods, Glasgow, Woods Associates Surveyors Ltd, martin@woodsassociates.co.uk - Contractors overloaded with Tenders leaving them unable or struggling to price proposed works.

Eric Allan Gordon, Glasgow, 3C Construction Cost Consultants Limited, eric@3cqs.co.uk - Lack of competition in the M&E sector in this region leading to much higher pricing.

Gordon Leslie Smith, Irvine, Gordon Smith FRICS, gordonsmith0408@outlook.com - My workload is being seriously impacted by very protracted Planning processes.

Gordon Ross, Glasgow, JC+P Property and Construction Consultants Ltd, gordon.ross@jcandp.co.uk - Procurement rules for publically funded projects, which discourages smaller firms from bidding due to extent of information requested as part of quality assessment.

Jack Mc Kinney, Glasgow, , jack@jmckinney.co.uk - Planning is too long and too expensive.

John Ogilvie, Glasgow, MGAC, john.ogilvie@mgac.com - Demand at local level is fluctuating based on the demand for each particular project which is difficult to predict how this will improve short or long term based on the market conditions.

Keith Mervyn Willins, Auchterarder, K & L Surveyors and Cost Consultants Limited, keith.willins1@gmail.com - Shortage of skilled workers.

Keith Sime, Perth, Osprey construction Ltd, Keith.sime@gmail.com - Scottish government policies.

Kinlay Laidlaw, Ayr, Laidlaw Associates Building Surveying Ltd, kinlay@laidlawsurveying.com - Provisions for attracting candidates into the construction sector we operate in are

inadequate and places available for training for professionals and craftspeople is grossly inadequate and the quality of training is poor or insufficient to ensure the workforce are adequately skilled and competent.

Lesley Brown, Glasgow, Jacobs, lesley.brown@jacobs.com - Government cuts.

Leslie Ross, Edinburgh, Morham + Brotchie partnership, leslie.ross@mb-qs.com - Inexperienced clients not appreciating the tightening resources available, leading to unreasonable assumptions of budgets and project timeframes. Uncertainty about government taxation plans making forecasts difficult.

Michael Levack, Edinburgh, Highway Electrical Association, michael.levack@thehea.org.uk - Skills shortages.

Mr Andrew Ross, Dalbeattie, ANDREW ROSS, Architectural Building & Planning Consultants, andrewrossmrics@btinternet.com - Extreme shortage of qualified construction workers/professionals and small to medium sized construction companies.

Nana Akyempim, Edinburgh, WLC, oseiwusu@yahoo.com - Shortage of skilled labour making it difficult to attract competitive tenders.

Stephen Digance, Dundee, McTaggart Construction Ltd, stephen.digance@gmail.com - Scottish Government funded affordable housing projects.

Steven Hyde, Edinburgh, D Blake & Co Ltd, steven.hyde@dblake.co.uk - A definite reduction in number of new tenders to price; also continued difficulty in recruiting and retaining skilled labour.

Stewart Tennent, Glasgow, Bridgewater Building Solutions Ltd, stewart@bridgewaterbuilding.co.uk - A complete lack of cooperation between Local Councils and Scottish Government in dealing with planning apps and building warrants. No desire whatsoever to expedite applications to bolster the economy, especially with small private housebuilders. No connection between schools & business/construction.

Tom Higgins, Dumfries, D&GC, higginstom7@hotmail.com - Government funding.

Yeeling Chan, Edinburgh, CR Smith Ltd, elainechanonly@yahoo.com.hk - EPC rating C policy and EWCS cert due to Grenfell Tower event.

Northern Ireland

Adrian Blythe, Belfast, Northern Ireland Housing Executive, adrian.blythe@nihe.gov.uk - There has been a reduced budget for building new social housing in Northern Ireland.

Adrian Petticrew, Belfast, Kier Utilities, adrian.petticrew@kier.co.uk - Any area of business depending on public money is very constrained at present - Frameworks procured 2 years ago seem to have little or no funding even for urgent projects.

Donal Lynch, Londonderry, IDEALFORM LTD, donal.lynch@idealformltd.com - Lack of government decisions, quite possibly off the back of their financial commitments to Ukraine War.

Gordon Henderson, Belfast, Hood McGowan Kirk, gordon.henderson@hmkni.com - General government reduction in capital investments.

Ian Wilson, Dromore, Loughview Holdings Ltd, ianandheatherwilson@btinternet.com - Shortage of skilled workers, no one wants to enter the construction market.

John Findlay, Belfast, McAdam, jfindlay@mcadamdesign.co.uk - Poor conditions for private investment in public infrastructure.

John Fitchie, Belfast, Red Row Associates LTD, redrowassociates@gmail.com - Executive for N Ireland cannot make proper decisions.

Michael Magee, Coleraine, Brian Canavan Associates, mmagee@canavans-qs.com - Attraction of labour to London and Dublin markets.

Norman Lambe, Banbridge, Gibson Banbridge Ltd, Norman.lambe@gibsonbros.co.uk - Tightening of government department expenditure.

Paul Brogan, Belfast, John McQuillan (Contracts) Limited, paul.brogan@mcqcos.com - We work primarily in Infrastructure maintenance North and South of the border in Ireland. In NI, with the devolved administrations, there are severe financial pressures which are leading to reductions in budgets for highway maintenance.

Philip John Roy., Belfast., [trading as] Greencastle Surveying., philipjohnroy8491@gmail.com - General poor levels of leadership and lack of consistency in objectives and aims.

Steve Burns, Coleraine, Northern Ireland Housing Executive, stevie.burns@nihe.gov.uk - Lack of available skills with adequate training and regulation of requirements will increase cost of supply.

Methodology

The RICS UK Construction Monitor is a quarterly sentiment survey of Chartered Surveyors who operate across the UK. Data collection began in 1994 with additional questions introduced subsequently.

<https://www.rics.org/uk/news-insight/research/market-surveys/>

Total responses in Q3 2024 = 1268

Regions:

- The 'headline' national readings cover Great Britain.
- Specifically, the five regions that comprise the national figure are: (1) London and South East, (2) South West/Wales, (3) Midlands/East Anglia, (4) North West/ North East/ Yorks & Humber, and (5) Scotland. Data on Northern Ireland are not included in the headline figure.
- National data are regionally weighted.

Sectors:

"Other public works" comprises factories, warehouses, oil, steel, coal, schools/colleges, universities, health, offices, entertainment, garages, shops and agriculture.

For sector definitions, <http://www.ons.gov.uk/ons/rel/construction/construction-statistics/no--16--2015-edition/pdf-construction-statistics-appendix-2.pdf>.

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (i.e. if 30% reported a rise and 5% reported a fall, the net balance will be 25%).
- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).

Questions Asked:

- 1a. How has the level of workloads changed over the last three months?
- 1b. Which sector do you think will see the strongest growth in output over the coming twelve months?
- 2a. How have infrastructure workloads changed across the following sub-sectors over the past three months?
- 2b. Which infrastructure subsector do you think will see the strongest growth in output over the coming 12 months?
3. How has the total level of New and R&M workloads changed over the past three months?
4. How have business enquiries for new projects or contracts fared in the past three months?
5. Have you hired anyone new (additional) in the past three months to support new workloads?
6. Have any of the following factors negatively impacted building activity over the past three months?
7. Has your company (or your contractors) experienced skills shortages in the past three months for the following occupations?
8. How have credit conditions changed over the past three months? How do you expect credit conditions to change over the next three/twelve months?
9. What are your company's expectations in each of the following areas over the next 12 months? (Workloads, headcount, profit margins)
11. How do you expect the following to change over the next twelve months?(Tender prices, construction costs, material costs, labour costs)
12. What are your company's investment intentions over the next 12 months?

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Delivering confidence

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

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