ECONOMICS

UK Construction Monitor

Q1 2024

ECONOMICS

Construction workloads stabilise, with housing activity expected to recover moving forward

- Headline workloads indicator no longer negative as the downturn in housebuilding diminishes
- Twelve-month outlook for employment and workloads now comfortably positive
- Looser credit conditions anticipated going forward, supported by expected base rate cuts

The latest (Q1 2024) UK Construction Monitor results reflect a slightly more optimistic picture regarding the state of market. This is being supported by the broader economic backdrop showing signs of improvement, while interest rate cuts are widely expected later in the year. That said, despite some positive movements in key survey metrics over the quarter, the general mood music across the UK construction sector remains relatively cautious at this stage.

Workloads net balance moves out of negative territory

The headline net balance for workloads, which captures total activity for the whole of the construction industry, returned a net balance reading of zero in Q1 (up from -8% last quarter). As such, this marks the first non-negative reading for the total workloads indicator since Q1 2023. When disaggregating this data by sector, infrastructure continues to be the strongest performing segment, with the net balance of respondents reporting a rise in workloads increasing from +9% last quarter to +17% in Q1.

Alongside this, whilst both the public and private housing net balances remain negative, they turned a lot less downbeat in Q1, with the former moving from a net balance of -14% to -2%, and the latter returning a reading of -7% compared to -21% previously (Chart 2). Looking at total workloads by region (Chart 3), virtually all areas of the UK have seen a largely stable trend in headline output emerge in Q1. At the same time, and perhaps boding well for the future, new business enquiries reportedly picked up during Q1, evidenced by the net balance improving to +9% from -1% last time. In fact, this was the most positive reading for this metric since Q3 2022.

Financial concerns ease somewhat

The prospect of cuts in base rates later this year, coupled with a steadying inflationary climate, looks to have fed through into the feedback for credit conditions this quarter. Indeed, there has been a moderation in the net balance of respondents citing a worsening credit environment in the past 3 months, from -30% last quarter to -17% (Chart 11). Furthermore, when looking at the next 3 months, the credit conditions indicator has moved out of the negative zone (albeit marginally) with a recorded net balance of +2% (up by 16pp from last quarter). At the 12-month horizon, an altogether more positive reading was returned in Q1, with the net balance moving to +22% vs +11% previously.

However, despite improving sentiment around credit conditions moving forward, financial constraints continue to be a barrier within the construction sector. For the third consecutive quarter, 63% of respondents cited financial constraints as an impediment to market activity, highlighting the persistence of this issue. The next most widely referenced obstacle at present is planning and regulation, with 55% of respondents pointing to the current system as hindering activity. While general labour shortages remain a concern, the proportion of respondents citing this issue has moderated to 44% which is the lowest share since early 2021. That said, comments from contributors continue to draw attention to the challenge of sourcing sufficient quantities of skilled labour to support development.

Forward-looking sentiment improves

Looking at the next 12 months, surveyor expectations saw broad-based improvements compared to the previous iteration of the survey. As shown in Chart 4, at the headline level, workload expectations picked up noticeably, with a net balance of +24% of respondents now anticipating a positive trend in total construction activity over the year ahead (as against a reading of +12% previously). At the sector level, private residential workloads are seen recovering somewhat over the coming twelve months by a net balance of +23% of contributors (up from +5% beforehand).

Meanwhile, the outlook also appears to be brightening for the private commercial sector, evidenced by a positive shift in the twelve-month expectations net balance to +23% from +13% in Q4. Alongside this, expectations remain solid across infrastructure (net balance +31%). Regarding employment trends going forward, a net balance of +21% of survey participants foresee industry headcounts rising (marginally higher than +20% previously). For profit margins, the latest net balance of -3% is now indicative of a broadly steady picture seen emerging over the year ahead. Likely supporting this, the gap between tender price forecasts and those for construction cost inflation has narrowed in each of the past three quarters.

Key indicators

Chart 1

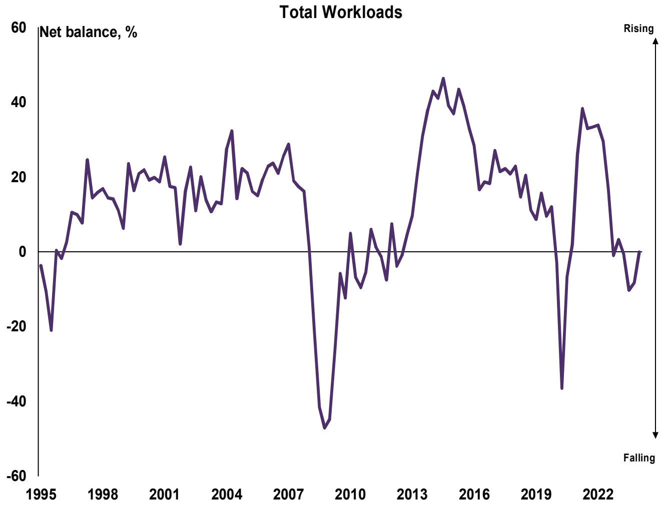


Chart 2

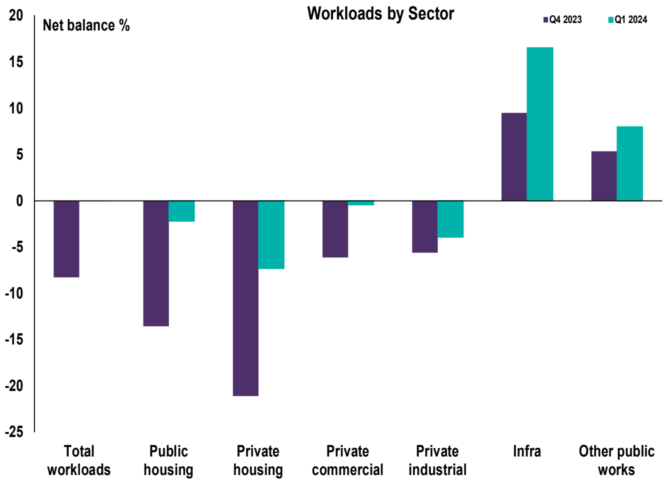


Chart 3

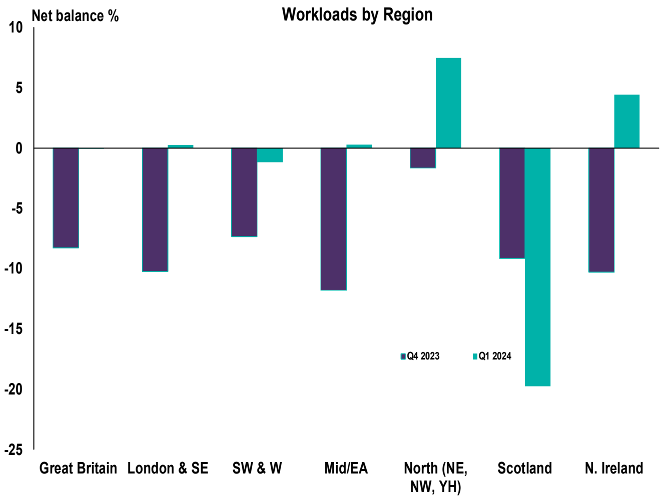


Chart 4

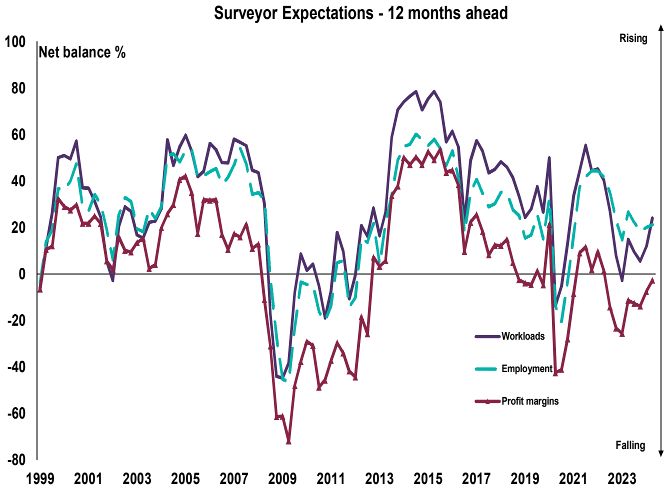


Chart 5

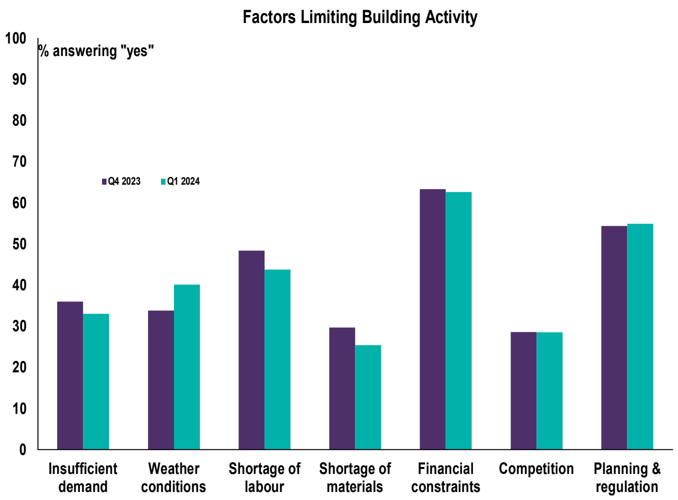
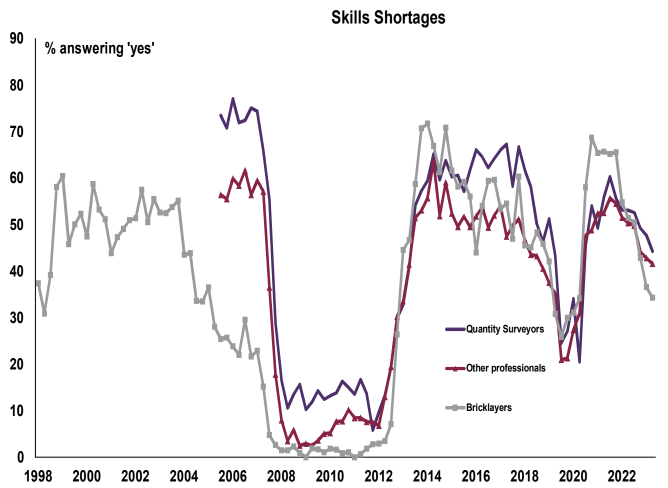


Chart 6



Key indicators

Chart 7

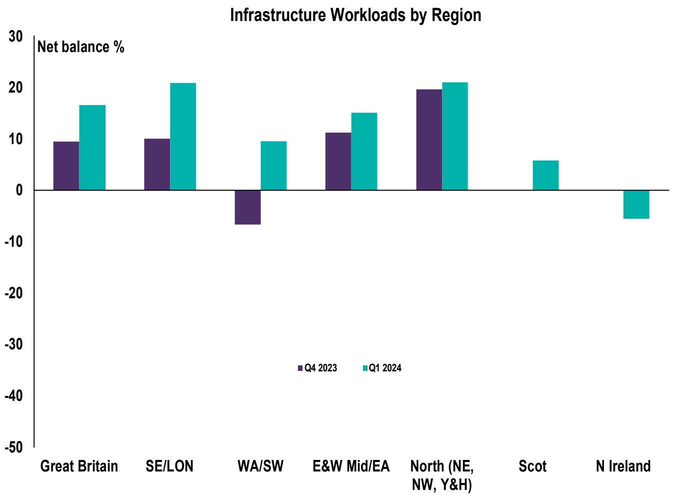


Chart 8

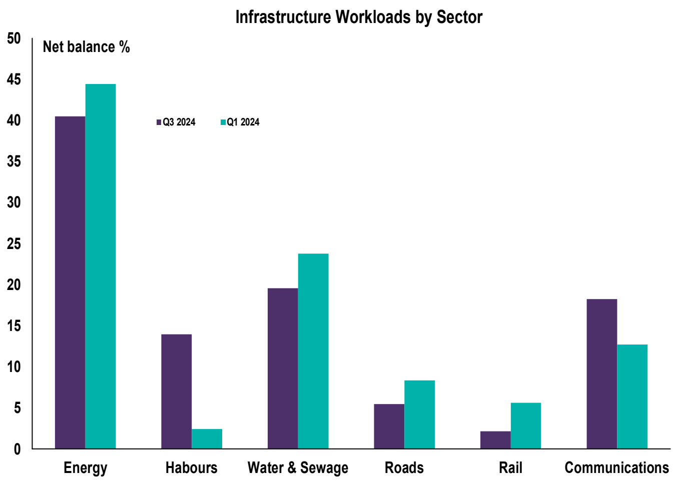


Chart 9

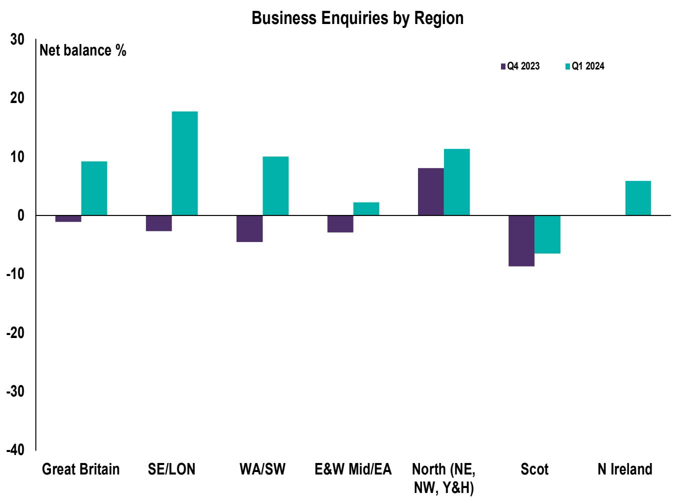


Chart 10

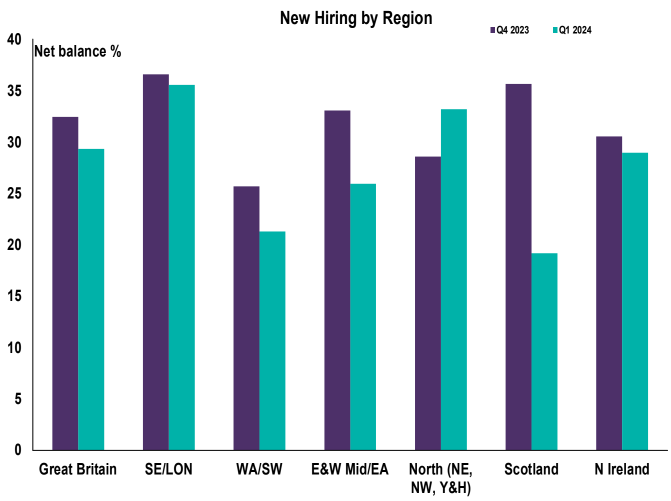


Chart 11

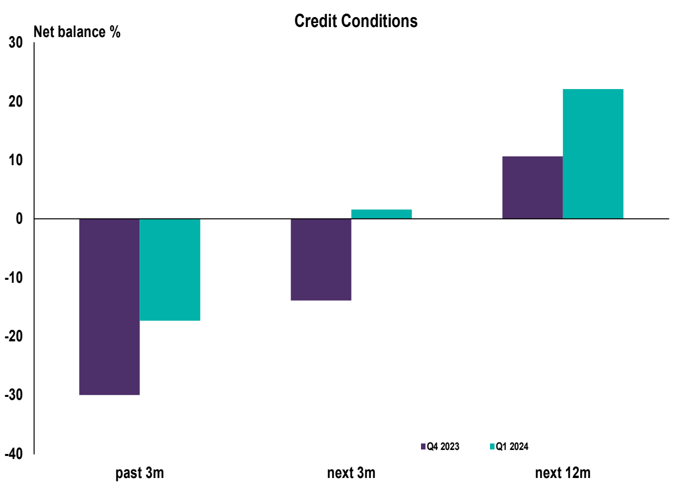
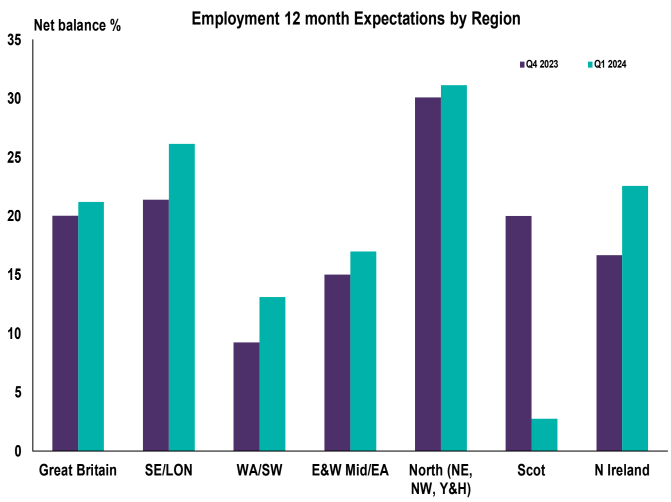


Chart 12



Key indicators

Chart 13

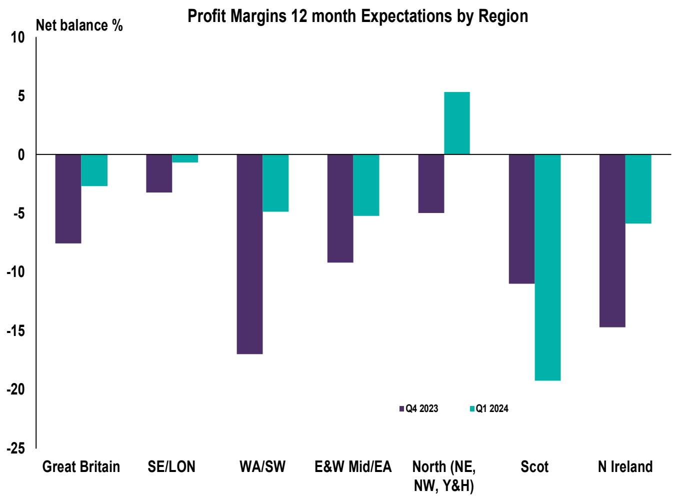


Chart 14

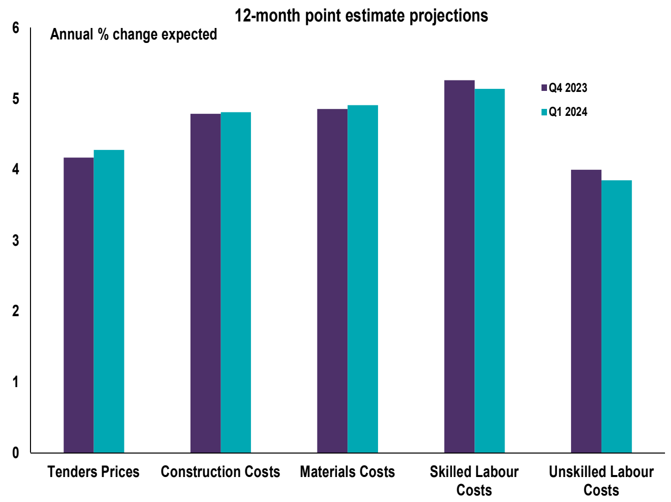
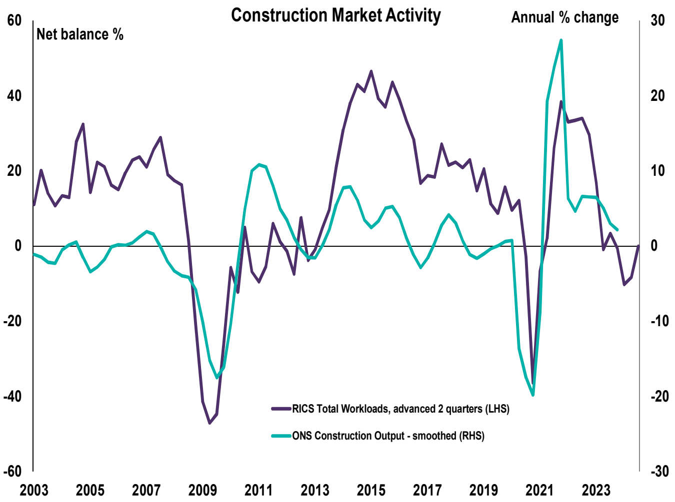


Chart 15



Chartered surveyor market comments

London

Peter George Plunkett, London, Parc Properties ManagementLtd, peter@parcproperties.co.uk - The recent high rise in construction costs have resulted in deferment of major repair and refurbishment works.

Simon Britton, London, ARTELIA UK, simonbritton777@gmail.com - Risk of insolvencies in the supply chain has increased.

Jason Hitchins, London, Building Perspectives Limited, J.hitchins@buildingperspectives.co.uk - This year, the impact of both the anticipated parliamentary general elections, and any variation to base rate decisions, will possibly negatively impact spending within the public sector and those that rely on loans within the construction industry.

Jay Atie, London, Lifeproven ltd, Jayatie@hotmail.co.uk - Less skilled workforce across industry especially management stage with over 10 years experience.

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.

Reiss Thompson, London, Rapleys LLP, Reiss.Thompson@rapleys.com - Weak residential open market.

Rob White, London, Civil Service, rob.white@education.gov.uk - Increasing zero carbon or neutral requirements and BNG, and water neutrality.

Ian Peart, London, Cushman & Wakefield, ian.peart@cushwake.com - Credit conditions and general instability continue to impact on the decision making for construction projects.

Delva Patman, London, Pennycrest Consultancy Ltd, delva@delvapatman.com - Shortage of planning and conservation professionals within LA planning departments leading to decision/delays/poor decisions.

Chris Brierley, London, BPM Project Management, chris.brierley@bpm-london.com - Demand on new build residential properties outside of London.

Lee Driscoll, London, Rougemont Property Consultants, lee.driscoll@rouge-mont.com - Companies going into administration and supply chain issues.

Meir Porat, London, HRP Partnership London Ltd, meir@hrppartnership.co.uk - War in Ukraine and in the Gulf might cause disruptions in material supply and prices and of course the cost of borrowing money.

Gavin Murgatroyd, London, GARDINER & THEOBALD, g.murgatroyd@gardiner.com - Lack of estimating capacity prolonging procurement lead in activities.

Peter Bensted, London, Fenton Associates, peter@fentonassociates.co.uk - There seems to have been a marked change in the approach of personnel working in the construction sector, especially sub-contractors. More of them do less hours, leave site early and generally seem to be less conscientious.

Alexander Poole, London, Hezekiah Consulting Ltd, alexpoole2@hotmail.com - Shortage of competent managers.

James Devine, London, HOCHTIEF/MURPHY JV, seamusdevine@hmjv.co.uk - Cancellation of sections of HS2.

Keith Bowler, London, Martin Arnold Limited (Employee), kbowler@martinarnold.co.uk - Contractor's continuing to have financial difficulties with many entering Administration or ceasing to trade.

Achille Mboyo, London, , achillemboyo@hotmail.com - Lack of qualified staff and integrity.

David Drake-Sloane, London, , dsloane54@gmail.com - Commencement of CP7 Frameworks and anticipated awards of HS2 Rail Systems Contracts will drive up demand for professionals, skilled and unskilled labour.

Nigel Bellamy, London, 8build limited, n.bellamy@8build.co.uk - Interest rates, potential change of government, working from home.

Richard Petterson, London, MEA Hother Ltd, rpetterson@meahother.co.uk - Planning delays and new legislation are hampering feasibility.

Richard Stafford, London, Turner & Townsend, richard.stafford@turntown.co.uk - Election uncertainty.

Sandy Pahl, London, The Hyde Group, sandy.pahl@hyde-housing.co.uk - 2nd staircase regulations have caused delays.

Hugh Redrup, London, AtkinsRéalis, hugh.redrup@atkinrealis.com - Building Safety Act, viability, lack of funding in public sector in particular.

Antony Field, London, Beadmans LLP, antony.field@beadmans.co.uk - Debt issues and funding for major projects. BSA also creating issues and funding complications.

Andrew Christie, London, ACA Surveyors, andrew.christie@aca-surveyors.co.uk - A general drop in confidence for private sector developers. A genuine lack of faith with local authority planners. Continued increased costs means most budgets are exceeded. Complete lack of confidence with the UK economy.

Phil Davies, Didcot, E4C Ltd, info@e4c.co.uk - Planning & Local Authority Permitting Delays.

Tom Yoxall, London, WXY London Ltd, tomyoxall@wxy.london - Decisions by planning authorities remain very slow.

Paul Chilton, London & Nationwide, Chilton Associates Limited, paul.chilton@chiltonassociates.com - A shortage of skilled construction professionals continues to hamper productivity.

Natasha Rantle, London, Ashford Property Services LLP, natasharantle@aps-consultancy.uk - Professional skills shortage and unrealistic/unsustainable salary expectations, clients drive to push fees down.

Nasser Rezayi-Rad, London, Westminster City Council, nra1339@yahoo.co.uk - New legislations, Building Safety Act.

Sinead Hughes, London, Grove Developments, SINEAD.HUGHES@GROVE-DEVELOPMENTS.COM - Import of materials remains a struggle, particularly delays at Ports.

P Jones, London, Fuse PC Ltd, new.nest463@gmail.com - Lack of skills, knowledge and training across every level in the industry. More and more people don't understand what they're doing.

Graeme Richards, London, Project1201 Ltd, gr@project1201.co.uk - New regulations on Fire and the Building Impact Assessment requirements restricting/de-valuing assets.

Justin Bird, London, BTP Group, justinbird@btpgroup.com - Building Safety Act and the utter lack of clarity and personal. Planning systems and lack of action from LPA's.

Jordan Green, London, MGAC, jordan.green@mgac.com - Building control understanding the changing regulations. Enforcing new regs on historic/existing buildings.

Douglas Beckwith, London, Mensura Limited, douglas@mensura.co.uk - Competency in contract administration remains poor leading to increased disputation.

Derek Evans, London, FCDO, derekevans@mail.com - Central Government so dependent on treasury funding.

Chris Read, London, Lloyds Banking Group, christopher.read@lloydsbanking.com - There is much greater focus on appropriate sustainability investment; large scale sustainability investment has slowed in line with government cooling against decarbonisation commitments.

Gavin Haynes, London, London Borough of Camden, gavin.haynes@camden.gov.uk - Still extremely competitive in the building safety sector. Contractor capacity still limited particularly in skilled areas such as FRA carpentry and alarm installation.

John Righiniotis, London, Sampas Surveyors Ltd, john@sampassurveyors.co.uk - High interest rates have a general negative effect to the construction industry.

Peter Fesentzou, London, BOSA Commercial Management Ltd, pete@bosa-cm.co.uk - Costs of insurance & bonds and credit conditions getting worse.

Phillip Chambers, London, pdchambers@hotmail.co.uk - Increasing prices (tender and construction), Supply chain solvency/insolvency.

Gregory Victor Hart, London, Sole Principal, greghartcqs@btinternet.com - Transport issues.

Christopher Barrett, London, Belasco Associates., chris@belasco-associates.co.uk - The biggest issues and constraints are labour related. There is a limited pool of skilled people which is driving up costs.

Jaspal Virdee-Dhanjal, Surrey, Assent Building Control, jaspal@assentbc.co.uk - BSR, changes to regs and the treatment of staff.

Peter James Morley, London, john laing, pjm5lt@hotmail.co.uk - Uncontrolled immigration.

Abbas Hussain, London, Turner and Townsend, AH.Cartier@protonmail.com - Brexit significantly increased UK export costs, while government responses to COVID-19 and interventions in Ukraine are further straining taxpayers and the UK's circular economy. Matters have to be improved for retaining skilled workforce and relationships with EU partners.

David Edward Harding, London, cubit consulting limited, david.harding@cubitconsulting.co.uk - Employer commitment on project funding.

Tue Lausten Lehrmann, Rbkc, Lausten Lehrmann, tue@lausten-lehrmann.com - As a soletrader I find it difficult to gain the required CPD hours as most courses are expensive and I need to rely on e-learning. In essence by spending time on admin time is a huge factor. When the cost of living, clients want the cheapest and competition is hard with increasing overheads.

Nathan Hall, London, Morgan Sindall Property Services, nathanhall27@live.com - Working in the decarbonisation sector, workload has grown exponentially with the provision of substantial government funding. However, due to the short time frame allowed it has caused a lot of pressure to be placed on both client and contractor to achieve often complex work in short time frames.

Joseph Ofosu-Appiah, Mitcham, BHCC, Brighton & Hove West Sussex, jofosuappiah@aol.com - Recent increases in the interest rates by the Bank of England.

Len Stassi, London, Delancies Ltd, lenstassi@delancies.com - Access time, logistics, permits and costs along with waste disposal logistics, lorry access, permits and costs are bearing very heavily to a point that a number of contractors are deterred from working in central London.

Carl Stratton, London, ehcarlos@yahoo.co.uk - Interest rates.

Simon Cheesman, London, Laurie Associates Limited, those.cheesmans@gmail.com - I believe that the current wars in the world and whether they increase or decrease will have an impact world markets, so affecting the financial world, currency markets, credit, etc. which will, in turn, affect material supply and demand, and prices.

South East

Jessica Anne Jarvis, Havant, jdawsie2016@gmail.com - Public relations and incorrect information being spread on social media.

Keith Robert Hammond., Ashford, Keith R Hammond Limited. Chartered Surveyors., krhammondltd@btinternet.com - The failure of Agencies acting as Competence Assessors to get Registered Building Inspectors through their Assessment procedure. The reluctance of Building Inspectors to register for Assessment. Dame Judith Hackitt, the BSR and Government have blundered into the Building Control.

Terry Elstone, Southampton, Trant Engineering Limited, terry.elstone@trant.co.uk - More onerous terms from clients.

David Smith, London, Pellngs, Davidrob555smith@gmail.com - Budget uncertainty within Public Sector Client organisations.

Hugh Cross, London, Hill Cross, hugh@hill-cross.com - Uncertain demand and borrowing costs.

Phil Pike, Newport, Contracting Solutions, Philip@pikesltd.co.uk - Use of framework contractors who add little or no value just add costs via bums on seats. Procurement rules driven by out of touch lawyers. Loads of cost providing waffle and duplicating PQQ systemsprocuement practices driven by out of touch lawyers.

Mr Richard Simpson, Lb Bromley, Residential Design Consultant, 912richard@live.co.uk - Mortgage rates for building loans affects my extension design sector in the residential market.

Chris Huntley, London, HUNTLEY CARTWRIGHT, chrishuntley@huntleycartwright.co.uk - Decline in specialist trades and absence of plentiful training opportunities for young people.

Michael Langmed, Oxford, Langmead Associates, langmead47@outlook.com - Planning.

Steve Willington, Southampton, Sillence Hurn Building Consultancy Ltd, steve@sillencehurn.co.uk - Planning decision delays.

Jeffery Mortimer, Wokingham, JLM O&G Ltd, jefflampa@hotmail.com - Export of services to Oil & Gas development projects is great opportunity for our country but political atmosphere is not favourable.

Erik Stanway, Guildford, Straight Investments, erik.stanway@gmail.com - Tender prices will drop in order to secure turnover. Construction companies that take the risk of reducing margins will benefit from the forthcoming scramble of Consultants and Sub Contractors to keep their names on the map. Remember 1989 to 1991.

Paul Latham, Tonbridge, Paul Latham MRICS, paul.lathammrics@gmail.com - Inflationary costs.

Tom Setchell, London, Black Cat Building Consultancy, tom.setchell@bcconsultancy.co.uk - The BSF are making applicants tender for works. This is reducing the estimators in the market.

Ross Gilbert, Brighton, QED, Rossgilbert@qedproperty.com - The lack of accountability and responsibility in the public sector continues to cause us headaches. Unaccountable statutory consulates on planning applications seems to have no urgency in responding in a timely manner. Responses when we received are disproportionate and obstructive.

Robert Martell, Berkhamsted, RMP, robert.martell@robertmartell.co.uk - Higher interest rates on private projects.

Nicholas Cowle, London, Wyatt Carruthers Jebb Ltd, nc@wcjeng.co.uk - Negative affects of insulation causing degradation of buildings. PI insurance and regulations specifically related to fire increasing risk and reducing opportunities.

Scott Jagdeo, Guildford, Guildford Borough Council, scott_jagdeo@hotmail.co.uk - Lack of construction professionals - many seem to be retiring, but no one taking their place. Construction industry is rather rugged, does not appeal to younger generations. Huge lack of skilled workforce/trades.

Julian Stokes, Reading, Julian Stokes Management Ltd, julian@jsmonline.co.uk - Electoral and general economic uncertainty.

Julian Church, Worthing, Julian Church and Associates Ltd, julian@jca-ltd.co.uk - When govts manipulate and injure markets for their own specific minority needs the country suffers- we are seeking this in our niche markets in which we work, there is a need for widespread redirection of monetary policy to sectors and social responsibilities we can all support with our skills.

Clive Tatlock, Guildford, CTA Surveyors, info@ctasurveyors.com - Lack of skilled and experienced coordination in projects.

Matt Mills, Brighton, M2 Project Surveyors Limited, matt@m2ps.co.uk - Easing of personal cashflow is releasing more leisure projects, however the market and offer is changing to accomodate higher spends in lieu of a broad ranging offer.

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

Charles Richard Goodsell, Worthing, MorganCarr Ltd, richard@morgancarr.co.uk - Possibility of Local Authorities bankruptcy.

Neil Powling, Billingshurst, PDM, neil@neilpowling.co.uk - A lack of economic confidence - shortage of planning applications and altering existing consents but very few construction starts.

Alan Poultney, London, Rider Levett Bucknall, Alan.Poultney@uk.rlb.com - Increased level of client financial due diligence being undertaken on proposed contractors and key tier 1 suppliers as concerns in the wake of recent big name contractor insolvencies.

Mark Halstead, Oxford, Lexica, markahalstead@btinternet.com - High interest rates and lack of public sector spending ahead of an election. We're in a year-long perda period.

David Bland, Wokingham, Finch Consultants Ltd, davidb3@btopenworld.com - Clients placing projects on hold due to the economic climate.

Andy Chrismas, Worthing, Adur & Worthing Council, andychrismas@live.co.uk - Professionals are extremely busy. We are noticing an increase in fee levels. Planning projects is crucial to enable engagement early booking of sub contractors.

Tim Blackwell, Brighton, Earl Kendrick Project & Building Consultancy, tmablackwell@outlook.com - Brexit, global conflict and unrest.

Martin Carleton, Bromley, London Borough of Bromley Building Control, martin.carleton@bromley.gov.uk - Cost of materials have increased sufficiently affecting overall cost of construction.

Andrew Moulsdale, London, BS Initiative Ltd, adm@bsinitiative.co.uk - Forthcoming election and interest rate changes.

Roger Banks, Aylesbury Uk, Preston and Partners, roger@prestonandpartners.co.uk - The weather conditions over the last 3 months.

James John Paddock, Petersfield, JJ Surveying LTD, jj.surveyingltd@googlemail.com - The requirement for Building Inspectors to be registered and more importantly prove their competency via an overly complicated and involved process will led to many leaving the industry.

Mr M Lyon, Southampton, Oak Associates (UK) Limited, Oakassociates@btinternet.com - Inflation and interest rates. General election.

Andrew Sillitoe, Various, Guinness Partnership, andysilt1010@yahoo.com - In public sector housing poor historic investment & inadequate strategic planning requiring greater level of repairs for mould & damp including compensation, rather than investment and new build. The sector needs a root & branch review to be fit for purpose in years to come.

Derek Cutts, London, Ian Sayer & Co, dcutts@iansayer.co.uk - Delays in planning and grant funding causing unneccessary delays to projects.

Chris Bula, Dorking, BPG Architects + Surveyors, chris.bula@bpg.co.uk - The BSA and the effect of the BSR regime will slow things down to a halt.

Colin Hulott, Sheerness, Abstrkt-Dsign, colinhulott@abstrkt-dsign.co.uk - Increased taxation and constraint of Resi Landlords giving rise to widespread reduction in the properties available to this market.

Jon Griffiths, Croydon, WT Partnership, jon.griffiths@wtpartnership.com - Building Safety Act negatively impacting on the residential development market.

Robert Terence Britnell, Canterbury, Bob Britnell - Planning Consultancy, bobbritnellplans@hotmail.co.uk - Nutrient neutrality restricting new building therefore planning work.

George Becksmith, Bembridge, RSPCA, richardbecksith@gmail.com - Value for money will remain a key part of design work and factoring in sustainability solutions is likely to be a challenge where costs are increased.

Chris Leroy, Reigate, Ridge Design, chrisleroy202@gmail.com - Financial concerns.

Stephen Brown, London, CDM Project Services, stevebrown@cdmprojectservices.com - Contractors and sub- contractors have reduced capital in their businesses and are more risk adverse and more selective.

Karim Khan, London, Egg design and build ltd, karim.khan@btinternet.com - Number of distressed projects.

Martin Taylor, Brighton, MDA Consulting Limited, martinjgtaylor@yahoo.co.uk - Interest rates need to reduce by 1-2% before Developers commit again to large scale projects.

Anthony Cross, London, Cross Surveys Ltd, anthony@cross-surveys.com - An increase in shorter-term lettings is having an impact on strip-out and refit work. Landlords also seem more willing to refurbish between lettings.

Paul H S Dolman, Princes Risborough (Near High Wycombe), Paul Dolman Services, paulhsdolman@gmail.com - I have used my knowledge, not necessarily from my own practice, e.g. I don't employ carpenters but I know they're hard to find.

Keith Gale, Winchester, Hampshire County Council, keithstephengale@gmail.com - New construction works are subdued at the moment.

Ian Kehl, Haywards Heath, Currie & Brown UK Ltd, ian.kehl@curriebrown.com - We are expecting more Local Authority Workload over the next 3-6 months, due to the new financial year starting in April. I anticipate that some Clients will hold back on starting new projects until later this year/2025, until after the General Election.

Leslie Robert Toth, Bromley, LRT Quantity Surveying Services Ltd, les@lrt-surveying.co.uk - Uncertainty with material price inflation/global markets & currency exchange rates.

Stephen Myles, London, Brookfield Properties, Stephen.myles@brookfield.com - Equipment from overseas long lead times.

Danny Stimson, Isle Of Wight, Daniel Stimson surveying Ltd, Danny@ds-surveying.co.uk - Land cost high.

Andrew Bellis, London, Reading, Swindon, Oxford, Thames Water Utilities Ltd, andrew.bellis@thameswater.co.uk - Lack of project managers and principle designers to take on CDM responsibilities.

Mike Lilford, Canterbury, Price Lilford Limited, mike@pricelilford.co.uk - Clients are taking longer to make decisions / committment and price is very mcuh key.

Jon Spall, Kingston Upon Thames, Summers-Inman, jon.spall@summers-inman.co.uk - Lack of investment especially in the public sector.

Conal Manship, London, currie + brown, conal.manship@curriebrown.com - I feel an element of uncertainty remains but expect sentiment to improve with interest rates stabilizing.

Michael Owst, Ticehurst, Wadhurst, Mike Owst, owstmichael@gmail.com - Planning and appeal delays, taking months longer than their recommended timeline and often requesting extension of time to make decisions. Lack of suitable low cost land for development. Lack of good quality and reliable trades persons.

Richard, London, J3 Partners, richard.melling@j3partners.co.uk - Primarily uncertainty over market conditions meaning projects are put on hold until clearer forecasting is possible.

Gerard Thomas Wynne, London, Andrews & Boyd, gerardwynne@andrewsboyd.co.uk - With the ongoing uncertainty over a general election date and a change of government, clients are very much sitting on the fence and not instructing or delaying projects.

Philip Andrews, Southampton, Andrews Quantity Surveyors Limited, mail@aqs1.co.uk - General election will provide a boost to the economy.

North East

Shaik Abdul Majeed, Kings Lynn, Sadara Chemical Company, majeedshaik@gmail.com - Supply chain is govering factor for delay in project LLI procurement and raw material availability.

Stephen Box, RNJ Partnership LLP, stephen.box@rnjllp.com - Lack of suitably qualified and experienced quantity surveyors and building surveyors.

Steve Collins, Newcastle Upon Tyne, Northumbria University, steve.collins@northumbria.ac.uk - The NE market is about to be the busiest it has ever been, which while great for contractors, will be a financial challenge for clients.

Lawrence Owusu-Darkwa, Harlow, Ringway infrastructure Services, owusudarkwal@yahoo.co.uk - Tender price index for Term maintenance contract and its effect on construction cost.

Trevor Lambert, Richmond, Corporate Hospitality, trevor.lambert84@gmail.com - Shortage of experience and reduced work ethic among a large number of applicants.

Dave Burn, Sunderland, Volkerstevin Infrastructure Limited, david.burn@volkerstevin.co.uk - Changes in Government.

Henry Scott, Newcastle Upon Tyne, Saltbox Surveying Limited, henry@saltboxsurveying.com - A lack of government investment.

Andrew Steadman, Newcastle, Helm Consulting, andrew.steadman@helmconsulting.co.uk - Impact of Building Safety Act.

Stephen Taylor, Middlesboro, Driver Project Services, stephen.taylor@driver-group.com - Local and National Elections.

Lee Sanderson, Newcastle Upon Tyne, Focus, Lee.sanderson@focus-as.co.uk - Sub-Contractors costs which are specific to M&E related aspects of work have increased considerably over the last 12 months.

David James Hosken, Newcastle Upon Tyne, Sir Robert McAlpine Capital Ventures Ltd, d.hosken@btinternet.com - No foreseeable public sector funded project until after the election.

North West

Brian Bailey, Manchester, Edmundson Electrical Limited, brian.bailey@propertyservicecentre.co.uk - Insufficient supply of industrial construction. Downturn in housing market.

Mike Groarke, Warrington, BGEN, mikegroarke@b-gen.co.uk - Protracted final investment plans impacting on planned workflows.

Brian John Boys, Waterfoot Rossendale, B&E Boys Limited, info@beboys.co.uk - A slow planning process, and securing finance have impacted upon the decision making process. The National Living Wage will impact on the cost base. We are pressing on with increased investment in software and the like to aid efficencies. Bidding levels remain very keen.

William Briggs, Northwich, Briggs and Partners (Cheshire) LLP, william@briggsandpartners.co.uk - Political uncertainty and subsequent pressure on investment may inhibit medium term growth.

Simon Fullard, Liverpool, Actua Chartered Surveyors, simon.fullard@actuabc.co.uk - Downturn in demand in Higher Education.

John Prentice, Warrington, Jacobs Clean Energy, John.Prentice@Jacobs.com - An election cannot come soon enough, current lack of investment to cut taxes pre-election does not help growth. Investment in infrastructure should follow election, whomever forms the government, but currently caught in political stall.

Mike Hyde, Manchester, Truline Construction & Interior Services Ltd, mikehyde@truline-cis.co.uk - The construction market growth remains positive, however I believe elevated resource costs & low margins contribute to increased contractor insolvency rates. This years general election presents a level of uncertainty affecting the investment levels within the construction market.

Darren Pomfret, Manchester, Darren Pomfret, darrenpomfret@hotmail.co.uk - Planning delays.

Andrew Simpson, Manchester, Co-ordinate Ltd, info@co-ordinate-uk.co.uk - Planning and regulation.

Stephen Burke, Manchester, AEDI Construction Ltd, S.burke@aediconstruction.co.uk - Many major construction schemes in the centre of Manchester affecting supply chain capabilities/capacity.

Nick Wdowczyk, Manchester, GWB Consultants, nwdowczyk@gwbconsultants.co.uk - We have a number of projects which are being affected by decisions not being made in the designated timescales by the planning departments.

Timothy Hewitt, Manchester, TLH Surveying Services LTD, tim.hewitt@tlhsurveyingservices.com - The demand for rented housing.

Stephen Sue, Manchester, Ramboll UK Ltd, stephenasue@outlook.com - There is a sense of concern over public sector spending in the current financial year.

Andrew Carter, Manchester, Baqus, Andrew.carter@baqus.co.uk - Skill shortages on specific consultancy occupations.

Robert Keith Dalrymple, Isle Of Man, Keith Dalrymple Chartered Surveyor., keith.dalrymple@outlook.com - Political and economic uncertainty continues to erode confidence exacerbated by unsubstantiated reporting and scaremongering in media generally.

Philip Graham Spendlow, Stockport, P G SPENDLOW FRICS Construction Cost Consulatnt, spendlowphilip6@gmail.com - Local authority spending. Budgets being prioritised.

Connor Harland, Liverpool, Sovini Construction, connor.harland@sovini.co.uk - We seem to be having a lot of issues with land and planning and getting to start on site.

Christopher Ralph Hilton, Southport, Ralph Hilton and Co Building Surveyors, info@ralphhiltonandco.co.uk - High interest rates.

Richard Thompson, Chester, RST (Construction Consultants) Ltd, avxr64@dsl.pipex.com - The ending of various schemes to fund regeneration after the pandemic has & will affect the restoration sector.

Jez Manley, Manchester, , jezmanley@yahoo.com - Planning permission taking so long it delays or cancels projects with clients.

Paul Roberts, Bootle, Cunliffes Ltd, paul.roberts@cunliffes.com - Remaining shortage of professional candidates and the increasing levels of salaries.

Anthony Dillon, Manchester, Willmott Dixon, anthony.dillon@willmottdixon.co.uk - Customer budgets remain under pressure but inflation is far more predictable, supply chain failure is a significant riskchain failure.

Brett Woods, Isle Of Man, Isle of Man Government Department of Infrastructure, brett.woods@gov.im - Difficulty in demonstrating value for money for residential and commercial investment as construction costs are so high.

Paul Michael Barker, Ormskirk, Procuration Management Limited, paul.barker@procuration.co.uk - Lack of uncertainty is leading to a lack of investment.

Nigel Brook, Manchester, Robertson Group, nigelpbrook@gmail.com - Construction costs exceeding clients budgets necessitating protracted negotiations.

Matthew Dawson, Liverpool, Savills, matt_dawson_9@hotmail.co.uk - Costs and programme.

Alison Collins, Warrington, Keelagher Okey Klein, alison@leecollins.co.uk - Building safety act, need for building regs PD's and shortage of suitably qualified staff.

Stephen Kay, Preston, MCK Associates Limited, s.kay@mckassociates.co.uk - The time it takes for planning applications to be approved. Even minor applications can take up to 12 months and more to be approved and conditions discharged before on-site works can commence.

Ian Whittle, Liverpool, Whittle Associates, ian@whittleassociates.com - Increased costs of labour and material.

Robin Tracey, Manchester, Cara Construction limited, evendove@yahoo.co.uk - Timeframe from Tender to Contract has increased.

Diane Mckinley, Preston, Eric Wright Group, dmckinley@ericwright.co.uk - Reduced Public sector budgets and energy costs.

Simon Carmichael, Manchester, Turner & Townsend, simon.carmichael@turntown.co.uk - Tier 1 contractors' unwillingness to take ownership of design and increasing their tenders at the latter stages of negotiation to accommodate 'risk'.

Yorkshire & the Humber

Faisal Hussain, Bradford, Aqua consultants, Faisalhussain29@googlemail.com - No other factors. Lead/procurement durations impacting projects.

John Skelton, York, JSA Design & Development, john@jsadesign.co.uk - Geopolitical uncertainty, increased shipping costs and continued skills shotages.

Ian Tomlinson, Leeds, Rex Procter, i.tomlinson@rpp.co.uk - Lets be realistic we need the election as soon as possible. The work is there we just need to have the confidence that the economy is on a steady upwards tract after the instability of the last few years.

Paul Michael Smith, Leeds, PSC Surveying Ltd, Pauls@psc-surveying-ltd.com - The Building Safety Act 22 is creating delays with Client's bringing forwards residential schemes.

David William Clayton, Leeds, WT PARTNERSHIP, david.clayton@wtpartnership.com - Specific sector inflation is running above BCIS All in TPI particularly in MEP elements.

James Robertson, York, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Brexit, lack of labour.

Eddie Grant, Northallerton, Broadacres Housing Association, eddielewisgrant@gmail.com - Quotes for work going up all the time. Delays in work getting completed due to lack of availability. Quality of work diminished.

Peter Thomson, Hull, Thomson Stott LLp trading as NT3 Commercial Agency, peter@nt3.co.uk - Funding for projects.

Andy Gardner, York And Lincoln, N/A, Andyjohngardner@googlemail.com - Confidence is slowly returning but at a rate which is slower than everyone thought.

Katie Halliwell, Hull, Halliwell Commercial Limited, Katiehoffman@hotmail.co.uk - Reduced budgets, but increased labour costs due to shortages. Tendering for future works holds more risk.

Alex Bennett, York, Reventon Limited, alex.bennett@reventon.co.uk - Staged funding on public contracts affecting efficiencies achievable on design and build contracts.

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.

Paul Walker, York, Two Plus Two Commercial Services Ltd, paul@two-plus-two.com - Stability of inflation and confidence in interest rates are key right now.

Tom Pollard, Leeds, Jones Hargreaves, Tom.pollard@joneshargreaves.co.uk - Building Safety Act compliance confusion.

Martin Sloan, Leeds, Green Croft Consultants, martin@greencroftconsultants.co.uk - Incompetent/corrupt government.

Sam Wynn, Sheffield, Mascot Management Limited, swynn@mascotmanagement.co.uk - The lack of professionals entering the industry appears to be reducing.

Peter Edwards, Rotherham, RMBC, peter_john_edwards@hotmail.com - New Regulatory legislation and competency.

Stephen David Bottom, Huddersfield, AHR Building Consultancy Ltd, stephen.bottom@ahr.co.uk - General shortage of skills in the construction sector from professional teams to contractors, everybody would appear to be short of quality staff.

South West

Chris Baker, Exeter, Bloor Homes, Chris@cibaker.co.uk - Planning delays.

Myles Clough, Exeter, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - We see more building contractors seeking work to tender for and this should translate into stable tender price inflation.

Trevor Humphreys, Cornwall, Trevor Humphreys Associates Limited, thassociates@sky.com - Overheated tender conditions due to limited capacity.

Peter Fell, Bath, Warson Bertram & Fell, peter@wbf-bath.co.uk - Traffic restrictions in Bristol & Bath.

Mark Cox, Plymouth, COX DEVELOPMENTS (SW) LIMITED, cox.developments@hotmail.co.uk - Government uncertainty a major issue affecting future planning.

Ben Waldron, Bournemouth, McNaughts, benwaldron@hotmail.co.uk - Lack of suitable candidates for recruitment, particularly those with experience and willingness to travel.

Riad Charchafchi, Exeter, Tranby Surveying Ltd, riad@tranbysurveying.co.uk - Lack of competent skilled professionals and skilled labour. A push on apprenticeships would help. Build more affordable housing and less other housing.

Chris Hendy, Bristol, Now directly employed, christopherhendy01454@gmail.com - Contractors and material shortages will increase costs and programme time.

James Edmonds, Bristol, , james2edmonds@Yahoo.co.uk - Lack of competent trades. Main contractors seem to have unskilled labour completing skilled work, leading to repeated quality shortcomings.

Ashley Robert Twine, Torquay, Devon, AT Project Services Ltd, ashrt1965@gmail.com - Central government decision on NHS funding and effect of general election.

William Perry Howard, Bristol, W P Howard FRICS Chartered building surveyors, williamphoward@btinternet.com - The Brexit effect has affected all farm and construction clients with cost and lack of labour force expelled by Brexit.

Phil Lewis, Exeter, Randall Simmonds LLP, phil.lewis@randallsimmonds.co.uk - So much will depend on borrowing rates for both public and private sectors. Any relaxation or rates will release schemes to market.

Frazer Garner, Poole Dorset, Frazer Garner Associates .co.uk, flg@fgassociates.co.uk - Planning delays/difficulties.

Colin Coles, Chippenham, Colin Coles Ltd, coles.colin@talk21.com - Planning delays.

Jonathan Pegg, Bristol, Atkinsrealis, pegg197@yahoo.co.uk - Interest rates; ineffectual government with any real short and long term plans. Brexit does not help.

Gary Stephen Lucas, Dartmouth, GSL Advisory, glucas119@btinternet.com - Lack of affordable accommodation exacerbates local skills shortages.

Olivia Wright, Poole, McNaughts, owright@mcnaughts.co.uk - The ambiguity of the BSA has made everyone nervous and unwilling to take the risk of starting a project until there is clarity on the requirements of the Act. In addition, the timescales for a BSA application are unrealistic and unachievable and are putting of development further.

David Partridge, Taunton, Summerfield Developments (SW) Ltd, dpartridge@summerfield.co.uk - The recent increased planning regulation such as BNG and the Building Safety Act are having a negative impact on how quickly we can bring projects forward to development.

Matt Bromley, Plymouth, Ward Williams Associates LLP, mattbromley@wwa.uk.com - Payment terms from public clients are increasing.

Jeanette Lambe, Exmouth, Middlemarch CLH, jlambeuk@gmail.com - Nutrient neutrality solutions and mitigation requirements.

Gary Fisher, Bristol, Mode Consult Ltd, GaryFisher@modeconsult.com - Taking too long to find good people.

Michael Moore, Southampton, Southampton City Council, michaelm1066@yahoo.co.uk - Lack of government interest and support.

Geoff De Pass, Bristol, hdp Associates Limited, gdepass@hdpassociates.com - Regulatory compliance (Building Safety Act).

Andrew Durham-Waite, St. Helier, Maillard & Co, adurhamwaite@gmail.com - Increased labour, material and plant costs, increased demand as result of severe storm damage last year.

Alan Chambers, Crediton & Mid Devon, NMD Building Control, alan.chambers@aol.com - Reorganisation of the Building Control Process with the introduction of registration is chaotic.

Rod Whiting, Bristol, , rod.whiting12@gmail.com - Shortage of SQEP professionals.

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

Anthony Brooks, Southampton, Chilworth Construction Management Ltd, abrooks@chilworthcm.co.uk - Government decision making and lock of it moving forward. The election date needs to be set to ensure investors can move forward with confidence.

Colin Kelly, Barnstaple, C P Kelly Cheltenham Ltd, cpkellychelt@gmail.com - High housing demand.

Stephen Butcher, Chippenham, Wyvern Surveyors, steve@wyvernsurveyors.co.uk - There seems to be an increasing lack of commitment/loyalty in the trades.

Peter Bethell, Tewkesbury, Walker Pritchard Partnership, peter@walkerpritchard.com - Planning procedures and local objections.

Paul Swindlehurst, Bath, Paul Swindlehurst Surveying, paulswindlehurst.qs@gmail.com - Planning.

Alastair Jestyn Coke, Bournemouth, A Jestyn Coke, ajc@ajcoke.co.uk - There is a lack of confidence in the area which is discouraging instructions.

David Osborne, Bristol, University of West England, Davidgilesosborne@gmail.com - Higher Education sector reduction in staffing will impact graduate pipeline.

Simon Carey, Gloucester, Barnwood Ltd, simoncarey@barnwood.co.uk - Competition bewteen Contractors remains fierce however there is a notable increase in the number of contractors becoming insolvent.

Ian Aston, Truro, Duchy Civils, Iancathy@btinternet.com - Weather has had a serious effect on the division I am employed in. Plant hire and haulage division is 90% of group and turnover down by 60%.

Wales

Wyn Thomas, North West Wales, Grwp Llandrillo Menai Colleges Group, thomas1w@gllm.ac.uk - Interest rates.

David John Flower, Wrexham, D J Flower Chartered Quantity Surveyor, djflower@btinternet.com - In particular, planning delays & uncertainty are delaying several projects which may result in cancellations.

Wyn Thomas Harries, Pembrokeshire, Harries 1970 Ltd, wyn.harries@hpdm.co.uk - Welsh Government.

Julian Davies, Swansea, Andrew Scott Ltd, jtdavies1965@outlook.com - Lack of enquiries from authorities.

Jon Simcock, Cardiff, NHS, jonathan.simcock@wales.nhs.uk - Reduced public sector funding leading to schemes being kept on hold indefinitely.

Thomas Evans, Cardiff, , thomas.evans@corderoy.com - Budget constraints on publicly funded projects.

Mr Iain R Macrae, Fishguard, Iain MacRae, ir.macrae@gmail.com - Planning approvals are now taking an average of 4 months.

Jayne Rowland Evans, Caerphilly, G K R Maintenance & Building, jevans@gkrmaintenance.co.uk - Public Sector Enquiries have reduced including Housing Association Disabled Works due to funding restrictions from Welsh Government.

Luke Brian Roberts, Swansea, Roger Roberts Surveys Limited, luke@rogerroberts.co.uk - Lack of skilled labour, high cost of building materials, high interest rates.

Robert Fisher, Swansea, Robert Fisher Limited, info@robertfisherlimited.co.uk - Demand for small domestic works (£50k - £200k) is still relatively high, mostly incoming home owners and existing home owners unable to move upmarket due to house prices and higher interest rates.

Alan Thomas, Newcastle Emlyn, Alan Thomas, alanthomasproperty@gmail.com - Phosphates in the rivers restricting planning approvals. Planners.

West Midlands

Tim Richardson, Birmingham, Quinquennial Inspections Limited, tim@timothyrichardson.co.uk - Inflation continues to be a problem, government actions are not helping at all, too little too late. The budget was a massive lost opportunity.

Garrie Weatherley, Birmingham, Trinity Property Consultants Ltd, gjw@trinitypc.co.uk - Implications of BNG on current and pending planning applications has potential to stall some projects.

Thomas Kane, Nottingham, Marshall Kane Consulting Ltd, tom.kane50@hotmail.co.uk - Skill shortage.

Ken Phillips, West Midlands, Keepmoat, kenphillips@btinternet.com - The two fundamentals are 1. The planning system delays, clearance of conditions, and local authority resource for these activities and 2. Limited govt funding for infra-structure and much needed affordable housing.

Derren Parkinson, Telford, Telford & Wrekin Council, derren.parkinson@telford.gov.uk - Cannot get qualified trained surveyor in building control.

Prof. Martin Perks Phd. Frics Micw Lci-Uk, Birmingham, National Highways, msperks@gmail.com - Investment in competency across the IPD team.

Jack Edwards, Birmingham, MDA Consulting, Jedwards@mdaconsulting.co.uk - Market uncertainty and interest rates.

Ryszard Jan Kawak, Stoke-On-Trent, Townsend and Renaudon, ryszard.kawak@t-and-r.co.uk - The cancellation of HS2 has had a dramatic impact in the north of the West Midlands.

Jonathan Eales, Warwick, CMP Quantity Surveying Limited, jon.eales@cmpqs.co.uk - Planning authority timescales and red tape.

Paul Birks, Birmigham, HCT Construction Consultants Limited, paul.birks@hctcc.co.uk - The uncertainty over HS2 in our area is significant; the project has hoovered up all surplus supply, including professionals, trades and certain materials and plant.

Tony Milner, Droitwich, Weatheroak Projects Limited, tony.milner34@gmail.com - Planning remains the biggest issue on projects.

Lewis Edwards, Hereford, Edwards carpentry and building, felix34@me.com - Sourcing quality material is getting harder.

Rex William Ford, Birmingham, P. R. Willmouth & Associates, rex.prwillmouth@gmail.com - More confidence in the markets.

Stephen Gilhooly, Birmingham, R G Commercial Limited, spgilhooly@hotmail.co.uk - Continuation of HS2 works.

Greg Lawley, Birmingham, Morgan Sindall, greg.lawley@morgansindall.com - Poor quality cost plans setting incorrect budgets.

Stewart Williams, Birmingham, AtkinsRealis, stewart.williams@atkinsrealis.com - The strive towards NZC carries a substantial cost premium which clients, both private and public sector, are unwilling to accept and thus NZC projects are scaled back to suit their budgets.

Ian Mark Beaumont, Shipston On Stour, IMB MANAGEMENT LTD, ian@imbmanagement.co.uk - Capacity of local authorities in town planning and county authorities in highways personnel and resulting performance. Infrastructure capacities.

Paul Emunds, Birmingham, WMT, pUl.aedmunds@wmtraIns.co.uk - Lack of youth in the industry.

Pele Bedward, Birmingham, Highways England, pbedward247@outlook.com - Planning approval and financial budget sign off.

Paul Birks, Stoke-On-Trent, Poole Dick Associates / Paul Birks, p.birks@pooledick.co.uk - General lack of awareness/understanding in relation to the requirements of the Building Safety Act.

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.

Alistair Reason, Birmingham, National Grid, alistairreason1@icloud.com - Lack of labour from overseas.

Carl John Haynes, Birmingham, Gerald Eve, chaynes@geraldeve.com - Client market confidence.

East Midlands

Mitchel Walker, Nottingham, National Highways, mitchel.walker@nationalhighways.co.uk - Experienced skill shortages in construction roles.

Richard Gudgin, Lincoln, Fox (Owmby) Ltd, rgudgin@foxowmby.com - Lack of confidence in the markets due to political and economic uncertainties at home and abroad. A major stimulus is urgently needed if large scale unemployment is to be avoided.

Alan Wood, Nottingham, Gleeds, alan.wood@gleeds.com - Local Authority budget constraints.

David John Morris, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Planning, Building Regs and technical approvals continue to frustrate progress on projects. Contractors seem to generally be busy and compiling tender lists can be difficult.

Stephen Parris, Northampton, Underwoods, steveparris45@gmail.com - Inadequate government.

Phil Southgate, Derby, Norder Design Associates Ltd, PhilSouthgate@norder.co.uk - Planning delays due to LA staff shortages.

Barry James Hodgson, Chesterfield, Merlin Design and Survey Partnership, barryjhodgson@yahoo.co.uk - There is an anxiety among people wanting to develop, as a result of fluctuating interest rates.

Stephen Vale, Cambridge, Vale Consult Ltd, stevevale@valeconsult.co.uk - Looming election is creating a stagnant enviroment for public spending.

Dipen Vanmali, Leicester, Pick Everard, dipen.vanmali@gmail.com - Lack of modern apprenticeships availability.

B Nicholls, , Architectural & Surveying Services LTD, barrynicholls@ass-ltd.com - Planning changes have caused less projects more costs and less viable projects. Planners need to be disposed of as not helping but blocking applications even when huge local support

Paul Burrow, Derby, Derbyshire Constabulary, Paul.Burrow@derbyshire.police.uk - Leaders committing to already decided capital plans rather than changing priorities.

Mick Regan, Nottingham, Mick Regan, mick.regan@arcadis.com - Scope growth on current contract.

Andrew Richards, Banbury, ANDCIR LTD, andrew@andcir.com - Insolvencies.

Jason Alexander Denning, Leicestershire, Eveson Projects Limited, jason@eveson.com - Funding has slowed considerably in new stock and has shifted to existing stock and R&M.

East Anglia

Clive Richard Tanner, Woodbridge, hollins architects, clive@hollins.co.uk - Planning delays.

Paul Roberts, Cambridge, Cambridge Porches and Canopies, paul@canbridgeporches.co.uk - Prospective clients are more cautious about 'pushing the go button' and we have seen an increase in bespoke work but a drop off in our standard lines, suggesting that the cost of living factor is mostly affecting those with lower disposable incomes.

Chris Keeble, Ipswich, Castons, ckeeble@castons.com - We seem to be in a fallow period just waiting for the tap to be turned on after a general election.

Jonathan Nelson, Norwich, Richard Utting Associates LLP, jonathan.nelson@rua.co.uk - Competitive market place, with largely race to the bottom attitudes.

Lance La-Band, London, GHG solutions ltd, laband66@hotmail.com - Weather conditions directly affect level of insurer instructions on subsidence industry.

David Meghen, Yardley Hastings, Meghen & Co, david@meghen.co.uk - Consumer confidence and finance.

Stephen Hammond, Great Dunmow, Wickford Development Company Ltd, steve@wickforddevelopment.co.uk - Mortgage affordability and accessibility of products is having a devastating effect on the delivery of our New Homes programme. Wickford have seen houses sales fall by 80% in the last two years despite being awarded NHBC Supreme Award for quality 3 times in the last 4 years.

Maynard C Grout, Norwich, Maynard Grout Associates Limited, maynardgrout@gmail.com - Lack of confidence to invest by clients.

Gerald Bird, Colchester, Gerry Bird Consultants Ltd., gabird@btinternet.com - Local Authorities shortage of Officers - longer times dealing with matters.

Nick Enge, Cambridge, Norwich, Ipswich, Homes England, nick.enge@homesengland.gov.uk - 1) The increased cost of/ and/or lack of availability of (building) warranties (especially for taller buildings); 2) significant increase cost of construction bonds; 3) the number of regional contractors going into administration, 4) tradesmen moving into maintenance work.

Matthew John Rawlings, Ipswich, Mid Suffolk District Council, matthew.rawlings@baberghmidsuffolk.gov.uk - The design packages exceed the budget of the client leading to costly redesigns and delays.

Andy Page, Colchester, SRC Group, adlp2@aol.com - Scrap Prices, Landfill Tax.

Scotland

Neil Watson, , Infrastructure Commercial Services Ltd, neil@icsl.work - Consenting is a huge delay to projects, as many Consent Granting Bodies are insufficiently staffed. Projects are understaffed and End Users are are too concerned about their liability to HMRS (IR35) to take on temporary personnel - preferring to inflate costs by hiring through umbrella companies.

Richard Bell, Glasgow, , richardbell121@hotmail.com - Weather issues affecting programme dates and increasing number of contractual claims.

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.

David Shaw, Edinburgh, Torridon Cost Consultancy, david@torridon.co.uk - Public sector spending cuts have sharpened supply chain focus on securing work, with tender prices remaining stable. Sustainable refurbishment is gaining momentum, driven by increased awareness and future regulation, bringing challenges in sourcing and upskilling supply chain to meet this demand.

Derek Lumsden, Glasgow, BB, Lumsdenderek@hormail.com - Graduates are of a poorer standard.

Mark Woods, Glasgow, Construction Industry, mark@crawfordmech.co.uk - Concern over impact that A.I. could have on the profession.

Alex Beaton, Glasgow, University of Glasgow, Alex.Beaton@glasgow.ac.uk - Economic environment, commercial property values and loans.

Wayne Munro, Edinburgh, AtkinsRealis, wayne.munro@atkinsrealis.com - Political uncertainty across both UK and Scottish Administrations.

William Alston, Glasgow, Network Rail, william.alston@networkrail.co.uk - Low wages meaning loss of experienced professionals and no ability to replace.

Leanne Mcdermott, Glasgow, EPCA, leanne.mcdermott@epca.co.uk - Skills shortage.

Tom Higgins, Dumfries, D&GC, higginstom7@hotmail.com - Geographical area.

Stewart Tennent, stewart@bridgewaterbuilding.co.uk - A biased attitude in schools pushing pupils towards academia, there is talk to counter it, but no joined up thinking. Need a Minister for the Construction Industry. Planning Delays, rising demands for greener buildings, driving up cost , margins squeezed, capable contractors not enter housing market.

Rod Shaw, , Thomson Gray, rod.shaw@thomsongray.com - Recently announced cutbacks in Scottish Government spending on construction projects will have a significant impact on the sector over the next couple of years.

David Paterson, Dundee, Dundee City Council, Davepat4@hotmail.com - Lack of qualified surveyors coming through university to support succession planning.

Robert Stephen Mcknight, Aberdeen, Petrofac, roddy.mcknight@petrofac.com - Inconsistent/ Late Govt grant funding in New Energy arena and the extension of the Energy Profits Levy.

Gordon Henderson, Glasgow, Glasgow Caledonian University, ghe3@gcu.ac.uk - Stain of Grenfell failings still attached to surveying as no prosecutions evident.

Elspeth Brown, Edinburgh, City of Edinburgh Council, esusan.brown@gmail.com - Lack of legislation on carbon reduction measures- too little too late; Same with A.I.

Craig Boath, Glasgow, Energetics Design & Build Ltd, craig.boath@energetics-uk.com - Political landscape should provide confidence for investment, regulation & planning needs to provide clarity and opportunity.

Dr. Martin Woods, , Woods Associates Surveyors Ltd, martin@woodsassociates.co.uk - The lack of availability of PI insurance to cover the 15 year ongoing liability and thirty year retrospective liability under the BSA 2022, appears to be a problem that may restrict many Surveyors ongoing involvement in Contract Administration. project management and principal designer roles.

Ian Differ, Glasgow, CBA QS Ltd, ian.differ@cba-qs.com - The combination of increased construction costs over the last 2/3 years together with higher financing charges and rental income lagging behind inflation. Market needs to re-balance.

Colin Tod, Glenrothes, Fife Council, colin.tod@hotmail.co.uk - Lack of design coordination across all disciplines leading to increased construction cost.

Rupert Lewis Seager, Aberdeen, Space Solutions, rupert.seager@spacesolutions.co.uk - Geographically, Aberdeen and North Scotland suffers from lack of professionals available in all construction disciplines. There are a lack of graduates coming through that want to work in the construction industry. This also applies to trades where there are less apprentices coming through.

Ewen Balfour, Lerwick, h james nisbet, ewen.balfour@btconnect.com - All the usual: Brexit compounded by Covid and then the wars in Ukraine and Middle East!!

Allan James Callaghan, Glasgow, Beech Grove Homes Limited, allanjamescallaghan@outlook.com - Stability of trades and professionals trading off certainty of employment against expected packages causing more movement in posts etc.

Northern Ireland

Philip John Roy, Belfast, Greencastle Surveying, philipjohroy8491@gmail.com - World wide hostilities, Negative political issues and lack of investments and failures of councils and high streets.

Paul Brogan, Belfast, John McQuillan (Contracts) Limited, paul.brogan@mcqcos.com - WIthin the highway maintenance sector, we need to see secured sustainable budgets within the public sector given the re-establishment of the Ni Executive. However finance raising / efficiency decisions need to be taken by the Executive to make up for central government budget reductions.

Oliver Smith, Ballymena, SurveyLink NI Ltd, olliesmith1959@gmail.com - The resumption of the Stormont Executive is welcome. It remains to be seen if it is in any way functional and can manage the allocated budget.

Oliver Mcguckin, Belfast, skope projects llp, oliver.mcguckin@skopeprojects.co.uk - Presence and Operations of Local Government.

Gerard Crowley, Island Of Irleland, Consultant, gerardcrowley17@gmail.com - Shortage of key skills inflating tender prices.

Mal Brown, Derry City, EMA Planning Ltd, info@ema-planning.co.uk - Building control surveyors registration.

Michael Mccaughey, Dungannon, Director, info@mjmccaughey.com - Uncertainty on interest rates.

John Iliff Taggart, , Stevenson Munn Expert Witness Services Ltd, john_taggart1106@icloud.com - Work as a consultant Expert Witness. Court work down as of present.

Ian Wilson, , Loughview Holdings, ianandheatherwilson@btinternet.com - Shortage of skills & products.

Michael James Magee, Coleraine, Brian Canavan Associates, mmagee@canavans-qs.com - Lack of decisive regional government.

Jeremy Brady, Belfast, niSurv, jeremy@nisurv.co.uk - I do Home Surveys and as demand drops, companies drop their prices to try to get more work which drives profit margins down.

George Williamson, Coleraine, BCA Surveyors Ltd, georgewilliamson030160@gmail.com - The local planning system in general lacks flexibility especially when using outdated policies and plans. This has resulted in overseas investment being frustrated with the system and cancelling potential investments in Northern Ireland.

John Fitchie, Belfast, Redrow Associates LTD, redrowassociates@gmail.com - Lack of investment.

Michael O'Donnell, Belfast, Belfast City Council, odonnellmichael@belfastcity.gov.uk - Committed Government funding.

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 Q1 2024 = 1400

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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