



ECONOMICS



# UK Construction Monitor

Q4 2024

## ECONOMICS

# Construction industry remains largely stable for now but expectations point to a stronger trend emerging

- Infrastructure seeing a modest uplift in activity although the picture is flatter across other sectors
- Twelve-month expectations signalling a more positive outlook
- Credit environment turns less favourable across the industry
- Planning and skill shortages continue to be highlighted by respondents

Whilst the feedback to the Q4 2024 UK Construction Monitor largely echoes the sentiment captured in Q3, several metrics have displayed marginal downward movements this quarter. Nevertheless, the data more broadly continues to indicate that activity in the industry remains stable. Moreover, the expectations series are consistent with a stronger picture emerging over the next twelve months.

### Headline workloads slip slightly into negative territory

The aggregate net balance for workloads, representing total activity for the whole of the construction industry, was little changed dipping marginally to -1% from +2% last quarter as evidenced in Chart 1. When breaking this figure down, a clear disparity exists between new workloads and repair and maintenance activity. Indeed, the former has experienced a modest deterioration in its net balance reading from 0 to -4%, whilst the latter has shown a slight increase from +11% to +13%.

Disaggregating the total workloads data by sector shows that infrastructure remains the strongest performing area, posting a net balance of +12% for this quarter, slightly below the +17% observed in Q3. Within infrastructure, the energy subsector has reported the firmest net balance reading for another quarter with Q4's +35% largely consistent with the strong positive results seen over recent quarters.

In contrast, rail remains the weakest infra subsector with the net balance at 0% compared with +1% last quarter, extending the trend of stagnant readings of late, a sharp contrast to the highly positive figures recorded in 2022. Elsewhere, workloads across all other sectors remain largely subdued (Chart 2). Interestingly, for private housing workloads, the net balance fell ever so slightly into negative territory, coming in at -5% this quarter compared to a reading of zero seen last time (for public housing, the comparable figures are -7% versus -3%).

### Financial constraints still a large impediment

Looking at credit conditions within the construction industry, the net balance for this metric declined, moving further into the negative zone, with the latest reading of -22% representing a 10pp drop from the last quarter. Furthermore, expectations at both the three-month and twelve-month time horizon

have deteriorated markedly, as the former moved from -4% to -17% and the latter from +11% to -11%. Notably, despite the easing in policy lending rates being projected for 2025, the sentiment surrounding sector specific credit conditions in the twelve months ahead has turned more pessimistic (possibly reflecting developments in the gilt market).

Unsurprisingly against this backdrop, financial constraints remain the most frequently cited impediment to activity across the sector, with 62% of respondents highlighting this issue (a share that is largely consistent with recent quarters). Planning and regulation continues to be the second most widely referenced challenge which chimes with recent policy announcements designed to address these issues.

Labour shortages also remain a significant concern for firms within the industry, with 41% of participants citing they are encountering problems with hiring; a similar proportion specifically draw attention to difficulties in the recruitment of quantity surveyors. Anecdotal comments left by contributors continue to mention the lack of incoming industry professionals to be a significant structural challenge across the construction sector.

### Forward-looking sentiment on workloads remains much brighter

Looking ahead at the next 12 months, workload expectations remain upbeat, albeit slightly cooled from the previous quarter, returning a headline net balance of +20% compared to +24% in Q3 2024. Similarly to previous quarters, infrastructure is still anticipated to be the strongest performing sector, with a net balance of +30%, which compares to +20% for private residential and +15% for private non-residential. Within the infrastructure segment, energy is viewed as likely to see the most substantial growth, with a 64% of respondents indicating this in their responses.

Looking at profit margin expectations, the latest net balance result continues to point to little sign of a turnaround in the aggregate industry picture (-7% anticipate a decline over the next twelve months as against -3% previously). Alongside this, industry employment expectations over the coming year remain solid, returning a net balance of +18%, unchanged from Q3.

# Key indicators

Chart 1

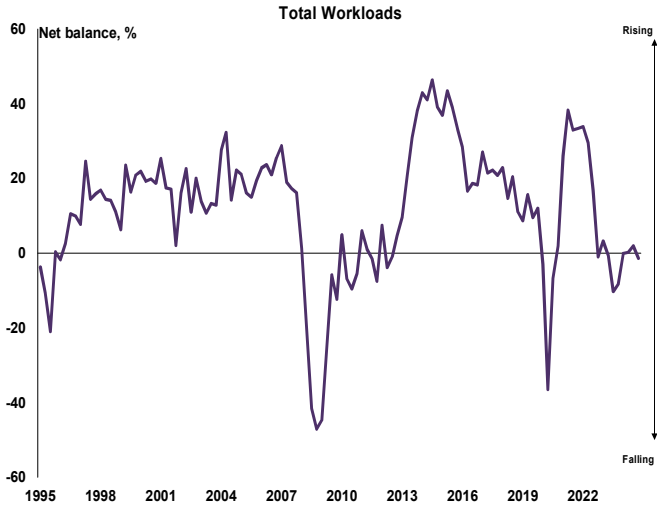


Chart 2

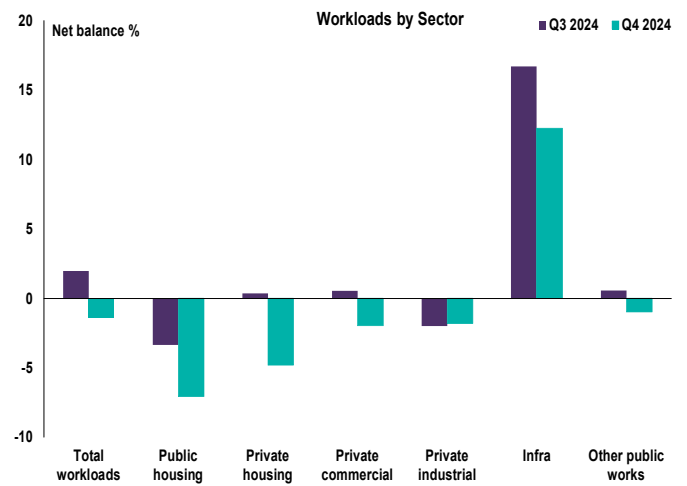


Chart 3



Chart 4

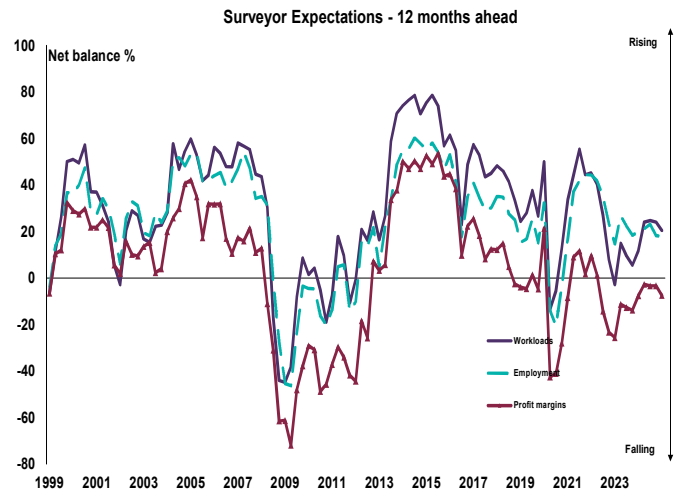


Chart 5

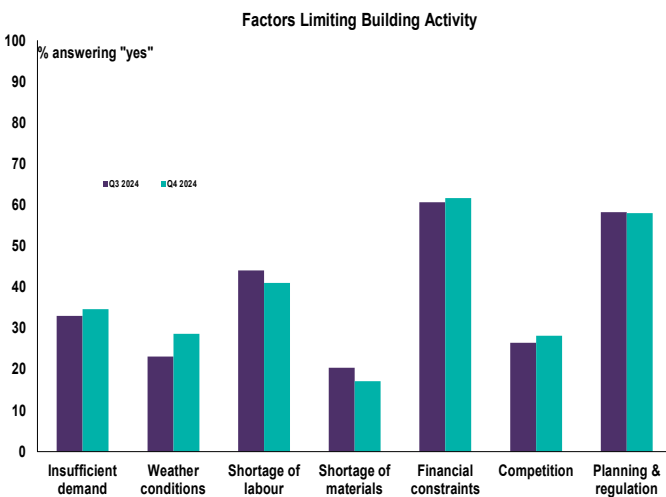
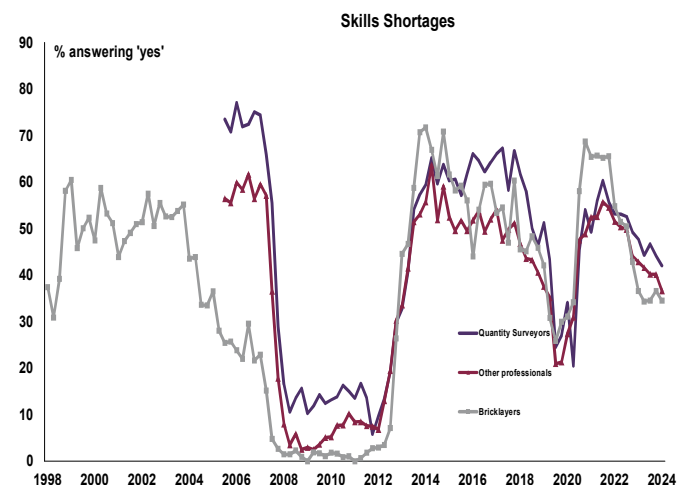


Chart 6



# Key indicators

Chart 7

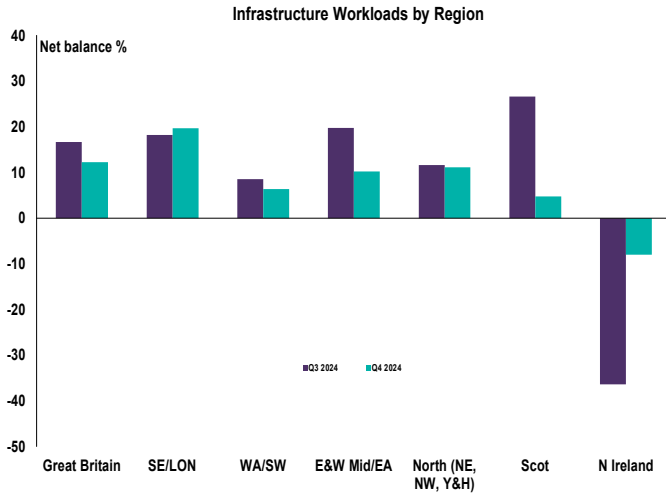


Chart 8

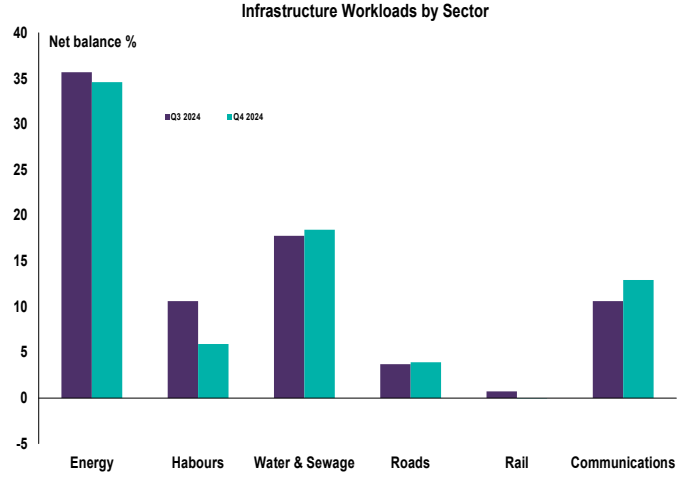


Chart 9

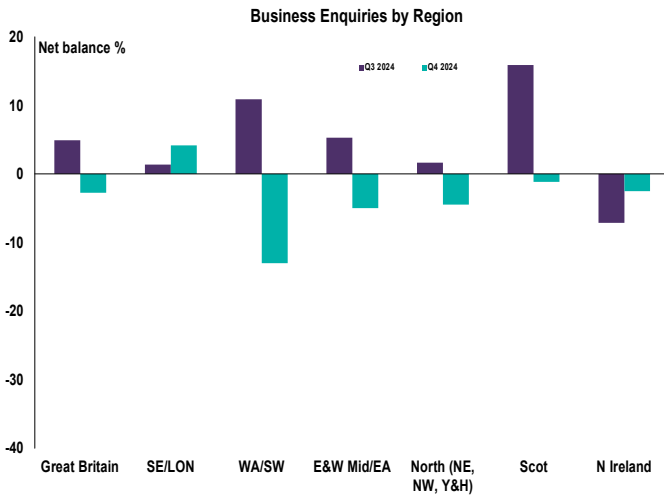


Chart 10

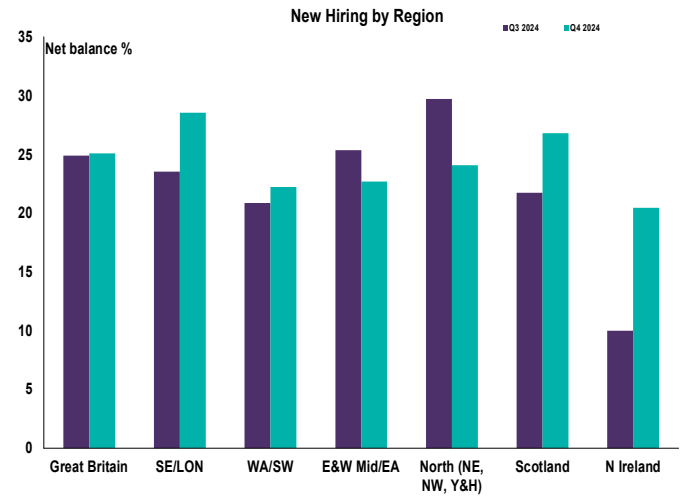


Chart 11

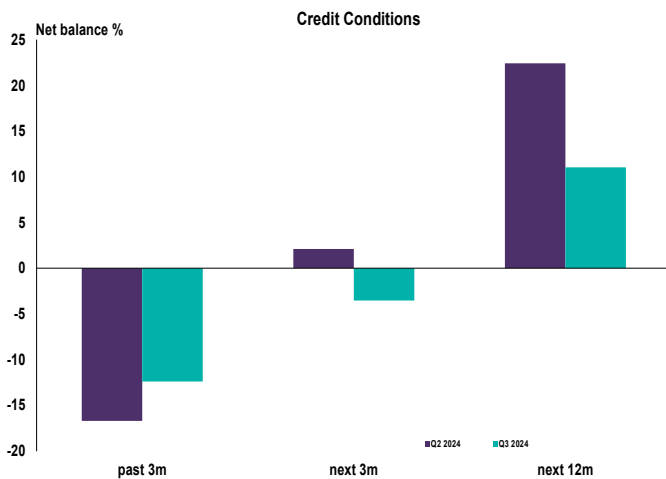


Chart 12



# Key indicators

Chart 13

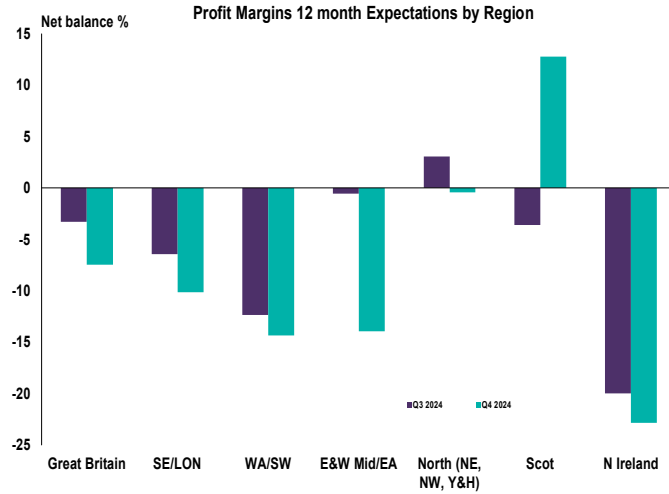


Chart 14

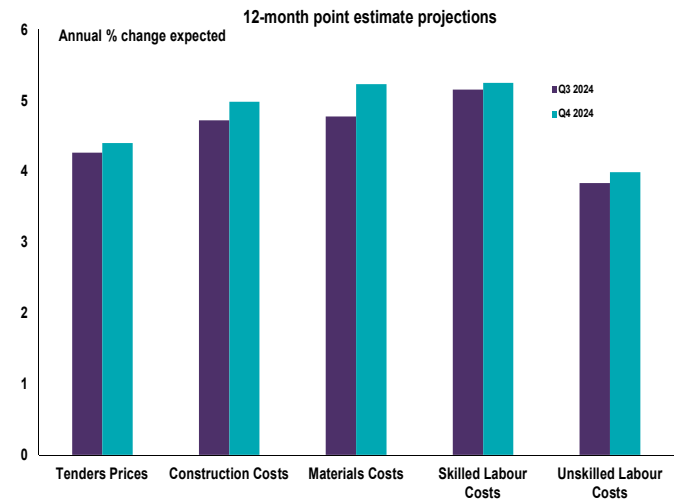
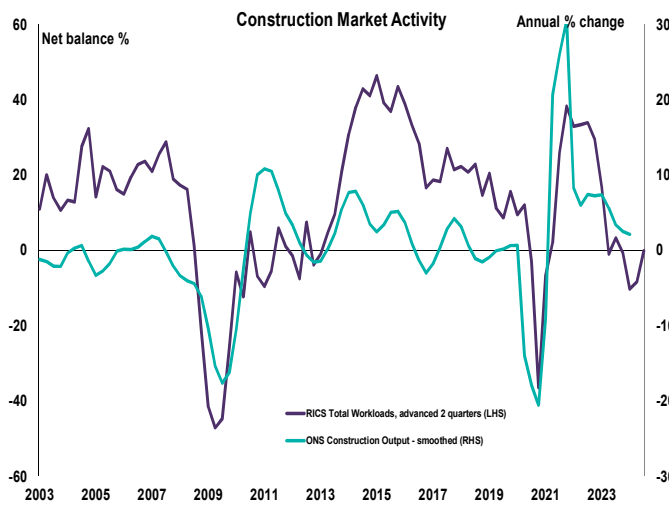


Chart 15



## Chartered surveyor market comments

### London

Adrian Gilby, London, First Rail Holdings, adrian.gilby@firstrail.com - Ongoing change in rail industry re: BG Rail and TOC's being taken back into Government Ownership. Lots of uncertainty.

Alistair James Goddard, London, AJG Grantchester Associated Limited, al@grantchester.eu - Tender prices for private residential clients remain high and may continue as such during 2025. Client expectations on fees continue to push down consultancy quotations.

Andrew Bellis, London & Thames Valley, Thames Water Utilities Ltd, andrew.bellis@thameswater.co.uk - Planning delays and market uncertainty.

Andrew Marshall, London, Marshall Associates, andrew@marshall-associates.com - Lack of skilled foreign workforce following Brexit has had a negative effect on construction costs and project programmes have increased as a result.

Andrew Taylor, Lambeth, Premier Construction Consultancy, ajthome@btinternet.com - Unrealistic housing targets stated by government and likelihood of increased interest rates causing economic restrictions to investment and commitment of clients and businesses and lack of confidence generally. Infrastructure generally requires huge investment to redress environment damage.

Anthony Knight, London, Telford Homes Limited, antknight07@yahoo.co.uk - BSR gateway, lack of funder confidence, change of funders appetite, lack of private for sale housing appetite.

Bradley Lawrence, Senior Cost Manager, London, Arcadis, brad7478@gmail.com - Lack of competition will increase costs.

Charles Samuels, London, Osei Design Associates Ltd, charles@oseida.co.uk - There is a skills shortage.

Christian Pinnigar, London, Rodells Limited, Christianpinnigar@hotmail.com - The new government budget is a disaster, developers and landlords are holding back on projects. Companies are going bust and bluechip companies are leaving the UK. Taxes on business are now far too high and being decided upon by people who have no experience, clue or qualification to do so.

Christian Pinnigar, London, Rodells Limited, ChristianPinnigar@hotmail.uk - Poor budget in play.

Colin Campbell, London, AECOM, colin.campbell3@aecom.com - Fallout from Contractor insolvencies.

Colin Chester, London, CBA Project Management Ltd, colin.chester@cbapm.co.uk - Demand and property price point.

Colin Hobbs, London, , Colin.hobbs@live.co.uk - Clients not having realistic budgets or sufficient funds at the outset.

David Gwyn Jones, London, Highgate School, gwyn.jones@highgateschool.org.uk - Government plans for Housing and green investment will cause serious problems with supply of labour and most materials.

Edmund Hutton, London, AECOM, edmund.hutton@aecom.com - There is a great deal of hesitancy and uncertainty on how the market will move - a reluctance as well to devalue existing schemes or assets which is holding new work being brought forward.

Edward Daniel Riley, Broxbourne Hertfordshire, E Riley Associates Chartered Surveyors, edwardriley5@aol.com - The construction market is currently suffering from shortage of materials as well as skilled labour in all sectors which is now putting up costs.

Eric Roberts, Luton, Dunwoody Building Legislation, eric@dunwoodybc.co.uk - Lack of surveyors too much new regulation interfering with the day to day practical work.

Gravin Haynes, London, London Borough of Camden, gavin.haynes@camden.gov.uk - Process bottlenecks related to implementation of Gateway processes are acute and are having a significant impact on the time taken for works to reach site, including works that are safety related.

Graham Shreeves, London, MPG Shreeves LLP, graham.shreeves@mpgshreeves.com - Recovery by construction companies of losses following high inflation and increased costs suffered by clients following the collapse of significant construction companies and their sub-contractors.

Greg Hart, London, Greg Hart Chartered Quantity Surveyor, greghartcqs@btinternet.com - Consolidation of specialist contractor markets leading to lack of competition.

Hannah Corley, London, , hcorley@corleywoolley.com - Competitors such as ISG going into Administration has caused a lot of uncertainty from both Clients and Sub Contractors, more pro forma being required and clients looking to sue larger companies such as Mace and the like.

Harry True, London, True Associates, harry@trueassociates.co.uk - Low traffic neighbourhoods.

Hugh Cross, London and South East, Hill Cross, hugh@hill-cross.com - It is likely that the construction aspirations of this government will be hampered by the shortages in the availability of skilled labour.

Ian Peart, London, Cushman & Wakefield, ian.peart@cushwake.com - Conditions remain challenging; whilst interest rates have dropped fractionally, this is against a backdrop of increasing Employer NICs and other overheads.

James Barbour, London, Quantem Services Limited, james.barbour@quantem.co.uk - Planning and Building Safety Act - Gateways are proving challenging to meet and limited input from the government on ways to accelerate the process.

James Joseph Joseph Devine, London, HOCHTIEF/MURPHY JV, devinesjj@gmail.com - Uncertainty around some major infrastructure projects such as Lower Thames Crossing.

James Paynter, London, AECOM, james.paynter@aecom.com - Insecurity in planning by government.

Jason Margetts, London, Four Square Design and Build, jm@fsqprojects.co.uk - The biggest issue is regulation and planning system.

John Howse, London, John Howse & Associates Limited, johnhowse@hotmail.co.uk - Shortage of skilled certified labour with apprentice credentials.

Jonathan Bowman, London, BBD Architecture + Surveying Limited, jonathan.bowman@bbdltd.com - Project costs are such that any additional and perceived unnecessary professional/ consultancy costs are resisted by Clients.

Joshua McGuinness, London, Joshua McGuinness Limited, josh@jmg-l-dm.com - Introduction of the the Building Safety Act.

Julian R Davies FRICS, London, J R Davies Associates Ltd, daviwjrda@aol.com - General demand and the blame culture associated with approvals and design of projects.

Keith Bowler, London, Martin Arnold Limited, kbowler@martinarnold.co.uk - Continued high energy costs, destabilisation throughout the world and threat of global conflict appear to be key factors.

Keith Graham Brampton, Pinner, Keith G Brampton & Associates, brampton.surveyors@outlook.com - Slow down around Christmas and New Year.

Kwasi Adjei Boama, London, Afonama Holdings Limited, 128 City Road, London EC1V 2NX, Kboama@aol.com - The lack of experienced staff to undertake the whole processes in connection with the construction industry. Lack of skills training. Shortage of building materials, construction workers such as plumbers, painters, electricians etc. Increase in building database and other bldg regulatory bodies.

Lee Driscoll, London, Rougemont Property Consultants Ltd, lee.driscoll@rouge-mont.com - Building Regulations and changes in legislation and the requirements for fire engineers on all projects and the lack of them with capacity to deal with the volume of Projects.

Len Stassi, London, Delancies Ltd, lenstassi@delancies.com - Access issues, unwillingness of labour to enter Central London, materials delivery and waste disposal.

Liam Kirby, London, Liam Kirby Quantity Surveying Services Ltd., lkirbyqs@btinternet.com - LA reorganisation.

M. Raza Khan, London, Samson Consultants LTD, raza@samsonconsultants.com - The planning system is slow and sometimes influenced by committees who do not understand construction, viability and sometimes go against their own adopted local plans. The whole system needs to be digitised so applications can be determined quicker and fairly.

Matthew Goodwin, London, Quantem, Matthew.goodwin@quantem.co.uk - Constrained contractor market.

Matthew Robert John Secker, London, British Land Company plc, matthew.secker@britishland.com - General feeling of market should improve, but various things such as US election, slightly more persistent inflation, taking longer for interest rates to fall and the recent UK Budget have delayed take off.

Michael Daly, London, Goodman Mann Broomhall, mdaly@gmbsurveyors.com - Suitable experienced contractors for the size of project.

Michael Flynn MRICS, London, MFA Ltd, michaelflynn1@sky.com - Availability and cost of suitable plots for residential development in London and Southern Home counties. Tender prices for residential development to a suitable quality standard. Compliance with Building Regulations for refurbishment work and achieving a suitable quality threshold for the trades.

Michael Huw Nicholas Davies, London, Beadmans, huw.davies@beadmans.co.uk - Experienced work force leaving the industry, due to retirement or disillusionment, not being replaced quickly enough and an over reliance on textbook processes.

Mike Gibson, London, Taylor Wimpey London, mike.gibson@taylorwimpey.com - Speed of Planning decisions, contradicting policies impacting design and viability.

Nannette Sakyi, London, Nannettesakyi@gmail.com - High construction cost. Uplift in build to meet building regs.

Paul Chilton, London, Chilton Associates Limited, paul.chilton@chiltonassociates.com - The continuing skills shortage for post-qualified project management & building consultancy is impacting on market operating efficiencies.

Paul Sharp, Banstead, JTAconsulting, paul@jtaconsult.com - Extra virtue signalling legislation negatively impacting on projects.

PETER BENSTED, London, Fenton Associates, peter@fentonassociates.co.uk - A negative change in the attitudes and performance of many sub-contractors involved in the delivery side of construction projects since Covid.

Peter Giles, Orpington, Faithorn Farrell Timms LLP, petergiles@effefftee.co.uk - Lack of available finance in housing development sector. Building Safety Act solution of introducing BRPD role is poorly understood by clients and consultants, it is also much too bureaucratic and slow.

Peter Tasker, London, Adams chartered surveyors, Info@adamscharteredurveyors.com - The market is poor even with falling interest rates also the festive season is close.

Rafal Gierszewski, London, Eccone Ltd, rafal@eccone.com - The construction market in our area faces challenges such as rising material costs, labor shortages, and delays due to supply chain disruptions. Additionally, increasing regulatory demands for sustainability and digital adoption create both opportunities and pressures for the sector to adapt rapidly.

Richard Petterson, London, MEA Hother Ltd, rpetterson@meahother.co.uk - Hesitancy following the budget and planning are causing a bottleneck.

Rob Lees, London, Cumming Management Group UK LTD, rob.lees@cumming-group.com - Regulation is a challenge - for residential schemes the BSA is a real challenge - both in reality and the fear of the time/delay/submission process.

Robert Qvist, London, Daniel Watney LLP, rqvist@danielwatney.co.uk - Legislation, principally Building Safety Act and the planning process.

Sebastian Pampe, London, Agilia Infrastructure Partners, sebastian.pampe@agilia.co.uk - National Insurance impact and delayed spring budget with the spending Review.

Stephen Murden, London, Legal & General Investment Management, stephen.murden@lgim.com - With significant build cost inflation experienced since late 2021, viability remains the biggest single issue impacting growth in the residential construction sector that I work in.

Stev Baldock, London, WSB Consultancy Ltd, steve.baldock@wsbconsult.com - Confidence in financial stability and investment.

Steven Brice, London, Hubbl-PM, steve@hubbl-pm.com - Lack of professional resource.

Syed Kafeel Maqbool, London, Dharam Consulting UK, kafeelmaqbool@dharamconsulting.com - Use of correct BIM models are highly recommended to come in practice particularly to help QS practices. Construction industry is way behind compared to other industry in digitization and adaption of AI tools.

T D Leader, London, 3RE Capital Ventures, tleader@3recv.com - Financial security fears (collapse of contracting firms and suppliers).

Thomas Kane Elliott, London, , Tkelliott1@hotmail.co.uk - Delays in building safety regulator approval or comment.

Tim Cock, London, Pillar Development & Project Management, tim.c@pillarconsulting.com - Continuing market uncertainty and poor payment and financial discipline by clients.

Waqar Majid, London, Smart Rock Consult Ltd, waqar@smartrockconsult.com - Costs are continuing to increase, as is the volume of enquiries now that the Government has set out its plans.

## South East

Alex Green, London, Breyer Group, agreen@breyergroup.co.uk - Delay of public procurement Act has likely delayed some public sector procurements.

Alex Spencer, Lowestoft, Cityfibre, alexspencer93@googlemail.com - All build partners using the same supply chain subcontractors is providing an economy driven by the supply chain. We see this massively affecting Variations and Compensation Events.

Andrew Manning, London, Orsa Fire Limited, ajm@orsa.uk - Government Depts. eg. Homes England and CSS along with the BSR drastically increasing the time it takes to get cladding remedial projects started and thus slowing down the replacement of dangerous, combustible cladding.

Andrew Metcalfe, Basingstoke, ACM Development Ltd, acmproject@aol.com - Lack of reliable building contactors.

Anthony McLean-Thorne (Individual Response only - not company), London, Anthony Mclean-Thorne (Individual not Company Response), 25 Hollybush Road, Gravesend, DA125QG., artengland66@yahoo.co.uk - The uncertainty as to the effect during next 12 months of increase in Employer National Insurance contributions and other environmental legislation impacts.

Ben Hobbs, Colchester, Hobbs Estates Ltd, ben@ehobbs.co.uk - The Local Planning Authority is causing significant issues and delays to major projects in the area. There is a lack of urgency within the department and they are especially difficult to deal with. It is incredible unfortunate for our industry, local developers and the local economy.

Bruce Smith, Many cities throughout the UK, Westminster Consultants, bwsmith@westminsterconsultants.co.uk - Lack of resources and funding.

Chris Kirk, Various outside London, Arcadis, chris.kirk@arcadis.com - Public sector mandatory "Green Book" reporting including WLC and CO2e is driving demand for those clients. We are not currently seeing the same level of engagement in the private sector is my personal opinion, though this varies across different market and asset construction sectors.

Christopher Howard Barber, London, Howard Barber Associates Limited, chris.hbaltd@gmail.com - Availability of the correct quality commercial premises in London and South East.

Christopher Joseph Bond, Milton Keynes, Marwood252 Limited, cjb.4200@gmail.com - End users still reluctant to adopt/invest in and accept limitations/implications BIM/BMS, social value and inclusivity/accessibility.

Christopher LeRoy, Reigate, Ridge Design, chrisheroy202@gmail.com - Financial constraints.

Clive Whitby, oxford, TC2 Quantity Surveyors, clive@tc2.co.uk - Lack of skilled labour.

David Ensom, Basingstoke, Hall & Ensom Ltd, david@hallandensom.co.uk - Planning delays and lack of resources at local authority level, particularly conservation officers. The lack of consistency between officers at different councils is particularly frustrating.

Gareth Morgan, London, Turner & Townsend Project Management Ltd, gareth.morgan@turntown.co.uk - Reduced number of overseas students and revenue from tuition fees has negatively impacted university pipeline.

Gary Stanbridge, Eastbourne, StanbridgeConsulting, mail@stanbridgeconsulting.co.uk - Increasing labour and materials costs.

Gerard Wynne, London, Andrews & Boyd Consultants Limited, ggerardwynne@andrewsboyd.co.uk - USA elections and change of government/ongoing war in Ukraine & Middle East/ Likechange of government in France.

Glen Selby, Maidstone, Logix Surveying Limited, glen.selby@logixsurveying.co.uk - Unnecessary or complicated regulatory compliance is causing additional build cost and delay. The planning process is too difficult and protracted and failing to meet statutory deadlines and no collaboration where the preapp process isn't working that well. This is compounded by a skill shortage.

Graham Jones, Chelmsford, C3 Construction Cost Consultancy, gj2000@btinternet.com - Delays in progressing works on site as a result of Building Safety Act and Gateway requirements.

Graham Matthews, Cambridge, University of Cambridge, grahamvmatthews@gmail.com - Poor decision-making and planning processes within local planning authorities. Lack of available power and water.

Ian Arthur Thomas, Hove, Abbeyfield South Downs Ltd, ian.thomas893@ntlworld.com - Generally increased build costs and interest rates making it harder to develop Affordable Housing. The rate of developing new schemes will be significantly reduced unless

funding through Homes England is increased per unit to become a true subsidy for affordable rent or social rent housing.

Ian Lyne, OXFORD, Place Dynamix Ltd, Ian.Lyne@placedynamix.com - Delay and excessive process/legal/regulatory requirements.

Ibiyemi Akoto, Surrey, Waverley Borough council, ibi2k3@hotmail.com - Regulator of Social House requirements dictate what can be achieved due compliance and budget.

James Benson, Oxford, Ridge & Partners, jbenenson@ridge.co.uk - Insufficient experienced planning and conservation officers and inconsistent interpretation/ application of the legislation. Anti-car city transport strategy.

James Standing, London & Brighton, SEDGWICK International Ltd, James.standing@uk.sedgwick.com - Lack of professionals leading to increased workload.

Jeffrey Charles Emmett AssocRICS, Aylesbury, JCE Planning and Architectural Consultancy, jeff@jcemmett.co.uk - We know that the biggest factor by far in causing delays in the construction market are directly linked to the "obstacle course" now legislated into our Planning System, including Ecology, Trees, BNG and failure of Planning Authorities to meet application determination deadlines.

John Henderson, London, Kanadevia Inova UK Ltd, johnjameshenderson@gmail.com - Lack of mechanical and electrical skilled labour and specialist subcontractors.

Julian Stokes, Reading, Julian Stokes Management Ltd, julian@jsonline.co.uk - The October Budget has had a negative impact on sentiment and has caused delays to decision making.

Justin Mcdaid, Bedford, Mcdaid Surveying, justin@mcdaidsurveying.com - Lack of government funding and failure to commit to projects.

Keith Robert Hammond., ASHFORD, Keith R Hammond Limited. Chartered Surveyors., krhammond@btinternet.com - No confidence in the market currently. Construction costs deterring acceptance of tenders and implementation of projects.

Kenneth William Smith, Tonbridge Wells, KWS Associates Ltd, ken@kwsassociates.co.uk - Labour government, Middle East uncertainties and Ukraine war.

Kieron Waites, Colchester, ProQS, Kieron@proqs.co.uk - Many companies are experiencing an increase in work.

Leonard Miller, Greater London, Higgins Partnerships 1961 Plc, leonard.miller@higginspartnerships.co.uk - The end of CSCS card grandfather rights.

Marc Preston, London, Vertice Development Management Ltd, marc@vertice-dm.co.uk - Lost opportunity for JCT to modernise to reflect needed process improvement e.g Approach to risk management, modern means of communication, Health & well0being & Collaboration.

Michael Alan Evans, HEMEL HEMPSTEAD, Michael Evans and Company Limited, michael@mevans1.co.uk - Costs and labour shortage of the correct type.

Michael Owst, Cranbrook, Mike Owst (sole trader), owstmichael@gmail.com - Lack of skilled trades, high trade costs and poor levels of practical skills with diversity to do multi tasks efficiently.

Mike Brindey, Romsey, Brindley Partnership Ltd, mike@brindleypartnership.co.uk - High Specification Private Residential Works are still not seeing uptake of BIM from the design team. Often, works may involve existing, listed structures, which may understandably make the production of the model difficult. However even new build projects are just not seeing engagement.

Mike Elwell, Winchester, Ward Williams Associated, mikelwell@wardwilliams.uk - Confidence is low, tax regime makes investment unattractive.

MR JOHN F BLOOMFIELD, Rochester, Medway QS Consultancy Ltd,



medwayqs@btinternet.com - Material shortages.

Mr Paul H S Dolman, Princes Risborough, PAUL DOLMAN SERVICES, paulhsdolman@gmail.com - SMEs, mainly in conventional housing (which is what my main client is) will need a big push to get them into digitisation. So far, there has been no pressure on their business to change - and they're scared of the change.

Nance G. Sharman, Harlow, Ringway Infrastructure Services limited, nance\_sharman@hotmail.com - The main issue affecting infrastructure is government funding pressures driven by the cost of social care. We are continually asked to find savings yet criticized for not delivering when funding for overheads has been cut.

Nick Brandreth, Paddock Wood, Lambert & Foster, Nick.brandreth@lambertandfosyer.co.uk - Inflation real concern.

Nick Lawn, Folkestone, Godden Allen Lawn, nl@gal-ltd.co.uk - Increasing unreliability of sub-contractors and main contractors, constant failure to meet programme and quality standards.

Nigel Frankland, Reading, University of Reading, n.d.frankland@reading.ac.uk - Buoyant local economy.

Paul Denny, Colchester, Potter Rpaer Limited, paul.denny@potterraper.co.uk - Planning difficulties; Neutient Neutrality issues; high interest rates; Delays from Regulator in Building Safety Gateway Reviews.

Paul Sullivan, Overton Hampshire, Sullivan Commercial Consulting, sully7714@outlook.com - Government funding.

Peter John Ockenden, London, TSA Riley Ltd, peter.ockenden@tsariley.uk - Clear and pragmatic decisions and opinions are required by Government - the house building targets are meaningless without and honest discussion and investment in skills, training and workforce and the availability of finance at reasonable cost.

Peter Judd, Welwyn Garden City, Laxton's Publishing Limited, peter.judd@Laxton-s.co.uk - SMM is still being used by many despite recommendations to use NRM. This is likely to be for smaller works because SMM is easier to use by those with a limited amount of training. Could RICS investigate this further? Laxton's still publishes SMM and NRM versions. Do other publishers?

Peter McNeill, Harpenden, Hertfordshire, McNeill Lowe & Palmer, peter@mlpsurveyors.co.uk - The archaic planning system is stifling development.

PHILIP MARK BEERE, CHATHAM, ACCOLAIDE SURVEYORS LIMITED, philipbeere@hotmail.com - There is a negative factor on building works relating to large clients requiring 90 day payment terms, which building contractors cannot afford to fund. This leads to increased building costs, and will see more SME contractors folding.

Private, London, Na, Droid1978@gmail.com - There is a lack of strategic direction from central government on rail industry projects. Too much focus on major projects which have a long life cycle and take too long to provide benefits to wider industry.

R J Winser, London, Richard Winser Associates, richard@winser.co.uk - Depressed market, not helped by administration burdens.

Richard Blythe, London, Oakhurst Real Estate Ltd, richard@oakhurstproperty.co.uk - Build costs have soared, land values mostly unachievable.

Richard Wise, Portsmouth, University of Portsmouth, richard.wise@port.ac.uk - As a client organisation, there is often only a limited choice of main contractor organisations with experience in HE who are experienced in BIM and digitalisation of construction/ subsequent FM.

Robin L Goddard, Dorking, BPG Architects + Surveyors, robin.goddard@bpg.co.uk - There is still a strong push into re-cladding projects but it is hampered by regulation and in particular the Building Safety Act which causes considerable delays. As a result the government is unlikely to attain its' stated deadlines for re-cladding high rise buildings.

Simon Britton, Colchester, SBConsultancy, simonbritton777@gmail.com - Funding/ budgetary constraints in respect of Local Authority/ NHS clients.

Simon Shelter, Braintree, Grove Construction Consultancy Ltd, s.shelter@grovecc.co.uk - Government funding.

Stephen Brown, London, CDM Project Services, stevebrown@cdmprojectservices.com - Lack of confidence due to global external influences, government policies and lack of demand.

Stuart Lane, Portsmouth, Portsmouth City Council, stuart.lane@portsmouthcc.gov.uk - Delays in Building Safety Regulator applications.

Timothy Richard Jenkins, Crowborough, MDAMM Energy Assessors, mdammsurveys@gmail.com - Awaiting announcement from Government on future of EPCs.

## North East

Andrew Bailey, , ANGLO-FRENCH SURVEYORS LTD t/a surveylink france, info@surveylinkfrance.com - Brexit

Connor Hewitson, Newcastle Upon Tyne, INN COLLECTION GROUP, connor.hewitson@inncollectiongroup.com - Lack of consistent contractors in the hotel industry.

Daniel Salisbury MRICS, York, SASS UK, daniel@sassuk.com - Skills shortage and limited availability of planning & building control officers stagnating markets and workload, whilst frustrating clients.

Ian Clift, Sunderland, BRIMS CONSTRUCTION LTD, idlift@brimsconstruction.com - Market confidence has fallen and real uncertainty regarding the future is hindering investment and therefore work for ourselves.

James Adshead, Newcastle Upon Tyne, Newcastle University, james.adshead@ncl.ac.uk - University funding.

Norman Liddle, Newcastle Upon Tyne, Northumberland County Council, norman.liddle@northumberland.gov.uk - I believe there is a skills shortage even in the North East, graduates leave universities with very little practical training and take time to acquire those practical skills.

Peter Carruthers, Newcastle Upon Tyne, Paragon Construction Consultants, paragon-consult@outlook.com - Delays in development are increasingly driven by complex and excessively lengthy planning processes, with statutory timelines consistently missed. This then compounds challenges with rising material and labour costs.

Peter Groves BSc MRICS, Newcastle upon Tyne, Peter Groves Cost and Project Management, peter.grovescandpm@outlook.com - Inability of designers to design the complete building renders digitalisation an ineffective tool.

Stephen Alan Pilling, Leeds, QUANTUM CONSULT LIMITED, sp@quantumconsult.co.uk - SME constructors appear continue to deliver their services using generic office software irrespective of the available digital platforms.

## North West

Alan France, Manchester, Places for People, alan.france@placesforpeople.co.uk - Fuel poverty reflecting an increase in damp and mould defects.

Andrew Broadhurst, Manchester, Cobe Consulting Ltd, andrew@cobe.co.uk - Planning is stifling development particularly in Manchester City Centre and has done for many years.

Antony John Butterfield, Manchester, Arcadis, tony.butterfield@education.gov.uk - Government departments reigning back on spend for 24/25 financial year.

Brian John Boys, Waterfoot Rossendale, B&E Boys Limited, john.boys@beboys.co.uk - The legacy of Planning along with cost

increases which cannot be avoided have contributed to a slow down in decision making and committing schemes to site. We remain hopeful for the second half of next year.

Colin Richard Jones, Wirral, Inteb Managed Services Ltd, colin.jones@inteb.uk - Legislation and Commitment to ESG and Net Zero.

Darren Hurst, Manchester, Drees & Sommer UK Ltd., darren.hurst@dreso.com - Reduction in Government funding for public sector projects, particularly in the Further Education Sector has resulted in a decline in opportunities. The Higher Education sector is also slowing and is in part due to a downturn in international students and funding.

Darren Pomfret, Manchester, Darren Pomfret, darrenpomfret@hotmail.co.uk - Delays in planning.

Dave Barrow, Liverpool, Drees & Sommer UK Ltd, dave.barrow@dreso.com - New government and awaiting development of public funding policies, specifically relating to housing and education.

Dave Burn, Manchester, Volkerstevin Infrastructure Limited, david.burn@volkerstevin.co.uk - Funding issues delaying project commencement on site.

Gary Boyle Associates Ltd, Manchester, Gary Boyle Associates Ltd, garyboyle@gbaqs.co.uk - Planning delays have a major impact on our projects.

Grant Dinsdale, Cheshire, Dolphin Land and Development Consultancy Ltd, grantdinsdale@gmail.com - General issues with a planning system completely unfit for purpose is a massive problem for the whole of the construction/development industry, and the single biggest obstacle to growth and prosperity in this sector.

Howard Grady, Saddleworth, Oldham, Howard Grady Associates, htg@howardgrady.co.uk - Inefficient Planning system.

John Gannon, Widnes/Runcorn, Halton Borough Council, john.gannon@halton.gov.uk - Reduction in budgets both capital and revenue.

John Studholme, Kendal, Hayclose Properties, john@studholmes.com - Shortage of skilled labour.

Kevin Thompson, Liverpool, TJ Morris Ltd, kevin.thompson@tjmorris.co.uk - Lack of suitable properties or land without planning constraints.

Leslie Millar, Isle Of Man, Leslie Millar MRICS FCIOB FASI, les.millar@hotmail.co.uk - Increasing high cost of construction.

Mark Dando, Manchester, Pick Everard, markdando@pickeverard.co.uk - Lack of suitably recognised SME contractors for the small value projects. Appetite for the smaller projects has diminished recently, leaving some organisations, including Local Authorities, with difficulty in appointing the right contractor for their works.

mark murphy, Manchester, MLN land and properties, mark@egertonhomes.co.uk - Lack of skilled workforce, both labour and professional.

Mat Cribb, Liverpool, Collabora Consulting Limited, matc@cclqs.co.uk - Lack of confidence in economy - UK and world.

Michael Ball, Preston, Pario Ltd, michael.ball@pario.co.uk - The general level of ignorance about digitisation which exists at asset director board level and the unwillingness to embrace modern smart technologies due to ignorance and cost/benefit resistance.

Mike Groarke, Warrington, BGEN, mike@wabgs.com - The productivity within the UK Engineering Construction sector is poor and major clients within the Energy, Oil, Chemicals, Gas sectors are looking more to overseas companies for better solutions.

Mike Hyde, Wigan, Truline Construction & Interior Services Ltd, mikehyde@truline-cis.co.uk - The impact of the increased Employers National Insurance contributions & increased living wage rate will undoubtedly have a negative affect on the construction market in

relation to workforce employment.

Nick Wdowczyk, Greater Manchester, GWB Consultants, nwdowczyk@gwbconsultants.co.uk - Still challenges with financial constraints and planning approval delays.

Paul Parry, Liverpool, Cunliffes Limited, paulp@cunliffes.com - Delay in public funding decision makers, which were affected by the October 2024 budget. This seemed to slow down work and it is just about picking back up. Increased requirements on planning such as BNG which are making schemes less economically appealing.

Paul Roberts, Liverpool, Cunliffes Ltd, paul.roberts@cunliffes.com - A fall in enquiries.

Paul Slinger, Isle of Man, slingerp8@gmail.com - There continues to be a dire shortage of young professionals entering the industry across all disciplines. Governments need to do more to encourage and support graduates to enter the industry.

Philip Gornall, PRESTON, Cassidy & Ashton Group Ltd, philipgornall@cassidyashton.co.uk - Increases in Corporation Tax and Employers NI Contributions will impact on construction related investment, thus reducing workload and future opportunities. This will slow the construction sector, which in turn will reduce profits, and hence tax and NI contributions.

Philip Spendlow, Greater Manchester, P G SPENDLOW FRICS Construction Cost Consultant, spendlowphilip6@gmail.com - Government tax changes.

Richard Barry Axon, Winsford, Cheshire, Cheshire Constabulary, richardaxon08@gmail.com - Reduced spend in the public sector.

Robert Tyrer, Preston, DMA Associates, robert@dma-associates.co.uk - Local authority managing planning and building regulation loads.

Robin Tracey, Manchester, Cara Construction Limited, robin.tracey@caraconstruction.com - Uncertainty on project commencements. Tightening of credit and availability of Bonds. ISG failure effecting confidence.

Rupert Grantley Lowe, Liverpool, Grantley Lowe, rupert@grantleylowe.co.uk - Improving local authority governance in the Liverpool City

Shaun Morris, Bristol, shaun@cladanco.com - Lack of operatives, especially those of quality.

TA Lambert, Manchester, Greene King, trevor.lambert84@gmail.com - Labour skills both professional and trade.

Talal Zabar, Liverpool, Vextrix Management Ltd, tzabar@vextrix.com - The Building Safety Act.

Tim Hewitt, Manchester, TLH Surveying Services Ltd, tim.hewitt@tlhsurveyingservices.com - High rents in the Private Sector are driving residential activity.

William Briggs, Northwich, Briggs and Partners (Cheshire) LLP, william@briggsandpartners.co.uk - Disjointed thinking and communication from Central Government following the general election and a focus upon working from home and poor communication from the public sector and large organisations, which collectively are reducing client confidence and delaying project completions.

## Yorkshire & the Humber

Andrew Gaunt, Leeds, BWA, andrew.gaunt@bwa.uk.net - Slow planning approval and discharge of subsequent conditions. Slow response from Highways to section 38 and 278 submissions.

Andrew Taylor, Driffield, Andrew Taylor Quantity Surveying Ltd, andrew@atquantitiesurveying.co.uk - Planning is the key issue holding projects up.

Conrad Canadine, Barnsley, BFS Ltd, conrad.canadine@nhs.net -

Significant delays to capital investment as a result of introduced legislation (Building Safety Act 2022).

David Ford, Leeds, N/A, d.a.ford100@outlook.com - Labour government creating uncertainty about projects and finance.

David Titterton, Sheffield, Mascot management, david@mascotmanagement.co.uk - Uncertainty following recent budget in effect on interest rates, employment costs, general confidence allowing clients to expand.

Gareth Wilson, Huddersfield, -, g.wilson53@hotmail.com - Budget constraints of the public sector.

Glenn Halsey, Hull, Building Control Partnership Ltd, gh@building-control.com - To maintain the knowledge of the current changes to the Building Control Services.

Ian Tomlinson, Leeds, Rex Procter, i.tomlinson@rpp.co.uk - A general concern over government direction and available funding for public sector. Short term focus on salaries for public sector workers will impact on increased levels of personal and corporate taxation.

James Sherman, Hull, , jimsherman@hotmail.co.uk - Lack of training and skills.

James William Robertson, York, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Continuing Brexit negative impact on EU materials imports.

Keith Hardcastle, York, ALP architecture Ltd, Keith@alparchitecture.co.uk - Economic uncertainty.

Louise Dale, Northallerton, North Yorkshire Council, louise.dale@northyorks.gov.uk - Lack of confidence in funding provisions.

Michael Jonathan Dunn, Bradford, Stocksfield Group - Construction, michael.dunn@stocksfieldgroup.com - A complete lack of asset backed main stream bank funding for any growth or development.

Paul Michael Smith, Leeds, PSC Surveying Ltd, pauls@psc-surveying-ltd.com - The use of AI is going to be a significant changer to the consultants services and fees.

Paul Walker, York, Two Plus Two Commercial Services Ltd, paul@two-plus-two.com - The management of peaks and troughs of regulated industries investments, and investments in the energy sector are important factors to assist a growing economy.

Richard Dixon, Bridlington, Richard Dixon Associates Ltd, bc.bridlington@btinternet.com - The planning and building control systems through local authorities are becoming too complex, leading to high pre-approval costs on even small scale projects reflecting in less desire from clients to go beyond the pre-application stage.

Robert John Newton-Howes, Huddersfield/Halifax & Sheffield, Yorkshire Surveyors Limited, robert.newtonhowes@alliedsurveyors.com - Increased finance costs. Increased regulation.

Roderick Jefferson, Tadcaster, EWH CONSULTING Ltd, rodj@ewhconsulting.co.uk - Lack of investment in the hospitality sector due to recent changes in the budget, resulting in large cost impacts on our clients, culminating in heavily reduced investment budgets and redundancies in their teams.

Steve Dobson, Doncaster, Ciy of Doncaster Council, Steve.dobson@doncaster.gov.uk - Due to all building inspectors taking exams (BSR) MANY LOCAL AUTHORITY BUILDING CONTROL OFFICES RETIRED ! After grenfell tower, they seem to have tried to re-invent the wheel and now the service is suffering badly ,and will only get much worse. Many authorities simply have no registered building insp.

### South West

Andrew McGrath, Bristol, George Harwood Limited, andrewm@ghl.org - The Labour governments failure to understand how an economy works. Fine words need to be backed up by prudent policy.

Chey Paris David Reeve, Teignmouth, Reeve Surveying Limited, cheyreeve75@gmail.com - Planning is still problematic in Devon and Cornwall with many Councils appearing to block suitable developments and taking too long to review and approve/decline schemes.

David Partridge, Taunton, Summerfield Developments (SW) Ltd, dpartridge@summerfield.co.uk - Demand for private commercial office and industrial uses has largely stagnated over the last 12 months with no sign of upturn since the Labour Government's budget as yet.

David Perry, Redruth, Wellers, david@wmweller.co.uk - Labour resources continue to be an issue for Cornwall due to location, and apprentices entering the industry.

Gary Stephen Lucas, Dartmouth, GSL Advisory, glucas119@btinternet.com - Most projects are small value in isolated locations.

Ian Aston, Truro, , lancathy@btinternet.com - The impact of the recent budget will have a significant impact on project costs which will either have to be passed or absorbed therefore reducing margin. Over the medium term, the costs will be passed on to either clients or recouped via reduced pay increases. In the short term, profits will reduce.

Ian Turner, Plymouth, AECOM, Ian.turner2@aecom.com - Chartered Organisations not adapting to modern assessment methods.

James Vowles, Bristol, Vickery Holman Ltd, jvowles@vickeryholman.com - Planning issues particularly relating to BNG and phosphates on the Somerset levels.

James Walker, Plymouth, Mace Green Consulting Ltd, jrw090276@gmail.com - Tendency for large public-sector infrastructure to be taken-up by national interests with little interest shown by Client in establishing a fair, equal opportunity environment for bidding.

Jay Lambe, Exmouth, Jay Lambe, jlambeuk@gmail.com - Long lead in times, skill shortages, variance in standards, fewer viable projects.

Jonathan Clark, Chippenham, MJ Church, theclarks94@sky.com - DfT funding slow or non-existent for projects leading to lack of certainty and consequently ability to invest in people and systems.

Jonathan Tylee, Swindon, JHT Partnership LLP, Jon@jhtpartnership.com - Nervousness about direction of economy.

Justin Dover, Taunton, United Kingdom, Inspired Partnership Limited, justin@inspired-partnership.com - Governmental influence and uncertainty is stalling private Investment, planning constraints are significantly hampering speculative development and making development uneconomic, investor margin has all but disappeared reducing investor headcount.

Keith Parry, Bristol, Elm Associates Ltd, keith@elmsurveyors.com - Inconsistency in good building design, not supported by those who set the standards.

Kelvin Herbert, Weston-super-Mare, Kelvin Herbert QS, kh-qs@outlook.com - Hinkley Point C power station is 'sucking in' a vast amount of local labour making it difficult for local contractors to recruit new staff.

Martin Smalley, Bristol, Gleeds, martin.smalley@gleeds.com - There remains uncertainty in the economy following the recent budget and consequential rise in inflation which will put pressure on interest rates and the governments ability to fund infrastructure projects which will ultimately stifle the industry once again.

Michael Waugh, Bournemouth, Michael J Waugh Partnership, mjwaughsurveyors@outlook.com - Interest rates. Recent change of Government and confidence.

Myles Joseph Kenneth Clough, Exeter, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - The end of Oct 2024 budget has had a direct negative impact already on 2 of our projects in the hospitality sector as a result of the increase in employers NI contributions & the above inflation increase in the

minimum wage. There is much concern in the private sector about the budget's impact.

Oliver Dunford, Lymington, Dunford Construction Ltd, oliver@dunfordconstruction.co.uk - House prices have dropped due to a lack of demand, meaning in less transactions and therefore less private residential refurbishment projects for our company.

Paul Butler, Exeter, Kier Integrated Services, paulbutler@kier.co.uk - Budget pressures at the end of the current control period for water companies. Competing for skilled labour as trades would rather be house bashing or on retail rather than difficult access / unsociable hours infrastructure work.

Paul Richards, Plymouth, Gates Construction Consultants Ltd, paul@gatesconsultants.co.uk - The lack of an announcement from Government regarding their housing delivery plans and in particular, release of additional/new funding to support the construction of affordable housing.

Paul Swindlehurst, BRISTOL, PAUL SWINDLEHURST SURVEYING, paulswindlehurst.qs@gmail.com - Planning times.

Peter Rice, Exeter, Ravenslade Ltd, price@ravenslade.co.uk - Lack of resources at certain levels, i.e graduates with 2-5 years experience.

Phillip Hunt, Bournemouth, Quoin Property Consulting Limited, philhunt@quoinurveys.com - Lack of available skilled workforce and apprentices in the construction industry.

Riad Charchafchi, Exeter, Tranby Surveying Ltd, riad@tranbysurveying.co.uk - Quality of new build housing is very poor. No thought is put into repairing these new builds in the future. No infrastructure to support new housing (Doctors, Dentists, Hospitals etc)

Richard wood, Plymouth, Gemstock limited, Rwood@gemstock.co.uk - Too much bureaucracy. Recommend reverse practices and building control and fire regs to be undertaken by state and local authorities and get rid of CDM.

Simon Carter, Exeter, Bailey Group, simon.carter@baileyp.co.uk - Market instability, bankruptcies.

Stephen Butcher, Chippenham, Wyvern Surveyors, steve@wyvernsurveyors.co.uk - Housing supply.

Stuart John Braithwaite, Redditch, , stuart.braithwaite@salusai.co.uktalktalk.net - BSR

William Perry Howard, Bristol, W P Howard FRICS CHARTERED BUILDING SURVEYOR, williamphoward@btinternet.com - Failures in Local authorities to control staff integrity slows all processes involving any sections in Local authorities.

## Wales

Alan Thomas, Newcastle Emllyn, Alan Thomas, alanthomasproperty@gmail.com - Planning restrictions.

Anthony Davies, Machynlleth, Davies Consult, tony@daviesconsult.co.uk - Lack of land availability blocking housing development. Shortage of skilled worker base driving prices & delaying works.

Jeffrey Thomas Lester, Newport Pembrokeshire, Lester, jefflester@btinternet.com - Lack of investment locally.

Jodie O'Connor, Pembrokeshire, Penfro Consultancy Limited, jodie@penfroconsultancy.co.uk - Additional support and investment is necessary to ensure the skills shortage is reduced by promoting access and breaking down barriers of entry into STEM subjects for younger generations, ensuring longevity of rural and coastal economies of Wales.

John Lewis, Pontypridd, RCTCBC, Lewis\_home24@icloud.com - Government spending constraints.

Julian Davies, Swansea, Andrew Scott Ltd, julian.davies@

andrewscott.co.uk - Recruiting adequate skilled staff.

Julian Thorpe, Swansea, Bay Quantity Surveyors Ltd, Julian@bayquantitysurveyors.com - Severe lack of qualified tradespeople and government policy affecting SMEs.

Mark Hodgkinson, Cardiff, Natural Resources Wales, mark.hodgkinson@cyfoethnaturiolcymru.gov.uk - Clients still operating on annual budgets.

Michael Horner, Pontypridd, , mhorner303@gmail.com - Skills shortage.

Mr Robert Davies, Pembroke Dock, Penfro Consultancy Limited, robert.davies@penfroconsultancy.co.uk - Adhoc approaches from prospective clients with no clear scope definition leading to uncertainty with tender pricing.

Neil Taylor, South Wales, Hafod Housing Association, neil.taylor@hafod.org.uk - The planning process continues to be challenging as well as maintaining quality standards on site, this is due to the lack of suitably qualified trades.

Robert Fisher, Swansea, Robert Fisher Limited, info@robertfisherlimited.co.uk - High demand with insufficient quality contractors available to tender and limiting supply of materials.

## West Midlands

Christopher Peerless, Birmingham, Sedgwick UK, chris.peerless@uk.sedgwick.com - Severe difficulties in recruiting surveyors, increase in salaries, excessive salaries, negative effect of the Labour budget on businesses.

David Edward Borasinski, Stoke-on-Trent, David.B Limited, david.borasinski@outlook.com - Planning changes being bought implemented together with any other changes to taxation by the government.

David Jones, Shrewsbury, Chilmark Consulting, david.jones@chilmarkconsulting.co.uk - Planning regulations and absence of planning reform despite being identified as a key priority by the new Government.

Garrie Weatherley, Birmingham, Trinity Property Consultants Ltd, gjw@trinitypc.co.uk - Reduced pool of Tier 1 Contractors (particularly in logistics sector) due to recent insolvencies.

Gurbinder Sandhu, Birmingham, Kartar Consulting, g.sandhu@kartar-consulting.co.uk - Market Confidence and Ability to plan ahead due to too much uncertainty.

Ian Vogwell, Birmingham, Soundwall Services Ltd, vogthebuilder@aol.com - Surplus staff on agencies' books following the demise of ISG construction.

James Crouch, Birmingham, Edmond Shipway Ltd, jamie.crouch@shipway.co.uk - The UK Budget aimed at Business without significant stimulus in economic opportunity. This will inevitably lead to SME businesses, saddled with additional taxation and pressured by an increasingly competitive low demand marketplace to reduce investment in skills and development. A sorry position.

Mark Willis-Saunders, Rushden, Better Prepared Limited, markws@betterprepared.co.uk - Significant pre general election confusion continues - reducing opportunity.

Matthew Davies, Stafford, , mattdavies19887@gmail.com - High costs.

Michael Roach, Tamworth, Roach Hunt Partnership, michaelroach@roachhunt.co.uk - Planning is still a large factor in progressing schemes, Clients are varied on state of economy and whether to invest in construction projects.

Phil Hodges, Birmingham, Ridgeways Surveyors Limited, phil@ridgewaysqs.co.uk - A rather negative feel currently with Contractors and Sub-contractors concerned about potential lack of future workload, mixed with frustrations over ever increasing red tape.

Profits levels will reduce if tenders need to be driven down while costs are (due to be) on the up in the new year.

Richard Paige, Birmingham, Birmingham City Council, richard.paige@birmingham.gov.uk - Demand for materials and resources by HS2.

Sarah-Jayne Hart, Henley In Arden, Harts - Hart New Homes Ltd, sj@harts-homes.co.uk - Costs increasing generally as a result of national Insurance rises in the last budget.

Thomas Kane, Henley-on-Thames, Marshall Kane Consulting Ltd, tom.kane50@hotmail.co.uk - Lack of skilled trades.

Waller David, Shrewsbury, , d.waller@renaissanceholdings.co.uk - Lack of labour.

### East Midlands

Barry James Hodgson, Chesterfield, Merlin Design and Survey Partnership, barryjhodgson@yahoo.co.uk - It is still early days of the Labour Government and the growth potential promised before the election has been set back due to the effects of the initial budget.

Brandon Charles Booth, Birmingham, B Booth Consulting Ltd, b.c.booth@talk21.com - Lack of progress on wider scale adoption of Retrofit to get to net zero.

David John Morris, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Delays due to planning and lack of local authority building inspectors continues to be a major block to delivering projects in a timely fashion.

Glenn Cryer, Lincoln, CRYER SURVEYING LIMITED, glenncryer@cryersurveying.com - Restricted budgets, lack of outsourcing to consultancy.

John Gillott, Nottingham, E-Value8 (UK) Limited, info@evaluate8ltd.co.uk - Shortage of labour.

Jonathan Vaughan Davies, Buxton, Jonathan V Davies Chartered Surveyors, jonathanvdavies@hotmail.co.uk - Lack of confidence.

Matthew Raybould, Northamptonshire, Raybould BIC Limited, m.raybould@zen.co.uk - Increase in Employers NI & minimum wages increases.

Richard Gudgin, Lincoln, FOX(OWMBY) LTD, Pat.Gudgin@btinternet.com - Since the budget, our industry faces an uncertain future, lack of meaningful investment economic uncertainty, an unwilling and work shy labour pool together with a growing under economy (cash in hand culture) will all lead to challenging times ahead for our once proud industry.

Roger Coy, Northamptonshire/Oxfordshire, Roger Coy Partnership, roger@rogercoy.co.uk - Town & Country Planning, BNG, CGN, Building Safety Act, Regulatory Fees.

Stephen Hodgson, Matlock, Lumsdale Surveyors Ltd, stephen.hodgson123@gmail.com - The Budget 2024.

### East Anglia

Alistair Howden, Cambridge, Ashden Limited, alistair@ashden-uk.com - Planning delays are the main reason for slowing in construction.

Callum Sims, Cambridge, Mott MacDonald, callumsims@btinternet.com - People moving companies frequently.

Daniel Key, Norwich, Richard Utting Associates LLP, daniel.key@rua.co.uk - The slow planning system and release of neutral neutrality credits.

Ian Michael Wright, Norwich, Rullion, ian.wright56@outlook.com - 4 Day Week and Work at Home.

John Peter Prime, Norwich, SALUS, jp.prime@btinternet.com - Changes to the building control/regulatory process.

Jonathan Nelson, Norwich, RUA LLP, jonathan.nelson@rua.co.uk

- Budget has stalled pipeline projects. Markets are nervous and awaiting true impact of the Budget on private business before pressing further with capital investment. Viability of key commercial projects remains a challenge in the region and looks unlikely to change in the short term.

Michael Lawton, Flitwick, , michael@trinitysolutions.org.uk - The true value of people is being destroyed by digitization and AI. Such systems are misused and overused resulting in errors and loss of understanding of the construction industry.

Richard Sewell, Ipswich, Richard Sewell (Quantity Surveyor) Limited, richard@rbsewellqs.com - The recent Budget is materially affecting costs for all parties with increased NI charges. The smaller gap between skilled and Minimum Wage rates is frustrating the former. A downturn is on the cards with potential for laying off staff a big cost.

Robert Latter, Saffron Walden, Enerveo Ltd, robert.latter@enerveo.com - Market conditions have deteriorated due to increased costs.

Saul Humphrey, Norwich, Saul D Humphrey LLP, Saul@sauldumphrey.com - Lack of confidence in economy since Budget.

Steven Woodcock, Norwich, Allman Woodcock Ltd., swoodcock@allmanwoodcock.com - New companies emerging from people leaving existing businesses are having a negative impact on our ability to maintain competitive fees.

### Scotland

Alan Thomson, Dumfries, McGowan Miller Construction Consultants, alant@mcgowanmiller.co.uk - We are getting a lot of enquiries for budget costs for potential projects but very few of these are progressing to design/construction stage.

Allan Alexander Cockburn, Paisley, PMC Commercial Ltd, allan@pmccom.co.uk - Reduction in experienced labour.

Allan Robertson, Glasgow, RSPB, allan.robertson@rspb.org.uk - Our organisation operates in rural areas with small/medium scale agricultural projects. It is increasingly difficult to find commercial contractors. Many local contractors are engaged with private residential work and often can't meet our basic procurement requirements

Andrew McLeman, Edinburgh, McLeman QS Network Ltd, andrew@mclemansnetwork.co.uk - Demand remains fairly static, work still coming in but not at a high volume.

Chris Grant, Edinburgh, Careys, chris.grant@careys.co - Lack of confidence in new government due to insufficient clarity on its intended investment focus and levels

David William Jack, Aberdeen, David Jack Associates Limited, david@davidjack-associates.com - As I have said in the last couple of surveys, planning is a nightmare. When is the government going to take responsibility for this and sort it out?

Eric Gordon, Glasgow, 3C Construction Cost Consultants Limited, eric@3cqs.co.uk - Ongoing significant price increases.

Ewen Balfour, Lerwick, h james nisbet, ewen.balfour@btconnect.com - Locally shortages in labour and materials magnified due to remote location. Reasonable oncosts may be over magnified for tendering purposes!

Gary R Wilson, Inverness and Aberdeen, WSD Scotland Ltd, gary@wsd-inverness.co.uk - Lack of skilled resources.

Jonathan Howarth, Portree, Jon Howarth Chartered Surveyor, skyesurveyors@gmail.com - Materials delivery issues from some suppliers to remote areas and limited availability of subcontractor accommodation in tourist locations.

Lesley Brown, Glasgow, Amentum, Lesley.brown@global.amentum.com - Government cuts.

Leslie Ross, Edinburgh, Morham & Brochie Ltd, leslie.ross@mb-qs.com - NI changes still to work through to tender pricing in SMEs.

medium term borrowing costs in flux. Planning and public funded agencies short staffed and facing funding pressures slowing grant and support approvals.

Shirley Thomson, Aberdeen, BDG Thomson Gray Ltd, sthompson@bdgthomsongray.co.uk - Skills shortages.

Stephen pollock, Glasgow, Nbm Ltd, Steve.pollock@nbm.bz - Government policy.

Steven Hyde, Edinburgh, D Blake & Co Ltd, steven.hyde@dblake.co.uk - Increases in the minimum wage have made construction work unattractive at current wage rates. This will inevitably push the wages of unskilled and skilled workers higher, but at the moment it is very hard to recruit new staff at any level.

### Northern Ireland

Andrew McKeown, Belfast, Turner & Townsend, andrew.mckeown@turntown.co.uk - Local government slow in approving major infrastructure projects & long term funding & planning.

Andrew Murray, Belfast, SKOPE PROJECTS, andrew.murray@skoypeprojects.co.uk - Increased competition.

Dominic Donnelly, Newry, Cunningham, dominic.donnelly@cunninghamcontracts.com - The skills gap is the biggest inhibitor to growth.

Fred Rea, Belfast, Project Quantity Surveyors, fred@projectqs.com - Planning disaster.

Gerard Lundy, Belfast, , gerard.lundy@graham.co.uk - A factor particularly present in the NI market is the public sectors inability to procure works and services. Numerous projects and frameworks have been subject to challenge and with the expected introduction of the untested Procurement Act regimes, this may increase market uncertainty.

Greg Power, Belfast, Building Consultancy Services for THap Construction Ltd, power.thp@googlemail.com - Lack of skilled labour... ageing workforce as apprenticeships down and lack of interest in younger people joining trades..

John Fitchie, Belfast, Red Row Associates Ltd, redrowassociates@gmail.com - Poor decision making by NI executive.

Norman Lambe, Banbridge, Gibson(Banbridge) Ltd, norman\_lambe@yahoo.com - Government bodies lack the staff numbers to push through the tender documents and manage workload in framework contracts.

Paul Jude Brogan, Lisburn, McQuillan Companies, paul.brogan@mcqcos.com - Public sector expenditure in Northern Ireland is stagnant currently an injection of funds from central government required given the dependancy of NI construction on the public sector policy and funding. Current budgetary constraints are holding industry back.

Roan Robinson, Belfast, esc, roan.robinson@esiconsult.co.uk - Lack of water infrastructure capacity.

Stephen John Weatherup, Belfast, SJ WEATHERUP, Sjweatherup@outlook.com - More control from a Government level to clear contracted works currently shelved due to financial restraints.

Thomas Smyth, Armagh, Smyth Surveying Ltd, info@smythsurveying.com - Government austerity has led to lack of investment in procurement.



## 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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