



ECONOMICS



UK Construction Monitor

Q2 2025

ECONOMICS

Construction workloads remain stable, with expectations signalling modest growth ahead

- Infrastructure continues to outpace other sectors
- Twelve-month expectations point to a modest pick-up in momentum
- Challenges around planning remain for now a key factor impeding activity
- Caution persists around the outlook for profitability

Output in the construction industry is still broadly flat according to feedback received for the latest UK Construction Monitor. More encouragingly however, the twelve-month expectations indicators remain relatively resilient, pointing to a modest expansion in activity across most sectors over the year ahead.

Workloads net balances remains in neutral territory

The headline net balance for total construction workloads edged down slightly to -3% in Q2 2025, from -1% in the previous quarter, as shown in Chart 1. Despite this marginal decline, the latest feedback reflects a broadly stable, though subdued, market. The long-standing divergence between new work and repair & maintenance persists. New workloads saw a further dip to -5% (down from -1% in Q1 2025), while repair and maintenance activity remained positive, albeit a little less so than before, at +5% (down from +11% in Q1 2025). A breakdown of the headline workloads net balance by sector (Chart 2) reveals slight deteriorations across all recorded sectors but these modest shifts have not altered the broader picture. As such, activity across public and private housing, private commercial and private industrial remains marginally negative, although all corresponding net balances fall within the realms of being stable rather than indicating an outright contraction.

Alongside this, infrastructure remains the strongest performing segment, with the net balance coming in at +11% (little changed from Q1). When looking at specific sectors within infrastructure, energy continues to display the most solid trend in activity with Q2's net balance reading of +34% largely consistent with the levels seen over previous quarters. Interestingly, activity within the water and sewage industry appears to have picked up somewhat, as evidenced by the net balance moving to +27% from +20% last quarter.

Planning and financial constraints still significant impediments

Looking at the current credit conditions metric contained within the construction questionnaire, the net balance tracking changes over the latest survey period was a little less negative than before (-15% compared with -21%). Similarly, regarding expectations for the credit environment over the next three and twelve months, the outlook has turned less negative.

Despite this, financial constraints continue to be cited as an important factor restricting business activity within the construction sector, as reported by 61% of respondents (broadly in-line with a share of 63% last quarter). Meanwhile, with the Planning and Infrastructure Bill still working its way through parliament, it is unsurprising that there has not been any change in high proportion of survey participants identifying planning as a challenge in trying to progress construction activity (61% v 60% in Q1).

Labour shortages persist, according to 39% of respondents. However, this concern has moderated considerably compared to levels seen throughout 2023, most likely as a result of the lacklustre momentum in industry workloads in recent quarters (the results suggest that it is more persistent amongst professional roles than the trades at the present time). Meanwhile, the proportion of contributors citing insufficient demand has gradually increased since autumn 2022, reaching 38% in the latest survey. The other issue that continues to come through strongly in the anecdotal remarks of respondents to the survey are the delays associated with the Building Safety Act.

Forward looking sentiment remains positive

Looking ahead over the next twelve months, headline workload expectations are unchanged from last quarter and remain in positive territory, with a net balance of +17% of respondents foreseeing an increase. A closer examination of the underlying components shows that infrastructure is expected to remain the strongest performing sub-sector, recording a net balance of +34%, a slight rise from +32% last quarter. Elsewhere, activity in both the private residential and private non-residential sectors is projected to rise. The anticipated increase is relatively modest for private non-residential work, with a net balance of +9%, while expectations for private residential activity are slightly more optimistic, registering a net balance of +15%.

Turning to profit margin expectations, the latest net balance reading of -11% is broadly in line with that returned in Q1. As such, this metric remains consistent with margins staying under some pressure over the year ahead. In contrast, employment expectations are modestly positive despite the minimum wage rise and the NI increase.

Key indicators

Chart 1

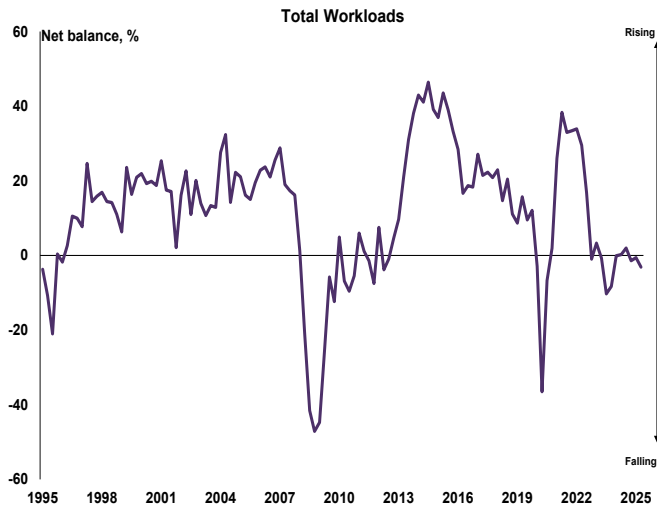


Chart 2

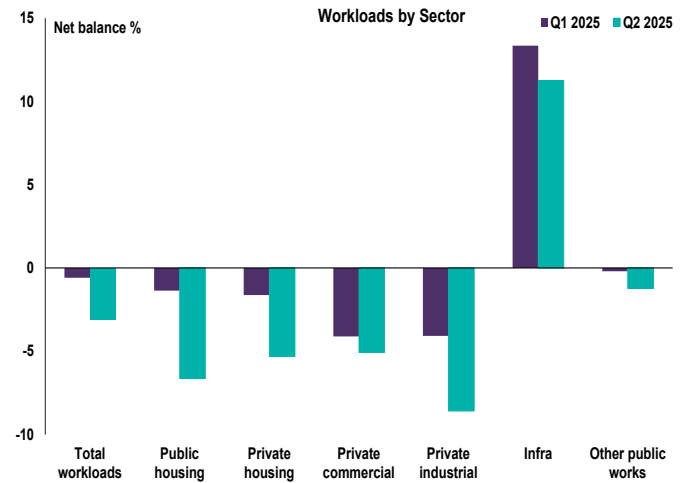


Chart 3



Chart 4

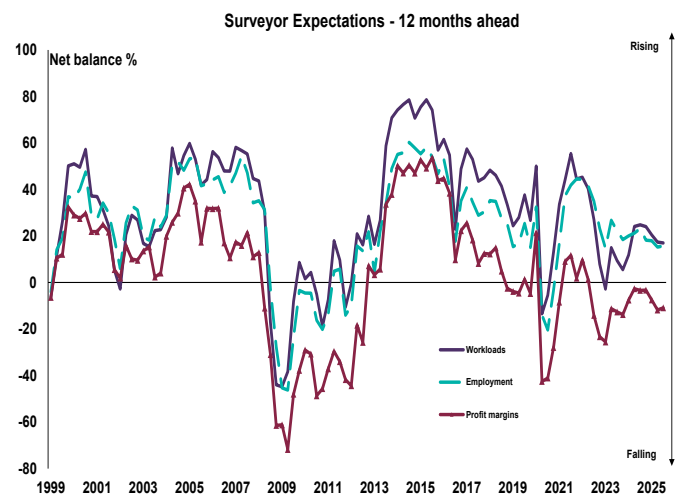


Chart 5

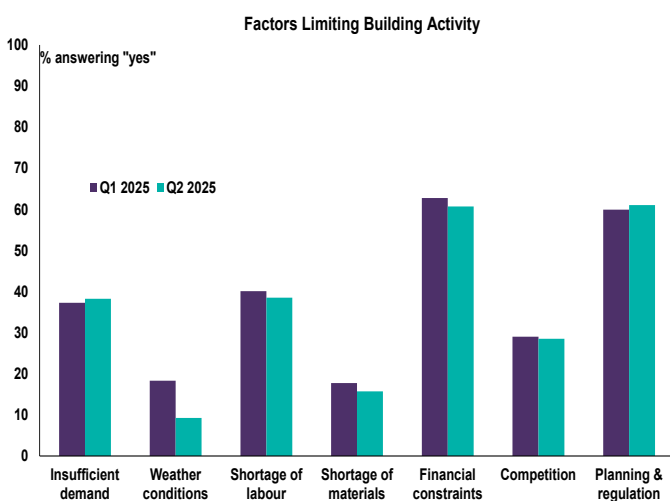
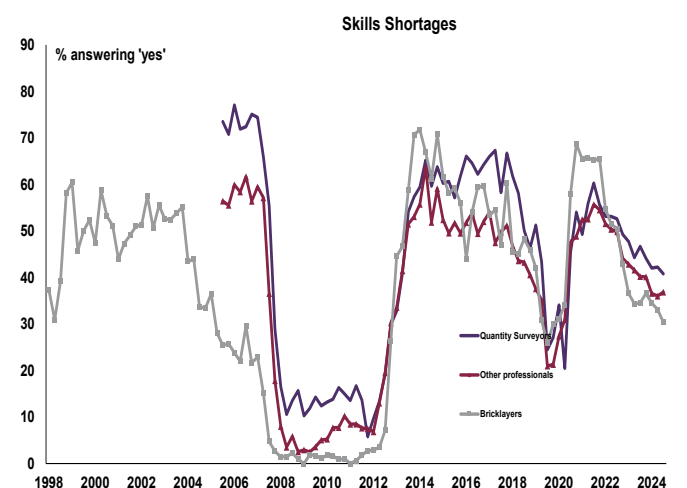


Chart 6



Key indicators

Chart 7

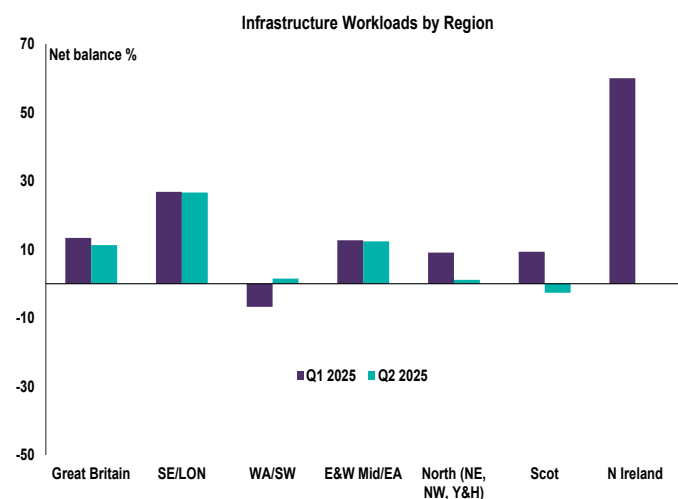


Chart 8

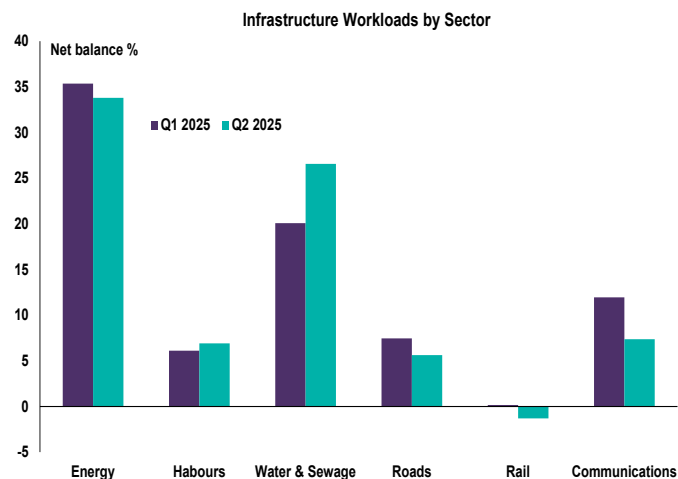


Chart 9

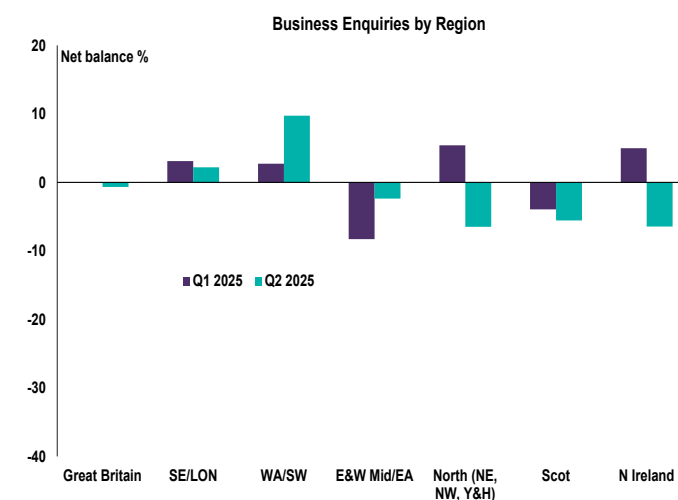


Chart 10

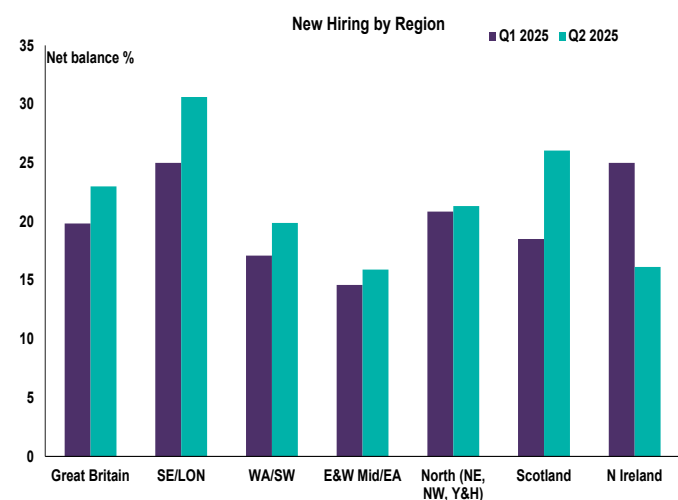


Chart 11

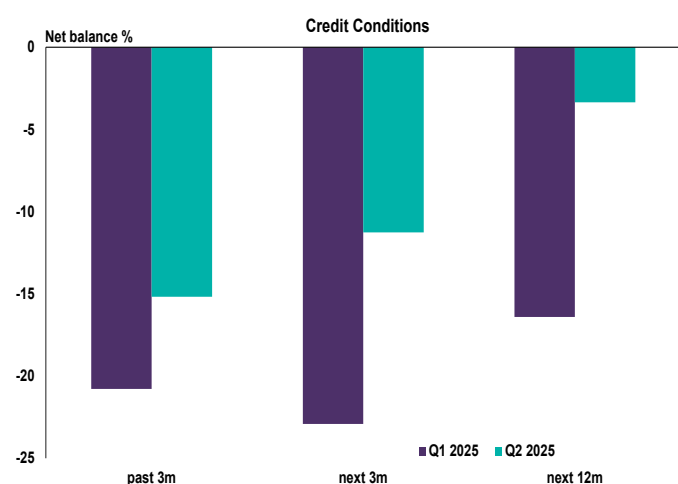
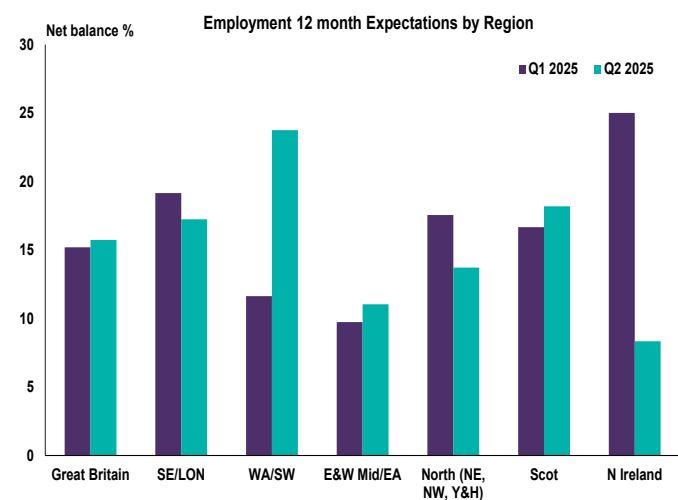


Chart 12



Key indicators

Chart 13

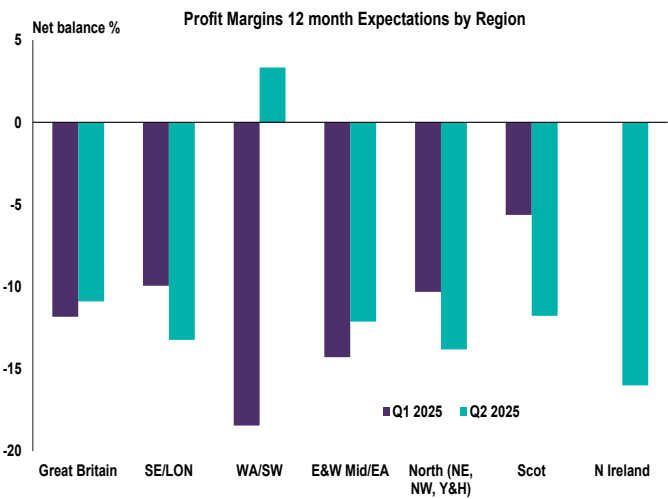
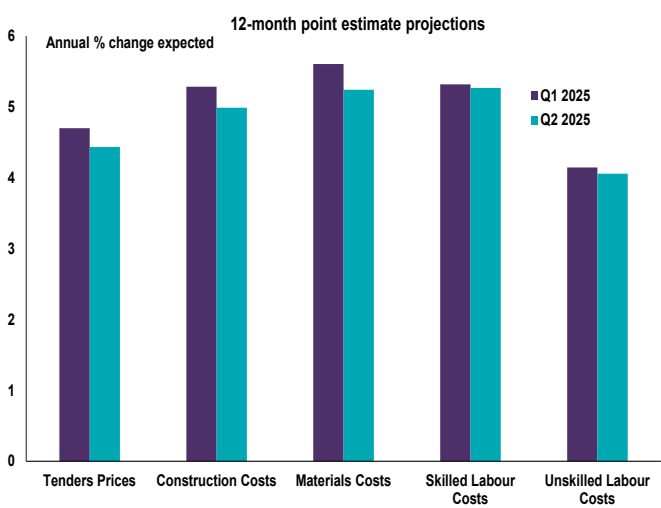


Chart 14



Chartered surveyor market comments

London

Alex Lepez, London, Strategy&Projects, alex.lepez@strategyandprojects.com - Continuous low level of investment in real estate for the last 3 years is problematic. This is unlikely to drastically change until interest rates go down.

Andrew Bidgood, Amersham, A.C. Building Consultancy Ltd, a.bidgood66@outlook.com - The cost of making planning applications and the need to provide and commission detailed supporting survey reports even if seeking only outline consent is suppressing small domestic development.

Andrew Christie, Welwyn Garden City, ACA Surveyors, andrew.christie@aca-surveyors.co.uk - Government policy of restricting immigration of key workers and interest rates.

Chris Ridley, Hertford, Shire Surveying, chrisridley@ntlworld.com - Lack of good maintained infrastructure; irrational policies adopted by local authorities.

Conor Coley, London, , conorcoley@btinternet.com - People want cheaper costs, carbon is a by product of that. Without cost savings, only vanity projects will focus on carbon.

David Gwyn Jones, London, Highgate School, gwyn.jones@highgateschool.org.uk - Planning delays in getting approval.

David Martin, Harrow, Cockrams surveyors, davidmartin0906@outlook.com - Increasing the u factor of new buildings is important.

Deborah Sinclair-Day, London, Barts Health NHS Trust, deborah.sinclair-day@nhs.net - Significant delays caused by the Building Safety Regulator and the subsequent unacceptable impact on project cost and programme. BSR does not appear to be accountable to anyone at project level.

Declan Norton, London, N/A, declan.norton@cast-consultancy.com - Building Safety Act and the duration required to achieve GW2 feedback / approval.

Delva Patman, London, Pennycrest Consultancy Ltd, delva@delvapatman.com - Government policy uncertainty and financial constraints.

Donal McGinty, London, Lorne Stewart Plc, donalmcginty@gmail.com - Planning restrictions and local government policy have not yet materialised into projects, it is hoped that over the coming months there will be a significant increase in home building.

Francis Langan, London, Francis Langan Chartered Building Surveyors, frank@francislangan.co.uk - Updating training of building team.

Fred Fuad George, London, Freelance, fuadgeorge@yahoo.com - Planning conditions.

Fuse Pc, London, , new.nest463@gmail.com - Absence of barriers to entry, low quality/poorly skilled resources.

Gregory Victor Hart, London, Greg Hart Chartered Quantity Surveyor, greghartcqs@btinternet.com - Skills shortages may be an issue going forward. Also total labour shortages resulting from immigration controls could have negative affect on capacity.

Hamish Finlayson, Cambridge, Hamry Construction Consultants Limited, hamish.finlayson@hamryconsultants.com - Lack of resources.

Ian Peart, London, Cushman & Wakefield, ian.peart@eur.cushwake.com - Sustainability in the build and onward use within projects is being driven by market forces. We are yet to receive a definitive governmental approach, with the MEES regulations for 2027/2030 still not adopted or revised timescales advised.

J R Davies Frics, London, J R Davies Associates Chartered Building surveyors, daviesjrda@aol.com - Educational expenditure is being double counted as new expenditure.

James Paynter, London, AECOM, james.paynter@gmail.com - Latest FCA regulations have most effect on my work.

Joe Skinner, London, Mesh Construction Consultants, joe-skinner@live.co.uk - Building Safety Act.

John Bottrill, London, City St George's University of London., johnbottrill@btinternet.com - Uncertainty over world economy.

John Gerard Paul O'Sullivan, London, Rosewood Ltd, jos@rosewoodrestoration.com - Lack of skilled labour and new legislation difficult to navigate.

Kenneth Graves, London, Ridge Interiors limited, k.graves@ridge-interiors.co.uk - Fiscal constraints emanating from Government Policies, in particular increases in Capital Gains Tax & Employers National Insurance.

Lee Driscoll, London, Rougemont Property Consultants Ltd, lee.driscoll@rouge-mont.com - The costs of ESG and sustainable practices makes many older buildings not viable and these are sold.

Maja Zeremski, London, Core Five, maja.zeremski@corefive.co.uk - The government should improve the environment for affordable housing development, which is currently hindered by delays in BSA Gateway 2 and 3 approvals. Additionally, sustainable designs remain financially unviable as their cost premiums aren't yet matched by value returns.

Martin Skiggs, London, Transport for London, martin.skiggs@tfl.gov.uk - Spending on railway has been prioritised for the North of the country. Most new projects in London have been put on the shelf.

Martyn Harmer, London And The South East, Building Logic (UK) Limited, martyn.harmer@buildinglogic.uk.com - Building Safety Regulator - Block on all works to HRB's which is having a significant effect on workload and in some cases will have a negative effect on Building Safety as works are being postponed due to delays and cost associated with the application process.

Maryam Abdussalam, London, , bkeffy2@gmail.com - Simplified training and orientation in measuring environmental impact of building materials on circular economy.

Michael Huw Nicholas Davies, London, Beadmans LLP, Huw.davies@beadmans.co.uk - Upgrading existing office stock to attain EPC B rating is being held up due to lack of approvers and Building Safety Act is still causing delays.

Nataliya Hula, London, , nhula@ardmoregroup.co.uk - Changes to the regulations during the construction.

Nathan Howse, London, Capital and Provincial (Bellrock Consulting), howse@candpltd.com - The new Building Safety Act is significant affecting many of our projects and causing significant delays.

Nick Eva, London, Evaluation Consultants Ltd, nick.eva@evaluation.co - Uncertainty in the economy negatively affecting the construction market.

Nigel J Bellamy, London, 8build limited, n.bellamy@8build.co.uk - Poor contract amendments which take time to agree and are unfair on the contractor.

Nigel Miles, London, INTO University Partnerships, nigel.miles@intoglobal.com - Govt immigration policy is significantly and detrimentally affecting large sectors of the economy, particularly education which is acting as a very significant drag on investment sentiment.

Peter Airey, London, Airey Miller, peter.airey@aireymiller.com - Regulation compliance.

Peter Bensted, London, Fenton Associates, peter@fentonassociates.co.uk - Planning and legislative obstacles.

Reiss Chambers, London, RDC Commercial Services, Reisschambers@gmail.com - Land prices pushing up build cost, which pushes up end user prices. To reduce this developers are trying to reduce build cost which is difficult to do when build cost is on the rise.

Richard Jenkinson, London And All Areas In The Uk And Internationally, KB Mayer Consulting Limited, richard.jenkinson@kbmayer.com - The ongoing rectification of fire safety defects pursuant of the Building Safety Act in the high-rise residential sector is impacting on existing cost inflationary pressures being felt in the Construction Industry.

Richard Petterson, London, MEA Hother Ltd, rpetterson@meahother.co.uk - Slow implementation due to Planning delays, fiscal caution and uncertainty.

Richard Wild, London, , richardwild66@hotmail.co.uk - National insurance increases.

Rishi Patel, London, Chinese Estates, rishi.patel@chineseestates.com - The Building Safety Act has contributed to a reduced construction output. The BSR clearly needs more resource and there needs to be more clarity as it currently requires a more traditional method of construction which lends itself to either a two stage PCSA approach or negotiated route.

Robert Corbyn Mrics, London, LCEA Limited, robert.corbyn@LCEA.co.uk - The demand for professionals who can conduct Whole Life Cycle Carbon Energy Assessments is growing as the UK pushes for greener infrastructure. However, the industry lacks sufficient trained personnel to meet these needs. This shortage affects project planning and execution, making it harder to meet.

Simon Rawlinson, London, Arcadis UK, simon.rawlinson@arcadis.com - The UK market is four speed. Commercial and high risk resi are delayed by process and viability. Many public sector projects have been delayed by funding and decisions. Mega projects like data centres face uncertainty. Water and Energy networks are accelerating and face competition for resource.

Stephen Brown, Purley, CDM Project Services, stevebrown@cdmprojectservices.com - Lack of confidence translating into lack of real demand, which then affects values. Labour costs increasing, putting pressure on contractors and sub-contractors. This is toxic and we only need further detrimental external influence and no amount of Government intervention will avert a recession.

Tim Cock, London, Pillar Development & Project Management Ltd, tim.c@pillarconsulting.com - Protracted and unclear BSR gateway process (and associated impact on funding and viability), protracted and unnecessarily political planning processes, high interest rates.

Tim Jackson, London, AECOM, timothy.jackson3@aecom.com - We are increasingly seeing the sustainability profile of projects being driven by demand from end users, rather than by government policy.

Tracy Aryee, London, Gardiner and Theobald, tecaryee@yahoo.com - Skilled labour shortage and lack of government funding.

South East

Aktan Moustafa, Greater London, Stevenage Borough Council - Capital Works - Delivery Team, johnmoustafa@yahoo.co.uk - Obtaining Statutory Approvals from Local Planning Authority and Utilities.

Andrew Raczynski, St.Albans, Stonebond Properties Ltd., araczynski@btinternet.com - Uncertainty over the implementation of Future Homes Standards.

Andy Cottrell, Oxford, Ridge & Partners LLP, andycottrell@ridge.co.uk - Global issues directly or indirectly affecting the UK construction market reinforce the importance of collaboration and early engagement across key client, consultant and supply chain stakeholders.

Barry Masters, London, Box Associates, barrymasters@boxassociates.co.uk - Uncertainty is an issue in allowing investors to make informed decisions.

Bruce Smith, London, Westminster Consultants, smith@oxford.bio - The government's fairy stories.

Carl Stratton, Watford, Langley Construction Consultants, ehcarlos@yahoo.co.uk - Lack of skilled people.

Chris Bula, Dorking, BPG Architects * Surveyors, chris.bula@bpg.co.uk - Time added to comply with all that is required to submit an HBR/BSR application and the time it takes to get a BSR application approved.

Chris Leroy, Reigate, Ridge Design, chrisleroy202@gmail.com - Unnecessary planning bureaucracy and delays.

Chris Read, London, Lloyds Banking Group, christopher.read@lloydsbanking.com - The ability to bring projects to market at pace.

Christopher Barber, Central London, Howard Barber Associates Limited, chris.hbaltd@gmail.com - To ensure that the standard of workmanship from main contractors is good.

David Malcolm Orbell, London, Orbell Associates Limited, david@orblassociates.co.uk - Best price prevails.

David Smith, London, Pellings, Davidrob555smith@gmail.com - Fire Engineering skills are in high demand but suitable resources are in limited supply.

Dennis Michael McNamara, Chelmsford Essex Cm1 7Bq, EQUANS SERVICES LIMITED, dennis.mcnamara@equans.com - Here at Queens Hospital in Romford, we concentrate on NetZero factors, carbon reduction, air quality and energy saving options whilst carrying out our Life Cycle projects. However, government contribution's beyond Life Cycle 'like for like' contractual obligations have dramatically reduced.

Emmanuel Ogedengbe, Tonbridge, RBWM Property Company Ltd, mannieoged@hotmail.co.uk - The Building Safety Act 2022 is having a tremendous impact on the construction market in my area, as it has caused the diversion of resources from a section of the new build development market, as affordable housing providers focus on their existing stock at the expense of s106 affordable housing.

Gary Williams, Heathfield, Wyth Limited, gary.williams@wyth.co.uk - Lack of contractors in the market.

Hywel Davis, Chichester, MH Architects Ltd, hd@mharchitects.co.uk - Overload of demand versus amount of professionals and contractors available.

Jeremy Pardoe, Reigate, Octavius Infrastructure Limited, jeremy.pardoe@octavius.co.uk - I think the next few years will be challenging in regards to price increases / controlling inflation due to recent changes in government and market conditions.

John Pike, Maidstone, King & Johnston Homes, john.pike@kingandjohnston.co.uk - Lack of help for FTB with no replacement for Help to Buy.

Julian Stokes, Reading, Julian Stokes Management, julian@jsmonline.co.uk - Slow planning approvals remain a drag on growth. Interest rate reductions are welcome but there will be uncertainty in the lead up to the Autumn Budget following the 2025 Spending Review.

Keiran Page, Ninfield, Page Property Consultants Limited, keiran@page-property.com - Reduced central and local government spend due to uncertainty with devolution.

Keith Robert Hammond., Ashford, Keith R Hammond Limited. Chartered Surveyors., krhammondLtd@btinternet.com - PEA and BNG requirements. Building Control legislation changes. Shortage of Building Inspectors.

Keith Sanger, Lymington, Keith Sanger Associates Ltd, keith@sanger.co.uk - Increasing costs of construction are a problem. New build houses difficult to sell compared with existing because of costs of new build.

Mark Lister, London And Llandysul, Listers, Listers@sg-practice.co.uk - Global pressure on markets and investments from wars etc. affecting high net worth individuals decisions to proceed with projects or not.

Martin Edward Lyon, Southampton, Oak Associates (UK) Limited, oakassociates@btinternet.com - A lack of skilled resources in the defense and nuclear sector.

Martin Spicer, Witney, martin spicer consultancy, martin Spicer consultancy@gmail.com - Many of my corporate customers would like to reduce carbon emissions on their portfolios but also many of them struggle to maintain what they have let alone invest in energy efficiency and low carbon projects. More

attractive grant funding for private and public sectors for both insulation and Solar.

Merrick Rimmer, Tonbridge, Independent Building Consultancy, merrick@independent-bc.com - Skills / labour shortages.

Michael Langmed, Faringdon, Langmead Associates Ltd, Langmead47@outlook.com - Shortage of labour.

Mr Stephen Holmes, Ashted, Stephen Holmes Ltd, steve@stephenholmes.net - The slow planning process and presumption against development causes a range of issues.

Neil Philips, Stevenage, Stevenage Borough Council, neil.phillips@stevenage.gov.uk - Waste disposal.

Nick Collyer, Petersfield, Independent 4 Life Limited, nick.collyer@independent4life.co.uk - Zero control or who to report changes to the Building Regulations, re-written to suit one company / product. Doc M, Worktop depth (See unofficial re-write for Symphony Kitchens. Published Habinteg & RIBA with Symphony Kitchens "The Inclusive Housing Design Guide" - Waterfall Worktop now 650mm deep.

Nigel French, Eastbourne, Lewes District and Eastbourne Borough Councils, nigel.french@lewes-eastbourne.gov.uk - General lack of expertise across the sector. Unnecessary Planning regulation delaying and adding cost to projects.

Nigel Patrick Moran, Croydon, SCPM Ltd, nmoran.qs@gmail.com - Business confidence seems very lacking, driven by uncertainty.

Paul Dean, Watford, Langley Construction Consultants Limited, paul@langleyconstructionconsultants.co.uk - Delays in the planning process means that projects are not starting. These delays are increasing costs and making projects less viable meaning clients are then re-thinking whether to proceed at all at this time.

Paul Dolm, Princes Risborough, Paul Dolman Services, paulhsdolman@gmail.com - We are a small company so the overall health of the market is not very significant to us. The news says the government will increase spending on housing. The big companies will get it all. To us, the skills shortage will simply get worse.

Paul Sullivan, Southington, Overton, Sullivan Commercial Construction, sully7714@outlook.com - The introduction of BSR.

Peter Giles, London, Faithorn Farrell Timms LLP, pgiles69@gmail.com - Carbon reduction funding for public sector is too complex and therefore slow.

Rahel Gelana, London, Enable Infrastructure Limited, Rahel.Gelana@enable-team.com - Shortage of skilled resources, Inflation, Materials costs etc.

Richard Herrington, Reading, MiCiM Limited, Richard.Herrington@MiCiM.co.uk - Lack of skilled personnel is the biggest single issue and we are trying hard to encourage more women and young people into our sector.

Robert Smyth, Maidstone, RSQS Limited, robert.smyth63@gmail.com - Utilities supply timescales and capacity are affecting projects. There appears to be too much bureaucracy and inefficiency that hampers productive dialogue.

Robin Goddard, Dorking, BPG Architects + Surveyors, robin.goddard@bpg.co.uk - Legislation such as the Building Safety Act and the role of the Building Safety Regulator is having a downward drag on many large projects because of the time taken to approve projects.

Sait Akgul, Brighton, Ecostructs Projects Ltd, sait@ecostructs.com - The cost of construction v sustainability.

Steve Baldock, London, WSB Consultancy Limited, steve.baldock@wsbconsult.com - Increased project finance cost, rising construction and consultant employee costs are affecting business profit margins - this is unsustainable.

Steve Ballard, Hounslow, Heathrow Airport limited, stephen.ballard@heathrow.com - Mainly shortage of labour.

Stuart Hill, Southampton, BCBC Black Cat Defence, stuart.hill@bcconsultancy.co.uk - Our focus is on defence projects - there is a significant DREAM sustainability driver which conflicts badly with realistic achievable or better options especially where programme acceleration under SDR is impacted. Models do not reflect efficient design choices but dictate designs at cost impacts.

Will Cross, Brighton, Cross Group, will@crossgroup.org.uk - Council delays, in both planning decisions and disposal of their own land.

North East

Peter Carruthers, Newcastle Upon Tyne, Paragon Constuction Consultants, paragon.consult@hotmail.com - Ongoing delays in obtaining planning consent are severely hindering development progress, causing costly setbacks and pushing back critical project milestones. These hold-ups, often due to poorly performing planning authorities, increase financial risks and create uncertainty for all new development.

Stephen Taylor, Newcastle, Driver Project Services, stephen.taylor@driverprojectservices.com - Financial uncertainty & instability due to the Trump factor.

North West

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

Barry Winterbottom, Manchester, Plans Drawn, Bawinterbottom@aol.com - Lack of enquiries.

Brian John Boys, Waterfoot Rossendale, B&E Boys Limited, john.boys@beboys.co.uk - There's a significant shift in activity. Six months ago, I was very optimistic but clients have noticeably, and understandably paused whilst the economic uncertainty settles down. This has impacted upon project starts although we are still very proactive.

Bruce Corden, Nelson, PENDLE BOROUGH COUNCIL, bruce.corden@pendle.gov.uk - Lack of qualified staff in market place - restrictions on salaries available for professional staff.

Chris Kehoe, Manchester, AECOM, chrisjamescj0@gmail.com - Lack of specific new budgets from the government. Announcing X amount to spend on rail without specifics does not help. Shelving projects etc also causes problems and results in capacity changes.

Christopher Bell, Preston, JYM Partnership, chris.bell@jympartnership.co.uk - Low business confidence.

Dave Burn, Warrington, Volkerstevin Infrastructure Limited, david.burn@volkerstevin.co.uk - Peaks and troughs in work allocation on Frameworks between Regulation Periods.

David Teaney, Seascale, Sir Robert McAlpine, david.teaney@srm.com - Location factor and attracting resources to Sellafield.

Fyp, Manchester, RLB, farouk.yusuf@sa.rlb.com - Availability of finance.

Gary Collins, Liverpool, Skeer cbc, gary.collins@skeercbc.com - To cut corners in planning, regulations and safety guidance due to costs.

Gerry Leahy, Manchester, Arcadis, Gerry.Leahy@arcadis.com - Building Safety Act.

Grant Dinsdale, Chester/Nantwich - Regional Bases, Dolphin Land and Development Consultancy Ltd / DLDC LTD, grantdinsdale@gmail.com - Our over-riding concern continues to be with the failures of an over-regulated, severely under-resourced, inefficient and too costly planning system.

Jonathan O'Neill, Liverpool, Peacock Stevens & Co Ltd, jon_oneill@peacockstevens.co.uk - Project programming uncertainty due to inadequate resources at the Building Safety Regulator, and subsequent increases in costs.

Jonathan Smith, Sellafield, , jonathan7264@gmail.com - Government finances are limiting the number of new projects commencing.

Katie Green, Manchester, Quantum GN Ltd, katie@quantumgn.co.uk - Increased Employers NI costs.

Laura Eimear Conway, Manchester, J Murphy & Sons LTD, lauraconway@murphygroup.co.uk - It is dependant on the project as due to design life requirements and client specifications it can be hard to introduce carbon alternatives.

Leslie Rankin Millar, Isle Of Man, Leslie Millar MRICS FCIOB,FASI, les.millar@hotmail.co.uk - Unstable UK government.

Mark Murphy, Manchester, Town and Country Development Partnerships, mark@egertonhomes.co.uk - Planning red tape, non aligned politicians.

Michael Russell, Liverpool, Winvic Construction Limited, mrussell11@blueyonder.co.uk - Really tight construction programmes that are totally unrealistic.

Nick Wdowczyk, Greater Manchester, GWB Consultants, nwdowczyk@gwbconsultants.co.uk - Recent legislation changes and BSR inclusions is making a number of schemes unviable.

Robert Keith Dalrymple, Isle Of Man, Keith Dalrymple Chartered Surveyor., keith.dalrymple@outlook.com - Political / Economic uncertainty and the absence of coherent, cohesive policies militate against efficacious adoption of necessary, desirable measures. This is exacerbated by decision-makers being constrained by political ideologies and self-interest.

Simon Brereton, Manchester, Quartz Project Services, sbrereton@quartzprojectservices.com - Uncertainty as to how global tariff inflation will affect material prices.

Siu Cheong Chan, Manchester, Yokogawa UK, david.chan@yokogawa.com - Restraint on budget by Government has a significant affect to the construction industry as a whole.

Stephen Burke, Manchester, SJB Consult Ltd, Steve.jburke@outlook.com - Delays in the planning process remain a problem.

Stephen Leonard Moule, Wigan, Lancashire, , stevemoule@yahoo.co.uk - Grant Aid and funding for residential projects.

Timothy, Manchester, TLH Surveying Services LTD., tim.hewitt@tlhsurveyservices.com - Traffic and roadworks.

William Askew, Liverpool, Baqus, bill.askew@baqus.co.uk - Insufficient numbers of participants all professions and trades.

Yorkshire & the Humber

Andrew Gaunt, Leeds, BWA, andrew.gaunt@bwa.uk.net - Delays in the planning process.

David Titterton, Sheffield, Mascot Management limited, david@mascotmanagement.co.uk - Government policy and confidence in overall economic position.

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

Jason Praill, Leeds, Unify Projects Ltd, jason.praill@unifyprojects.com - Employment taxation and forthcoming regulations dissuade taking on staff at entry level or offering paid experience to students.

John Head, York, NYBCP, jahead@zoho.com - General uncertainty over the economy, hard to anticipate secondary impacts of trade restrictions (eg. materials and energy costs). Unreliable Government spending commitments and slow progress once initiatives are announced.

Kevin Marling, Kingston Upon Hull, Delaney Marling Partnership Ltd, kevin@delaneymarlingpartnership.co.uk - The availability and suitability of experienced construction companies are delaying a number of projects to the area.

Matthew Parry, Bradford, Michael Eyres Partnership, matthew.parry@eyres.co.uk - City of culture status may increase workloads.

Matthew Stewart, Rotherham, Rotherham MBC, matthew.stewart@rotherham.gov.uk - Inflation and procurement routes/options.

Paul Kilvington, Kingston Upon Hull, East riding of Yorkshire Council, paulkilvo@hotmail.co.uk - The Government are slowly bringing the economy to a standstill.

Paul Smith, Leeds, PSC Surveying Ltd, pauls@psc-surveying-ltd.com - There is a distinct shortage of BNG consultants, resulting in continued delays with the failed Planning system.

Paul Walker, Leeds, TWO PLUS TWO COMMERCIAL SERVICES Ltd, paul@two-plus-two.com - Framework engagements being slower than planned are causing some companies to rethink their business plans and structures.

Richard Whitehead, Leeds, Turner & Townsend, richard.whitehead@turntown.co.uk - Building Safety Act causing delays, Power Capacity.

Ricky Ho Chan, Goole, RHC Property Investments Limited, ricky@rhcpproperty.com - Lack of understanding surrounding building regulations for solar installation to commercial properties.

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

Stephen David Bottom, Huddersfield, AHR Building Consultancy Ltd, stephen.bottom@ahr.co.uk - Generally a shortage of small to medium sized Building Contractor firms and scarcity of key trades through more exiting the industry than coming in.

South West

Andrew Doggrell, Poole, Blake - Chartered Surveyors, andrew@blakesurveyors.co.uk - It seems utter stupidity especially in the South West not to set building regulations to have predominantly south facing elevations and for solar panels with batteries to be standard for new homes given the issue of capacity on the national grid. One can assume the Energy Companies don't want it.

Andrew Kime, Worthing, AK Surveying Services, awkime@outlook.com - In Worthing, land scarcity restricts development, impacting housing and employment. Rising costs burden developers, landowners, and councils. Building on green belt land is concerning; vertical construction offers a more practical, energy-efficient solution to increase housing with less footprint.

Andy John Hore, Exeter, Norman Rourke Pryme Limited, andrew.hore@nrpltd.com - The climate emergency declared by Cornwall County council has put requirements for the energy efficient envelope significantly higher than Building regulations requires. Also the requirement for Renewables and stopping the use of gas has had an impact in the power infrastructure as a whole and the cost.

Barnaby Dodwell, Bristol, JLL, barnaby.dodwell@jll.com - Poor investment yields are negatively affecting clients' decisions to actually build. Planning and BSA regulations are seriously negatively affecting the industry's ability to build.

Chris Baker, Exeter, ClystCore, Info@ClystCore.com - Access to viable land and funding continues to be an issue for developers, particularly the SME's.

Christian Cartlidge, Bristol, Osmond Tricks, christiancartlidge@hotmail.com - Delays due to planning.

Eric Taylor, Crediton, ejt architectural surveyors, ejt@erictaylor.co.uk - Costs for BNG requirements, survey and reporting and monitoring affecting decisions on new build and refurbishment.

Greg Smith, Bristol, Hookway, gregsmith@hookway.org.uk - Aging workforce. Outdated planners.

Ian Walker, Trowbridge (Not A City), Walker Associates, ian.walker@walkerassociatesqs.co.uk - Inadequate training on the installation of insulation in retrofit projects. I could go on but far more characters required!

James Evans, Swindon, Network Rail, James.Evans@networkrail.co.uk - The impact of tariffs and industry unease is being exacerbated by less than planned budget to deliver the same or more volume of important works - this pressure, whilst driving instances of minor efficiencies, largely is resulting in deferment, cancellation and descope to meet unrealistic budgets.

James Vowles, Bristol, Vickery Holman Ltd, jvowles@vickeryholman.com - The weather has had a significant impact, along with issues with obtaining statutory consents particularly planning.

James Walker, Plymouth, Macegreen Consulting Ltd, jameswalker@macegreen.co.uk - Lack of central government incentivisation to private developers.

Jeremy Aston, Gloucester, Aston & Co UK Ltd, jeremy@astonand.co.uk - Ukraine war, unstable international politics, excessive endless regulation change alongside devolution. No stability for planning.

Keith Parry, Bristol, Elm Associates Ltd, keith@elmsurveyors.com - Planning and infrastructure.

Myles Joseph Kenneth Clough, Exeter, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - The implementation of tax increases from April 2025, following the government's October 2024 budget, has already begun to have a negative effect on businesses that were due to undertake construction works. They have decided that there is too much uncertainty and are not investing.

Nick Matthews, Bath, Nick Matthews Surveying Ltd, nick@nickmatthewssurveying.co.uk - BREEAM is too complicated and needs to have different 'levels' to suit scale of projects. I am personally finding all of the new legislation difficult to keep up with.

Oliver Murray, Cirencester, Bedrock Property Development Ltd, olimurray96@gmail.com - The challenge of existing and traditional housing stock and listed buildings.

Paul Richards, Barnstaple, Gates Construction Consultants Ltd, paul@gatesconsultants.co.uk - Significant additional work and training is required to assist the construction industry in reducing embodied carbon in construction projects.

Paul Swindlehurst, Bristol And London, Paul Swindlehurst Surveying, paulswindlehurst.qs@gmail.com - New housing sites are not generally adopting energy efficient systems.

Phil Lewis, Exeter, Randall Simmonds LLP, phil.lewis@randallsimmonds.co.uk - Pipelines weakened for a spell after the general election but seem to be picking up as large national projects in the SW develop. There is a small sub-contractor base in the SW so there will be a resourcing impact, particularly as the average age of trades is increasing with large numbers retiring.

R Hill, Salisbury, Historic Building Advisory Service, r.hill@historicbuilding.co.uk - Slow planning process.

Robert Ian Neal, Bristol, National Grid Electricity Transmission, rob.neal@nationalgrid.com - High demand worldwide for HV electrical plant means longer lead times and changing delivery dates that cause delay.

Russell Poynter-Brown, Bath And London, On-Pole Limited, Russell@on-pole.com - Regional disparities in the availability of skilled labour resources, together with

a willingness to bid for work, or not (in particular in the South West).

Ryan Hobbs, Bristol, Department of Education, ryan.hobbs@education.gov.uk - Availability of contractors.

Stephen Butcher, Chippenham, Wyvern Surveyors, steve@wyvernsurveyors.co.uk - Continued lack of skilled labour.

Trevor Humphreys, Bristol, Trevor Humphreys Associates, thassociates@sky.com - Shortage of traditional heritage trades.

William Howard, Bristol, W P Howard FRICS, williamphoward@btinternet.com - Total failure of local government in all matters relating to construction.

Wales

Glen Grafton Maggs, Swansea, SCP CONSTRUCTION COST CONSULTANTS LTD, glen@scpq.co.uk - Planning and SAB Approval delays.

Graham Bond, Cardiff, Cardiff Council, g.bond@cardiff.gov.uk - Lack of skilled resources.

Jamie Edwards, Haverfordwest, Uzmaston Projects Limited, cadnor@btinternet.com - Increasing regulation and legal requirements have a significant affect to the whole development and construction process including I believe retention of labour who have entered the sector.

Kenneth Granr, Cardiff, mep surveying limited, mepsurveying@gmail.com - It all comes down to costing budgets.

Mr Robert Davies, Penfro Consultancy Limited, robert.davies@penfroconsultancy.co.uk - A lack of clear visibility of local government expenditure and the protracted planning process are impacting release of projects to the construction delivery phase.

Richard Blakemore, Barmouth, FR Consultants Ltd, richard@frconsultants.co.uk - Building Safety Regulator decision delays.

West Midlands

Adrian Aston, Birmingham, Aston Vasey LLP, adrian@avprojects.co.uk - Stage 2 Gateway creating a block to development

Alan Darby, Birmingham, Alan Darby Project Services Ltd, a.darby.darby@btinternet.com - Congestion

Amanda Attéfah, Birmingham, Mott Macdonald, shazadchoudhary@outlook.com - Public funded projects in infrastructure facing large declines to win contracts

Andrea Perks, Worcester, Coria Ltd, martin.perks@coria.ai - long term fiscal stability / instability. Confidence in the National Infrastructure Plan

Brandon Charles Booth, Birmingham, B Booth Consulting Ltd, brandon@bboothconsulting.co.uk - Lack of client demand and with BSR delays clients deferring work on tower block cladding in favour of internal planned works/decent homes on low rise as blocks have sprinklers retrofitted already.

Charles Edward Gill, Bridgnorth, GILL PENSION TRUST, charles@churchhousechetton.co.uk - Recent taxation increases like NIC's have dented confidence and growth potential

David Alistair Cripps, Birmingham, PM Group, david.cripps@pmgroup-global.com - A large proportion of our work from the Birmingham office is in Belgium suppliers and contractors appear to have high work turnovers

David Crump, Lichfield, Greenwood Projects Ltd, dbc@greenwoodprojects.com - Flat economy, Brexit continues to destroy UK growth, international tariffs will increase costs, AI will be the red herring on which we all fail

David Edward Borasinski, Stoke-On-Trent, David.B Limited, david.borasinski@outlook.com - Training and apprenticeship

Graham Wright, Birmingham, Waldeck, Wrightgraham@hotmail.com - Lack of funding and long planning delays

Ian Davis, Birmingham, Saxon Holmes Surveyors, Ian@saxonholmes.co.uk - Interest rates/ mortgages

Matthew Underwood, Worcester, Lioncourt Homes Limited, mattunderwood@lioncourthomes.com - Site commencement is facing significant delays due to prolonged Local Authority processes. Finalising S184 and S278 agreements often takes several months, while S38 negotiations are equally protracted. As a result, many developers are opting to keep roads private to mitigate delays and reduce cost.

Michael Roach, Tamworth, Roach Hunt Partnership, michaelroach@roachhunt.co.uk - Delays in Planning largest single issue for projects proceeding. It is harming investment in construction and growth in the wider economy.

Mike Idowu, Birmingham, MIA Property Consultants, michael@michaelidowu.co.uk - Project Management Challenges: Managing complex projects, dealing with potential cost overruns, and ensuring timely delivery can be difficult.

Neil Robert Millward, Craven Arms, Shropshire., Neil Millward Associates Ltd Surveying and Architectural Practice, neil@neilmillward.co.uk - There is a lack of trained site personnel, that is due to the amount of houses being built.

Paul Chadwick, Oswestry, Foundation Piling Ltd, paul.chadwick@foundation-piling.co.uk - These are all very global aspirations, we are a piling contractor and our 2 primary materials are steel and concrete, there is very little change to this or call to change to something else

Philip Hodges, Birmingham, Ridgeways Surveyors Limited, phil@ridgewaysqs.co.uk - Rates of interest and funders fees, mixed with lower sale values, having a restrictive impact on residential developments. Sales on sites alongside green belt land being affected by planning changes encouraging developers to make applications on such green belt.

Polyvios Meliniotis, Birmingham, Tetra Tech, pol-mel@hotmail.com - Competition and private capital funding

Ryszard Jan Kawak, Stoke On Trent, Townsend and Renaudon LLP, ryszard.kawak@t-and-r.co.uk - Severe environmental restrictions and lack of government expenditure

Sarah Elizabeth Anne Hart, Birmingham, Harmony Project Management, sarah.harmonypm@gmail.com - Effect of NI contributions

Sigma Surveying Services Limited, Wolverhampton, Sigma Surveying Services Limited, info@sigma-surveying.co.uk - Public sector funding budget

reductions, Introduction of new Procurement Act 2023 and its implications.

Stephen Wilkinson, Wolverhampton, Boningale Homes Ltd, stephen.wilkinson@boningale-homes.co.uk - Delays with planning approvals

Tony Milner, Droitwich, Weatheroak Projects Limited, tony.milner34@gmail.com - Planning process remains the largest barrier to development.

Trevor Cartwright, Birmingham, HCT Construction Consultants Limited, trevor.cartwright@hctcc.co.uk - Borrowing costs

East Midlands

Andrew Wilcox, Leicester, Wates, andrewwilcox.2@gmail.com - Political delays in contracting with projects, time period from initial precontract engagement to actual work commencing is extending and costing all parties.

Dave Singleton, Hitchin, Ashe Construction Ltd, david.singleton@ashegroup.co.uk - Uncertainty over government funding.

David John Morris, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Lack of local authority resources in planning, building control, highways, etc remains the single biggest barrier to delivering projects. Speed of funding from local authorities delaying commencement

Gerard Tvedt, Nottingham, Tvedt Group Ltd, gerard.tvedt@tvedt.co.uk - The sustainability policies have to be affordable. Driving construction costs ever higher with impractical policies will reduce workloads and lead to economics failure. We need to pursue policies that protect the environment through practical means that keep the industry busy and doing well.

Shaun Lunn, Derby, AtkinsRéalis PPS (formerly Faithful+Gould), shaun.lunn@atkinsrealis.com - More could be made of Social Value, beyond CSR and tendering

Stephen Hodgson, Matlock, Lumsdale surveyors, stephen@lumsdalesurveyors.co.uk - Retrospective sustainability of old buildings not to be enacted

Tim Roberts, Market Rasen, Lincoln, John Peberdy Partnership, jpp1971@yahoo.co.uk - The requirement for biodiversity net gain across the board at a standard level often unachievable.

East Anglia

Alex Spencer, Lowestoft, CityFibre, alex.spencer@cityfibre.com - Financing constraints and commercial profitability.

Christopher Barker, Saffron Walden, Chris Barker Surveyor Ltd, christopherjbarker1951@gmail.com - Difficult planning applications and conservation officers

Clive Richard Tanner, Woodbridge, Hollins architects and surveyors, clive@hollins.co.uk - Planning fees slow planning response and BNG

Gerald Bird, Colchester Area, Gerry Bird Consultants Limited, gabird@btinternet.com - Planning departments confused policies in Local Authorities. More and more detail and data requested then they cannot deal with it!

Graham Matthews, Cambridge, University of

Cambridge, grahamvmatthews@gmail.com - Strong demand against a weakening supply side is pushing constructions costs

John Allison, Norwich, Allison Surveying Limited, john@allisonsurveying.co.uk - Nutrient neutrality issues still have not been resolved despite several years having elapsed

Lee Morrissey, Peterborough, Surveyors, Advocates, and Experts, leemorrissey171@gmail.com - Large residential developments anticipated as part of .gov building new homes.

Mohamed Eid, Cambridge, Ground Utilities Limited, meedo.ibrahim@gmail.com - the cost of regulations and licensing is currently affecting heavily the cost of construction.

Owen Hemmings, Hitchin, RLP Surveyors, owen@rlpsurveyors.co.uk - Inconsistent tender prices. additional legislation including Building Safety Act.

Paul Drayton, , , pdrayton@paceassociatesltd.co.uk - biodiversity net gain assessments and the lack of ecologists to carry out these assessments

Robert Latter, Saffron Walden, Enerveo Ltd, latterrobert@yahoo.co.uk - The economic conditions continue to adversely affect the construction market. Although demand for work is consistent, profitability is an issue.

Saul Humphrey, Norwich, Saul D Humphrey LLP, saul@saulhumphrey.com - Commercial viability is limiting progression

Simon Britton, Colchester, SBConsultancy, simonbritton777@gmail.com - Geopolitical issues, US tariffs, wars etc. Sluggish growth in the UK economy

Stephen Hammond, Great Dunmow, Wickford Development Company Ltd, steve@wickforddevelopment.co.uk - Oversupply to the market and insufficient demand for open market speculative housing is harming output. Build costs driven by changes to a low carbon built environment also is proving detrimental to scheme viability. The same can be said of planning legislation promoting Biodiversity

Barry Farrell, Glasgow, Ewing Somerville Partnership, bfarrell@ewing-somerville.com - severe lack of staff with appropriate skills

Scotland

Brian Minnis, Motherwell, North Lanarkshire Council, minnisb@northlan.gov.uk - concerns over US/global tariffs and subsequent impact on material prices as a result

Chris Watt, Edinburgh, CSQ, chris.watt@csqconsult.com - Local authorities are holding up construction projects with slow processing of statutory consents and an inability to contact them. This is getting worse. Government bird protection policies are massively over the top.

Colin Brodie, Falkirk, The Rennie Partnership, colin.brodie@therenniepартnership.co.uk - Lack of Scottish Government and Local Authority investment

Courtney Brown, Edinburgh, Zenith SAS Ltd., courtney.brown@zenithstructural.com - We predominantly work on repair and maintenance projects on tall structures and sustainability is a rarely a focus at client or our end on projects.

Craig Macdougall, Edinburgh, AECOM, craig.macdougall@aecom.com - Stability and the forthcoming Scottish Elections in May 2026

David Macdonald, Glasgow, JC+P, david.macdonald@jcandp.co.uk - Lack of Contractors willing to tender for work

David Shaw, Edinburgh, Torridon Cost Consultancy, david@torridon.co.uk - Costs have steadied, but cashflow remains a pressure point. Some optimism returning, yet late payments still affect smaller firms. Unlike previous downturns, contractors are pickier and more risk-focused, so procurement and tender strategy is still key, especially for complex retrofit work

Eric Gordon, Glasgow, 3C Construction Cost Consultants Limited, eric@3cqs.co.uk - Particular lack of competition in the M&E sector pushing tender prices up higher than expected.

Gary R Wilson, Inverness And Aberdeen, W S D Scotland Ltd, gary@wsd-inverness.co.uk - The Planning Process, and indeed many other Approvals, needs to be totally revised and simplified.

Iain Sneddon, Stirling, Central demolition Ltd, iain.sneddon@centraldemolition.co.uk - Lack of youngsters coming into the industry.

Ian Anderson, Stirling, Stirling Council, andersoni@stirling.gov.uk - I would expect to lose staff and it will be nigh on impossible to replace them with similarly experienced

James Brownlie, Glasgow, Boswell surveying solutions ltd, contact@boswellsurveying.co.uk - Weather conditions

Janice Steel, Kilmarnock, Quantum Solutions Ltd, janice@quantumsol.co.uk - Cost implications of carbon reduction and efficiencies

John Ewen, Perth, Liquid ventures Ltd, john.ewen@liquidventures.co.uk - Mobile operators have advised they are awaiting formal DMSL instruction on the TNS (Total Not-spot Project) following the change in Government and outcome of spending review. Until that time, the project appears very much in a state of flux.

Kevan Mason, Dunfermline, Mason Surveys Ltd, kevan@masons-surveys.co.uk - Lack of Consistent work

Rupert Seager, Aberdeen, Space Solutions, seager.rupert@gmail.com - In the North-East of Scotland, government energy policies have created severe uncertainty in the oil & gas sector, whilst at the same time failing to sufficiently support and encourage the renewable energy sector. This has led to a critical downturn in investment and subsequently in construction.

Steven Hyde, Edinburgh, D Blake & Co Ltd, stevenhyde66@gmail.com - Shortage of skilled labour remains the main issue in the business.

Andrew Mckeown, Belfast, Turner and Townsend, andrewmckeown58@hotmail.com - Planning; local government

Northern Ireland

Francis B Kennedy, Downpatrick, Kennedy Design, kennedy.design@btinternet.com - Conflict with Planning Policies

Gerard Lundy, Belfast, GRAHAM, gerard.lundy@graham.co.uk - There are continued challenges in the Northern Ireland market in relation to litigation in relation to public sector projects. There are also numerous instances of inaccurate reconstruction estimates resulting in project delays or collapse of the procurement.

John Fitchie, Belfast, Red Row Associates LTD, redrowassociates@gmail.com - Severe lack of investment

Joseph Green, Belfast, J Green Chartered Quantity Surveyors, info@jgreenqs.com - Shortage of skilled labour.

Kevin Dougall, Belfast, esc construction consultants, kevin.dougall@escconsult.co.uk - A significant proportion of construction work in Northern Ireland is public sector e.g. health, schools, transport and so the current lack of government funding is adversely impacting workload.

Paul Brogan, Lisburn, McQuillan Companies Limited, paul.brogan@mcqcos.com - Lack of investment by Government is significantly reducing the workload in our highway maintenance sector in Northern Ireland. This coupled with legal challenges on major infrastructure projects is severely impacting the sector. Impact of the Climate Change Act (2022) NI is affecting projects.

Philip John Roy., Belfast., N/A, philipjohnroy8491@gmail.com - Poor Government Management.

Richard Collins, Omagh, Collins Design, info@collinsdesignni.co.uk - Unfortunately new legislation regarding biodiversity is forcing landowners to clear their sites of vegetation prior to making Planning submissions, the balance and approach is not yet right!

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?

Economics Team

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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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