



ECONOMICS



UK Construction and Infrastructure Survey

Q3 2022

Workload expectations for the next twelve months point towards a further slowdown in growth

- Growth in workloads eases with expectations trimmed for the next twelve months.
- Material and labour costs remain a problem cited by respondents, while financial constraints are becoming more prominent.
- Macro factors leading to further pressure on profit margins.

The Q3 2022 UK Construction and Infrastructure Monitor suggests that workloads across the industry are still growing, albeit momentum is slowing. Moreover, with new business enquiries also rising more modestly in comparison to what was noted in the previous quarter, workload expectations for the next twelve months point to a further softening in the growth trend. Significantly, there is now greater concern regarding how macro factors may impact the industry, specifically with respect to credit constraints.

Workloads still positive but losing momentum

The headline reading designed to capture workload activity for the whole of the industry has lost momentum over the past quarter, with a net balance of +17% of respondents reporting an increase, compared to +30% in the previous three month period. Chart 1 shows that this measure had been largely stable between Q2 of last year and the same period of this year but it is now signalling a more noticeable slowing in growth. Chart 2 shows that the infrastructure sector is continuing to hold up better than the other sub-categories; this area recorded a net balance of +32% this quarter, albeit this is down from +43% in Q2. Although growth is still being cited across all other sub-categories, a widespread slowing in momentum is clearly visible. Some sub-categories have seen a bigger easing in the reported workload trend than others. Private industrial, for example, dropped from a net balance of +28% in the previous quarter to +12% in this quarter and private commercial dropped from +25% to +10%. For private residential, the latest workloads net balance slipped to +17%, compared to a reading of +29% beforehand.

Continued struggles with shortages

The industry is understandably still reporting difficulties regarding shortages in materials and labour, alongside increasing financial constraints. This is demonstrated in chart 5 with the former being highlighted by 77% of contributors to be a factor hindering activity, while 74% drew attention to a scarcity of labour (also highlighted by numerous respondents in their comments). Key areas of labour shortages include bricklayers and carpenters amongst the trades, while 56% of respondents cited a lack of quantity surveyors in the Q3 survey.

At the same time, financial constraints are becoming more

prominent across the industry, with this issue identified by 57% of contributors against 54% the previous quarter, and 43% in the same quarter of last year. As economic uncertainty worsens and interest rates continue to rise, expectations for credit conditions point to a further deterioration. This is demonstrated in chart 11 which shows a net balance of -59% of respondents foreseeing a worsening in credit condition over the next 3 months and -60% over the next year.

Expectations not as optimistic as in the previous quarter

Business enquiries shown in chart 9 remain mostly positive across the UK (apart from in Northern Ireland). Nevertheless, the latest results are indicative of a slowdown in growth, with some readings now almost flat. At the headline level, compared to Q2, when the aggregate net balance stood at +36%, the business enquiries measure has now eased to +15%. Although this is suggestive for the most part that growth will continue, it adds further weight to the broader message that the market is losing some steam. Overall, expectations are much less upbeat than what they were earlier in the year. This tone is also captured in other forward-looking indicators. The headline workload net balance for the next twelve months is now +8%, which is down from +27% in Q2 and this positive reading is wholly down to infrastructure with no growth anticipated in the residential and non-residential sectors. Employment expectations are beginning to moderate as well, having softened to +23% this quarter from a stronger reading of +35% in Q2.

Profit margins under increasing pressure

Profit margins appear to be coming under increasing pressure. This is evidenced chart 13, which shows expectations from contributors fell to a net balance of -23% this quarter from -14% in the previous quarter; this is the worst reading in two years. Economic conditions, including the rise in interest rates and the inflationary dynamics have a significant role to play in this outlook. Projected growth in material and labour costs remains elevated, with little signs of any significant easing. Chart 14 displays the point estimates forecast for these variables provided by respondents to the survey. Labour costs are expected to rise by around 8% over the next twelve months while material costs are anticipated to pick-up between 9 and 10% (both only marginally reduced from last quarter).

Key indicators

Chart 1

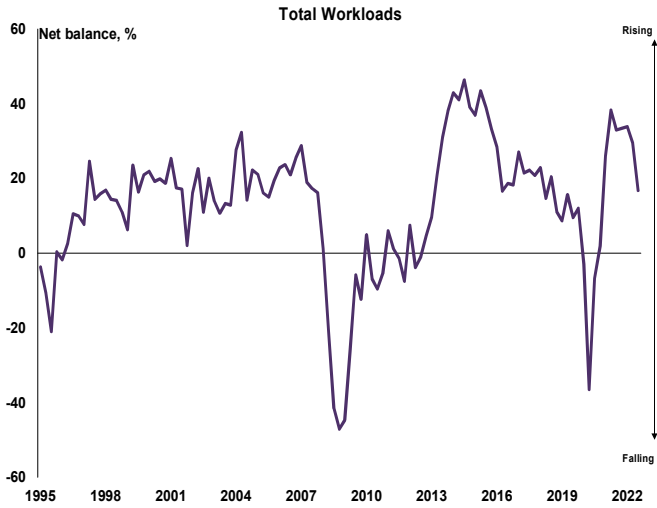


Chart 2

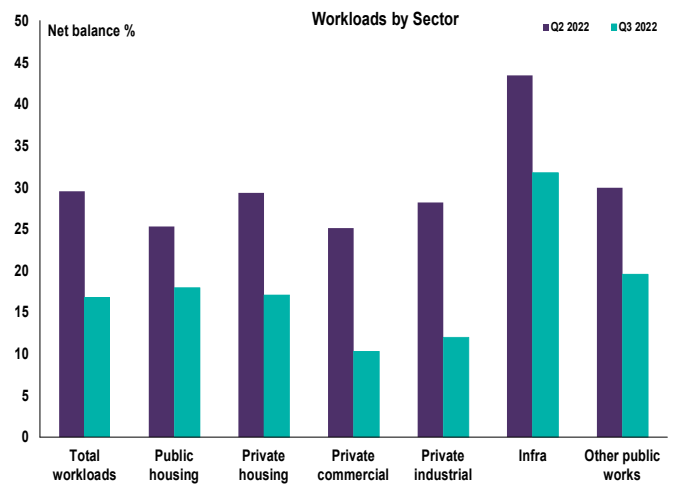


Chart 3



Chart 4

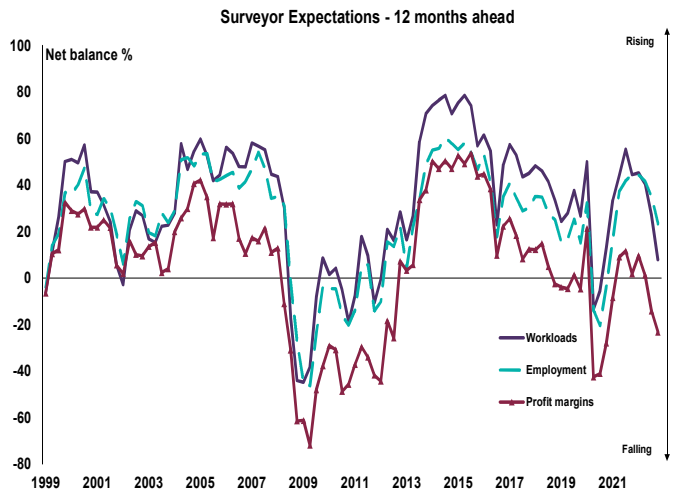


Chart 5

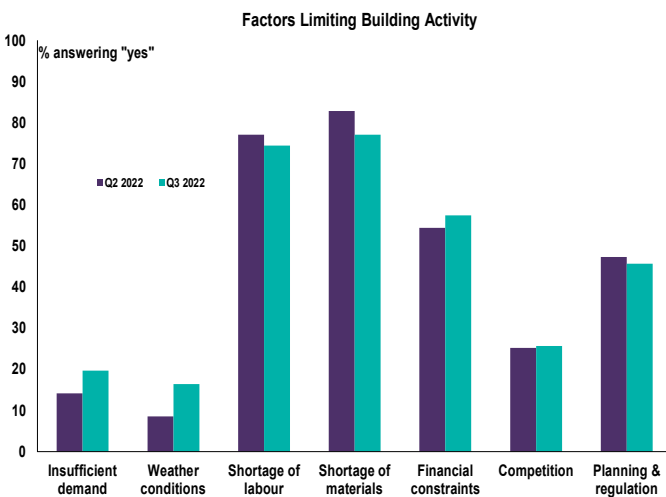
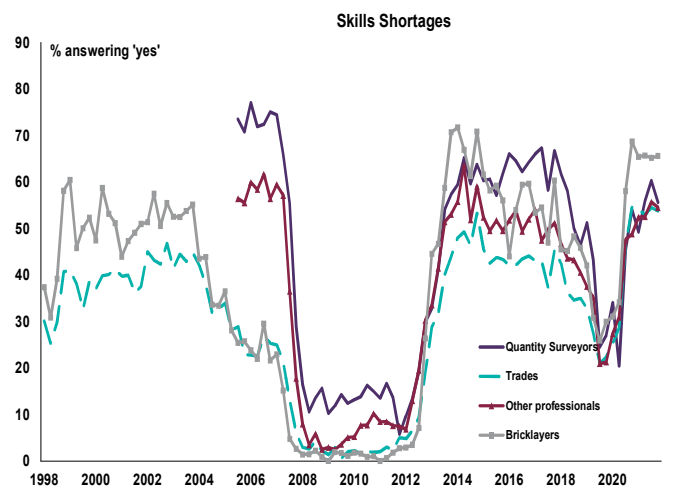


Chart 6



Key indicators

Chart 7

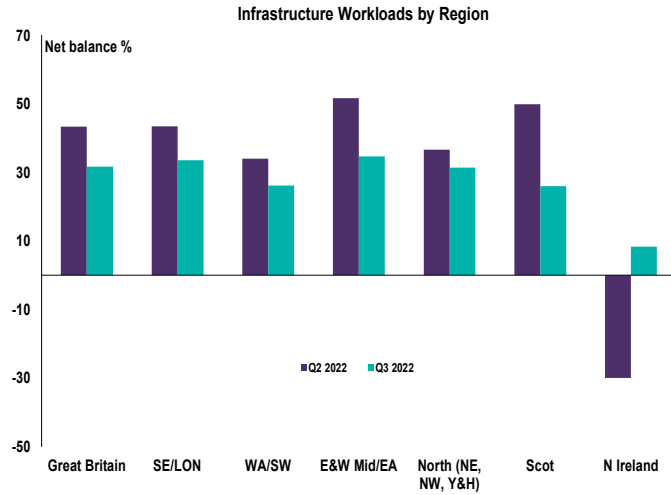


Chart 8

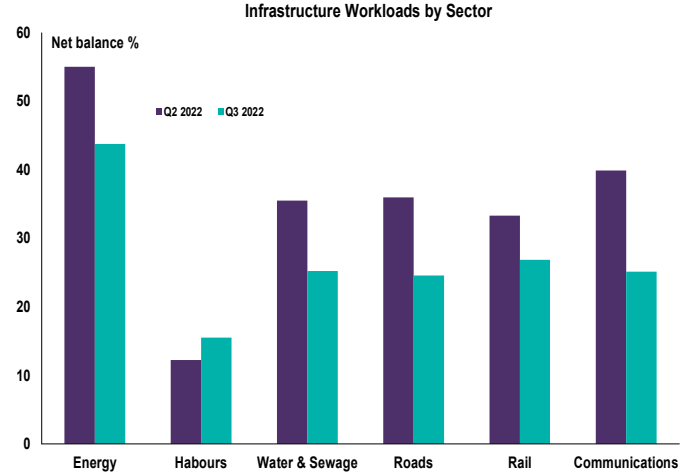


Chart 9

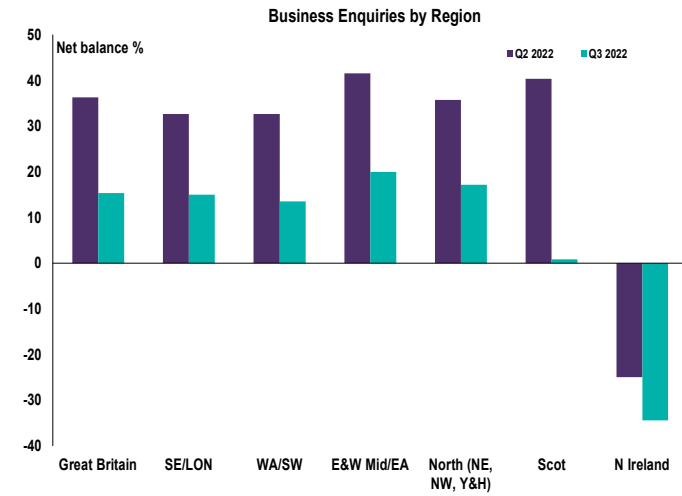


Chart 10

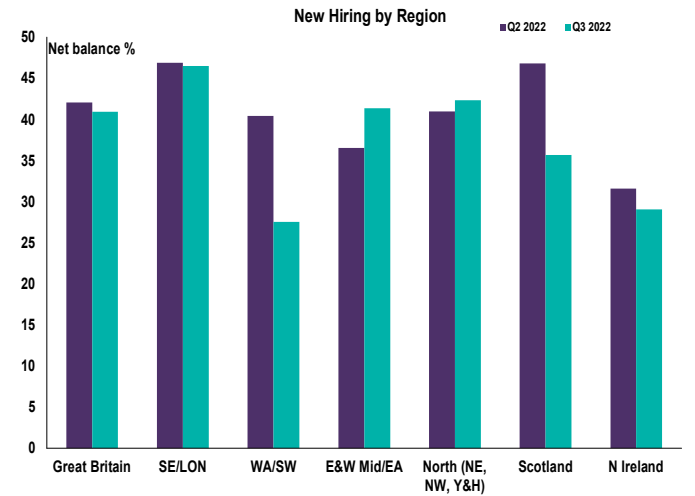


Chart 11

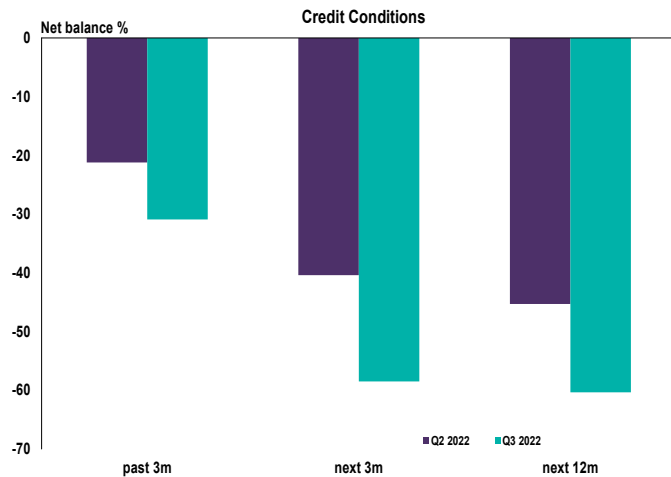
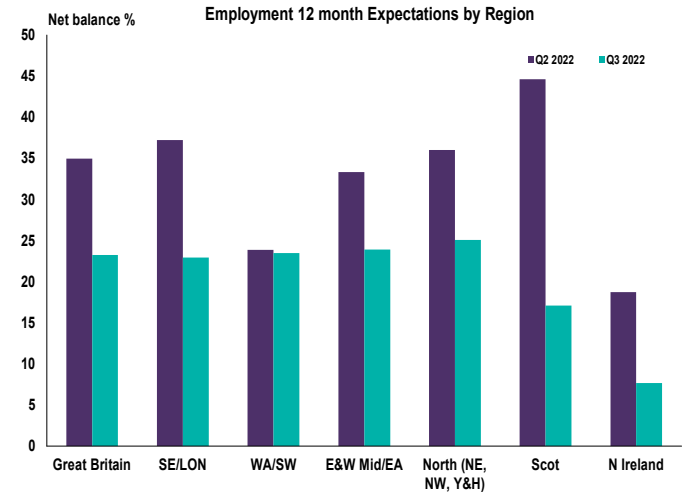


Chart 12



Key indicators

Chart 13

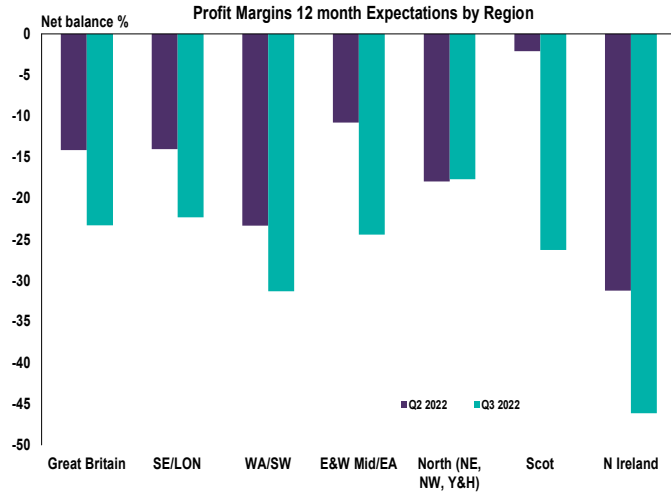


chart 14

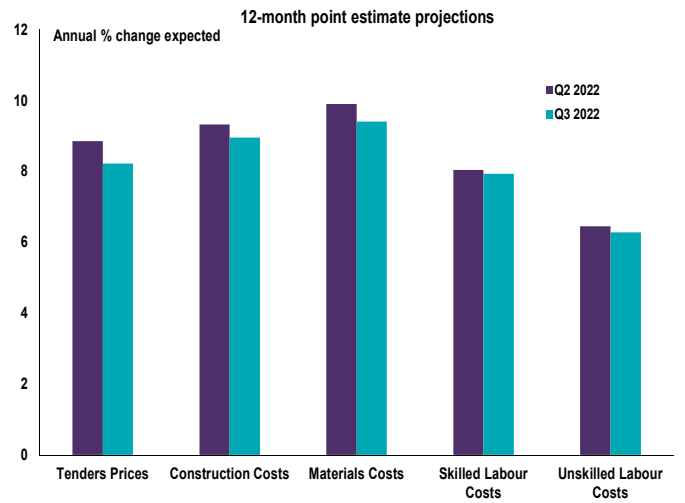
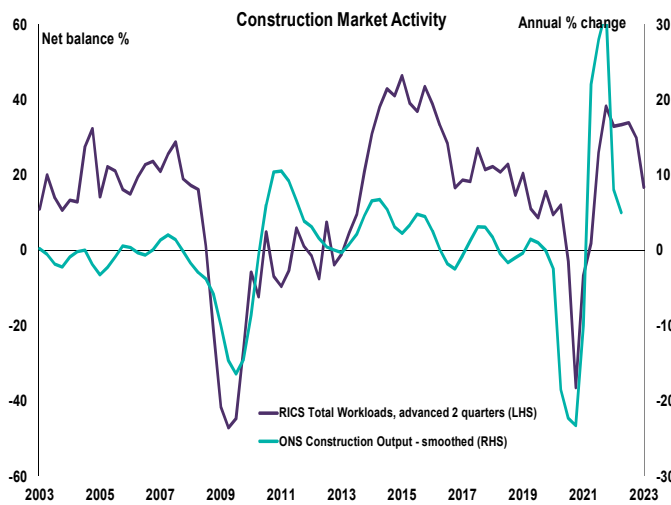


Chart 15



Chartered surveyor market comments

London

Alan Stokes, London, Universal Security Systems, apstokes64@yahoo.com - Energy costs.

Alex Lepez, London, Strategy&Projects, alex.lepez@strategyandprojects.com - Lack of competitive tension and tender return prices.

Alexander Poole, London, Hezekiah Consulting Limited, alexpoole2@hotmail.com - Tax, HMRC depreciation and Capital Allowances, and Government funding for schemes (especially energy).

Andreas Afendakis, London, Afendi Surveying Ltd, andreasafendakis@gmail.com - Companies are saving on drawing systems, and updating drawings due to budgets.

Andrew Christie, London, Aca Surveyors, andrew.christie@aca-surveyors.co.uk - Not enough skilled workers.

Andy Page, London, Salter Demolition Ltd, adlp2@aol.com - Majority of demolition work has moved to refurbishment/soft strip of building rather than full demo.

Aoife Kane, London, Lodha Developers Uk Limited, aoifekane@me.com - Biggest issue is increasing material costs and the shortage of labour.

Barry Rose, London, Fanshawe LLP, barry.rose@fanshawe.co.uk - Lack of true competition.

Bernard Roccia, London, Forcia, b.rocchia@forcia.co.uk - Training.

Blair Money, London, Circ Construction Management Limited, blairmoney1@hotmail.com - House purchases being affected by economic conditions.

C J Bond, London, Marwood252 Limite, cjb.4200@gmail.com - Availability of materials.

Charlie Rood, London, Lifestory Group, c.rood@hotmail.co.uk - Planning - hugely. The whole planning process needs immediate changes to expedite the process.

Cheuk Nam Byron Ho, London, Jrp, byronhcn@gmail.com - Planning.

Chris Huntley, London, Huntley Cartwright, chrishuntley@huntleycartwright.co.uk - Availability of resources.

Chris Shaw, London, Cumming Group, chris_shaw45@hotmail.com - Increase in the cost of materials due to inflation which has led to budget constraints. Also, planning/RMA allowance.

Christian Pinnigar, London, Rodells Limited, christianpinnigar@hotmail.com - Access to materials.

Christian Pinnigar, London, Rodells Limited, christianpinnigar@hotmail.com - Material supplies.

Craig Robinson, London, M25 Home Counties Predominantly, Robinsons Surveyors Limited, contact@robinsons-surveyors.com - Construction cost, land cost, finance, planning delays, and legal delays.

Daniel Jarvis, London and South East of England, Gardiner & Theobald LLP, d.jarvis@gardiner.com - Increasing manufacturing costs are adding volatility to supply chain costs and agreed contract sums.

Darren Kenny, London, Marshall Kenny Ltd, darrenkenny@marshallkenny.uk - Financial crisis.

David Daly, London, Valore Real Estate, david.daly@valorerealestate.co.uk - Lack of European labour and restrictions on importing materials from Europe.

David Howson, London, Bexleyco Homes, dhowson2001@gmail.com - Lack of investment in professional skills development, severely disrupting the increase of profession.

David Lawrence, London, Dlc Europe Ltd, david@dlceurope.com - Material supply issues.

David Orbell, London, Orbell Associates Limited, david@orbellassociates.co.uk - Clients reluctance to engage a PQS, resulting in many schemes going un-cost checked to the market.

Dem Patel, Greater London, Tfl Engineering, dem.patel@tube.tfl.gov.uk - Finance and government funds.

Dominic Kiely, London, Dornan Engineering Services Limited, dominic.kiely@dronangroup.com - Hyperinflation on materials and shortages of materials.

Frank O' Gallagher, Ealing, Ealing Council, francis.gallagher359@btinternet.com - Lack of skilled tradesmen.

Gary Moore, London, Gerald Shenstone & Partners, shenstone2020@virginmedia.com - Lack of available land to develop and prolonged planning process.

Graeme Whyte, London, Regal London, graemewhyte@sharmanwhyte.com - Availability of skilled labour.

Graham Bishop, Coulsdon, Graham G Bishop - Chartered Surveyors, graham@ggbsurveyors.co.uk - Materials shortages and long delivery dates.

Harkirat Sohal, Greater London, Sohal Associates, sohal.charteredsurveyors@gmail.com - Simply a lack of a competent and reliable workforce.

Harkirat Sohal, Greater London, Sohal Associates, sohal.charteredsurveyors@gmail.com - Simply a lack of a competent and reliable workforce.

Iain Long, London, Avison Young, iain.long@avisonyoung.com - General inflationary pressures and credit availability.

Iftkhar Ahamed, London, Rectory Surveyors Ltd, info@rectorysurveyors.co.uk - Cherry picking of contracts by specialist sub contractors.

James Watling, London, Atp Architects + Surveyors Ltd, jimw@atpgroup.co.uk - Lack of qualified professionals. Anyone with experience is asking for exceptionally high wages.

Jason Hitchins, London, Building Perspectives Limited, j.hitchins@buildingperspectives.co.uk - Labour shortage, political and economic uncertainty, power cost increases, and lower public footfall.

Jeong Lee, Greenwich, Riverlinx Cjv, drlepr@gmail.com - The lack of cooperation between megaprojects may make worse of price-peaks and market volatilities.

Jonathan Smith, London, Lindner Group, jonathan7264@gmail.com - Difficulty organising foreign labour under post-Brexit rules.

Karim Khan, London, Egg Group Limited, karim.khan@btinternet.com - Clients looking for lower cost delivery methods to counter high labour and material inflation.

Kwajo Festus Mensah, London, JLL, kwajo.mensah@eu.jll.com - Competition for land/development opportunities.

Lee Driscoll, London, Rougemont Property Consultants Ltd, lee.driscoll@rouge-mont.com - Insolvency issues seem to be on the increase.

Lee Morton, London, Disaster Management Services, lee@dms-uk.co.uk - Shortage of good qualified people.

Leonard Stewart, London, Ajjas Consulting, leonardec.stewart@gmail.com - Lack of skilled or qualified personnel.

Martin Bates, London, Martin Bates Consultancy, martin@martinbates.com - Material cost increases are ascending at an alarming rate, making it difficult to pin down a tender.

Martin Pitt, London, Mpa Ltd, martincpitt@me.com - Inflation.

Matt Voyce, London, Quintain, mvoyce@quintain.co.uk - Concerns regarding the performance of LFB.

Melissa Longhurst, London, Cbre Ltd, melissa.longhurst2@cbre.com - Inflation.

Natalie Stump, Ealing, London & Quadrant Housing, nstump@lqgroup.org.uk - Social housing development - costs affecting viability and grant availability.

Neil Hope, London and South East, Baily Garner Llp, neil.hope@bailygarner.co.uk - General inflation and viability impact. Planning delays due to lack of resources within LA's.

Neil Nutley, City Of London, Lendlease, neil.nutley@lendlease.com - Tradesmen jumping around to get best pay conditions.

Nicholas Hill, London, Sjs Property Management, nick.hill@stjames.com - Impending EPC changes and ratings.

Nick Joslyn, London, 4i Solutions Limited, nick.joslyn@4isolutions.co.uk - Poor clienting practices, procurement that does not address strategic needs, and price/cost awareness.

Nick Pendlebury, London, Ipsus Developments & Investments Limited, nick@ipsusltd.com - Lack of contractors operating in the tender price sector (up to £10m) due to the cost risk.

Norman Douglas, London, Coan Consult Ltd, coanconsult@outlook.com - Extremely difficult to get skilled labour in the current market.

Oshin Mehrabi, London, Lionscorp Ltd, contact@lionscorp.co.uk - Lack of supply in private housing of assets and materials.

P Jones, London, Fuse Pc Ltd, new.nest463@gmail.com - Severe skills shortage across the entire industry.

Paul French, London, Set Square Surveyors, paul.french@setsquaresurveyors.co.uk - The outlook for availability of resources including staff/labour continues to be a major challenge.

Paul Knight, Richmond, Paul Knight, pdknightsurveyor@gmail.com - A worrying rapid price increase in the cost of building materials.

Pc Bensted, London, Fenton Associates, peter@fentonassociates.co.uk - Insurance premiums.

Peter George Plunkett, London, Parc Properties Management Ltd, peter@parcproperties.co.uk - Long lead times on material procurement and shortages of skilled labour.

Peter Heath, London, Make One Group, heath.p@icloud.com - Aggressive undervaluation of works from the Client Team and moving Client Risks to contractors.

Peters Akinmolayan, London, Shabeckint Consulting, shabeckint@gmail.com - Shortage of skilled labour, production and procurement of quality materials.

R Brodie Cooper, London, Gleeds, robin.brodiecooper@gleeds.com - Shortage of skilled personnel in the market place.

Richard Mawson, London, Regal London, rdmawson@me.com - Planning red tape.

Richard Petterson, London, Mea Hother Ltd, rpetterson@hother.co.uk - Brexit, planning delays, war, and political uncertainty.

Robert Clegg, London, Rjc Surveying Services, robertclegg954@sky.com - External factors continues to affect the material costs within the RC frame and Groundworks market.

Robert Desbruslais, London, Desbruslais Chartered Surveyors, robert@rd-surveyors.co.uk - Significant shortage of experienced residential Chartered Surveyors.

Robert Hunter-Jones, London, London Borough Sutton, robert.hunter-jones@sutton.gov.uk - Need for Building Control Surveyors to be accredited under new legislation.

Ryan Connolly, London, Alstom Transport, ryanmarkconnolly@hotmail.com - Electronic Components Crisis, inflation, and labour shortage

Sacha Schwarz, London, N/A, pop.jimi@gmail.com - High energy prices.

Sam Batty Mrics, London, Cbre Limited, sam.batty@cbre.com - Inflation, construction costs, and interest rates.

Simon Lambourne, London, Galldris, slambourne2@sky.com - Lack of skilled workforce. Desire for more home working and the impractical nature of this.

Stanley Keith Phillips Frics, North London, Pennington Phillips Surveying Limited, stanley@penningtonphillips.co.uk - Interest rates and cost of living.

Stephen Dzugwahi, London, L&Q Housing, infobeu@yahoo.co.uk - Lack of materials, skilled and unskilled labour. High energy costs and inflation, and regulations.

Steven Cox, London, Advanced Interior Solutions, scox104357@aol.com - Client uncertainty on future expansion.

Stuart Birrell, London, Murray Birrell, stuart@murraybirrell.co.uk - Lack of capacity.

Tim Taylor, London, Deacon And Jones Llp, tim.taylor@deaconandjones.com - Uncertainty in respect of costs.

Tom Cresswell, Bromley, Apc Surveyors Ltd, tomcresswell@apcsurveyors.co.uk - Materials costs.

Tom Sargent, London, Isg Ltd, tom.sargent@isgplc.com - General uncertainty around energy costs, labour, and materials availability.

Tue Lehrmann, London, Chelsea, Westminster, Ascot, Lausten Lehrmann, tue@lausten-lehrmann.com - A combination of Brexit, the current war, and the energy crisis. The consumer will not have spare money for my fee.

Vincent Fogarty, London, Driver Group, fogarty.vincent@diales.com - Adjudication decisions are poor.

Will Saxby, London, William Saxby Ltd, will@willsaxby.com - Concerns about Brexit, leading to increasing costs and time of imported materials.

Yasaer Qasam, London, Ove Arup, yasaer@hotmail.co.uk - There is a skills shortage for Architects and Geotechnical resources.

Zaid Nuaman, London, London Borough Of Haringey, znuaman@hotmail.com - We cannot escape the fact that Covid-19 working practices have resulted in depreciation of productivity.

Bhavesh Ramburn, London, Dgp Logistics, b@icelabz.co.uk - Clients are looking for cheap labour which we cannot source.

Chris Barber, Central London, Howard Barber Associates Limited, chris.hbaltd@gmail.com - Fixed price contracts are now more scarce.

Darren Denman, London, Hdp Associates, ddenman@hdpassociates.com - Price increases from contractors to cover themselves based on perception of future economic turmoil.

David Sugden, London, David Sugden Associates, david@dsasurveying.co.uk - Varying supply in the residential rental sector.

Geoffrey Cloughton, London, Geoffrey Cloughton Mrics Ltd, geoffreycloughton@gmail.com - Safety regulations.

Graham Robert Walker, London, Hochtief (Uk) Construction Ltd., graham.walker@hochtief.co.uk - Budgets for the Rail sector, with reduced passenger numbers.

Hamish Henderson-Begg, London, Cpc Project Services, hamish@henderson-begg.com - Budgetary constraints, leading to scope reduction.

Peter Morley, London, L&Q, pj5t@hotmail.co.uk - Bank of England increasing interest rates.

Rob White, London, Department For Education, rob.white22@icloud.com - Inflation and energy concerns.

Simon Cheshier, London, Woodgate & Clark, sacheshier@talktalk.net - Over supply of work in the insurance market.

T P O'Brien, London, Glenny Llp, t.obrien@glenny.co.uk - Uncertainty over GDVs (yields and cost of finance) delaying acquisition and decision making.

David Pike, London, Fileturn Ltd, david_john_pike@hotmail.com - Shortage of skilled labour, professionals, and materials. This is making it very hard to deliver projects.

M Raza Khan, London, Samson Consultants Ltd, raza@samsonconsultants.com - UK leaving the EU has had a major role to play in a skilled labour shortage.

Nigel Moran, London, Surrey Cost & Project Mgt Ltd, nmoran.qs@gmail.com - Uncertainty and contractor solvency are significant concerns.

Nirav Shah, London, Fakhruddin Properties, n.shah@fakhruddin.ae - Planning process and LPAs are too slow.

Patrick Mahoney, London, N/A, mahoneyn171@hotmail.co.uk - Rising prices, materials, and labour shortages.

Paul Sharp, London, Jtaconsulting, paul@jtaconsult.com - Shortage of materials.

South East

Andrew Dorsett, South Est England, Res, andrew_dorsett@btinternet.com - Lack of direction in government.

Joseph Ofosu-Appiah, Brighton, Brighton And Hove City Council, jofosuappiah@aol.com - Impact of the Covid-19 pandemic and the Russian-Ukrainian impacting costs.

Alex Green, Swanley, United Living, algreeny@virginmedia.com - Changes in regulation (Building Safety Act), SHDF funding for retrofit.

Andrew Hodgson, Reading, Arcadis, andrew.hodgson@arcadis.com - Inflation and reduced quote duration validity periods.

Andrew Metcalfe, Ascot, Sunningdale, Windsor & Virginia Water, Acm Development Ltd, acmproject@aol.com - Belligerence of the planning departments, costs of materials and labour for residential projects, and VAT.

Andrew Page, Ascot, Dhp (UK) Llp, andrew.page@dhpuk.co.uk - Shortage of labour at all levels in the professional and contractor sectors.

Andrew Rosser, Tunbridge Wells, Gleeds, andrew.rosser@gleeds.co.uk - Availability of appropriately skilled resources.

Andrew Stupple, Eastleigh, Abs Construction Claims Limited, abstupple@aol.com - Hardening of contractors to sub-contractors.

Beryl Menzies, South East, Menzies Partners Ltd, beryl@menziespartners.com - Unknown changes to building control procedures and enforcement

Brett Hamblin, Dorking, Reside Developments Ltd, bhamblin@residedevelopments.co.uk - Uncertainty.

Chris Bula, Dorking, Bpg Architects + Surveyors, chris.bula@bpg.co.uk - Lack of professional staff and increased construction costs.

Christopher Sandell, Portsmouth, Blacksand Asset Management Ltd, thesandells@hotmail.co.uk - Planning delays are the main problem and very costly, something needs to be done urgently.

Daniel White, West Sussex, Affinity Surveying Ltd, daniel.white@affinitysurveying.co.uk - General trend moving away from traditional fixed price tenders to prime cost contracts.

David Bland, Wokingham, Finch Consultants Ltd, davidb3@btpenworld.com - Suppliers and subcontractors entering into administration.

David Cobb, Sutton, Cpm Associates Ltd, david@cpmsurveyors.co.uk - Costs of materials rising and lack of availability. Also, market uncertainty.

David Nobes, Alton, Davtee Investments Ltd, davidnobes@davtee.com - Client uncertainty on rising personal living costs and lack of skilled labour contractors.

Denis Minns, Tunbridge Wells, Dbs New Homes, denis.minns@resdevprojects.co.uk - The requirement for reports of all kinds.

Francis Mcpeake, Hitchin, Chameleon Integrated Project Services Ltd, francis.mcpeake@cips-ltd.co.uk - Lack of confidence in the government strategic thinking as a whole.

Geoffrey Curran, Winchester, Hampshire County Council, geoff.curran@hants.gov.uk - Brexit - Procuring components from abroad is now more difficult.

Graham Harvey-Browne, Woking, Management And Construction Services Ltd, gharvey-browne@mcs-construction.co.uk - Increasing materials prices, especially for timber and steel when working on fixed price contracts.

Harland Richard Hopkins, Brighton, Hcpl, rhopkins025@gmail.com - Skills shortage in the South of England.

Iain Cathro, Boston, Balfour Beatty, iaincathro@outlook.com - Huge cost increases experienced under fixed price contracts.

Ian Kehl, Haywards Heath, Currie & Brown, ian.kehl@curriebrown.com - Lack of well qualified professionals available.

James Adair, Winchester, J G Adair, james.adair@jgadair.co.uk - Large infrastructure projects taking up a large proportion of available civil engineering labour.

James Paddock, Winchester, Jj Surveying Ltd, jj.surveyingltd@googlemail.com - The lack of adequate PI insurance to cover Building control work and especially Fire Safety matters.

Jason Farnell, London, Commercial Risk Management Limited, jason.farnell@commercialrisk.management - There is a growing shortage of experienced people who are leaving the industry - a brain drain.

Jeremy Edge, London, Edge Planning & Development Llp, jeremy.edge@edgeplanning.co.uk - Loss of confidence.

John Richard Newberry, Hindhead, J R Newberry Chartered Surveyor, john.newberry100@btinternet.com - The high increase in the cost of most things and the uncertainty of jobs is leading to caution.

Jon Hobbs, Aylesbury, Fairhive, jon.hobbs@fairhive.co.uk - Falling house prices, increasing tender prices, material and labour costs, and SME insolvency.

Jon Holt, Bournemouth, Watts Holt, jon@wattsholt.com - The planning system is imploding. Its failings are a huge barrier to progress.

Jonathan Maides, Guernsey, Maides And Partners, jon@maidesandpartners.com - Demand is outstripping supply. Material uncertainty for delivery and cost has had an overbearing impact.

Keith Fox, Brighton, Keith Fox Chartered Surveyors, keithfox10@gmail.com - Financial Constraints.

Keith Gale, Winchester, Hampshire County Council, keith.gale@hants.gov.uk - The uncertainty with the supply chain is affecting prices and timescales with projects.

Keith Sanger, Lymington, Keith Sanger Associates Ltd, keith@sanger.co.uk - Lack of Conservation Officers.

Keith Walker, Reading, Haslams Surveyors Llp, keithwalker@haslams.co.uk - Shortage of good small building companies who find the risk of small to medium contracts too high.

Luke Donoghue, Kent, Mdb Associates, luke.donoghue@hotmail.co.uk - Supply chains.

Mark Bristow, Oxford, Bristow Consultants Uk Ltd, info@markbristow.co.uk - Lack of skilled labour.

Mark Halstead, Oxford, Lexica, markahalstead@btinternet.com - Uncertainty of future public sector spending plans.

Mark Steele, Maidstone, Steele Andrews Ltd, mark.steele@steeleandrews.com - General uncertainty over rising costs.

Martin Busson, Oxford, Mabus Consultancy Limited, mbusson@mabus.co.uk - Uncertainty and the resultant stagnation of commercial property activity.

Martin Cowell, Cambridge, University Of Cambridge, Estates Division, martincowell1@gmail.com - Due to buoyant market, contractors have been able to pick and choose the projects they tender for.

Martin Lane, London, Peter W Gittins & Associates Ltd, martin@petergittins.co.uk - The market in this area is competitive but some firms have too much work and others struggle.

Mathew Fleming, Bedford, Fk Restoration Limited, mathew@fk ltd.co.uk - Fluctuating cost risk where tenders require up to a 90 day acceptance period.

Neil Phillips, Stevenage, Stevenage Borough Council, neil.phillips@stevenage.gov.uk - Lack of apprentices in the construction industry.

Owen Hemmings, Hitchin, Rlp Surveyors, owen@rlpsurveyors.co.uk - Slow speed of Statutory Authority input for services upgrades. Highway Officers inputs.

Owen Marsden, Oxford, Tmd, omarsden@gmail.com - Shortage of materials.

Patrick Henshaw, Lewes, Stapleton Consulting Limited, pj.henshaw@stapletonconsulting.co.uk - Availability of contractors.

Patrick Keily, Tunbridge Wells, Patrick Keily Frics Chartered Quantity Surveyor And Construction Cost Consultant, patrickkeily@talktalk.net - Cost of living increases has affected investment in domestic construction market.

Paul Andrew Sharman, Dorchester, Paul Sharman Project Consultants Ltd, paul@sharmanprojects.com - Pll cover is more expensive, for less cover.

Paul Quigley, St Albans, Paul Quigley And Associates Ltd, 99 Marshalswick Lane, paul@paulquigleyandassociates.co.uk - Unknown market. Clients either need to secure work to retain workforce or price for all risks.

Paul Savoie, Slough, Dunsin Surveyors, paulsavoie@mac.com - Lack of skilled trades to undertake maintenance jobs. Fake/illegal products and poor instructions.

Paul Sullivan, Basingstoke, Sullivan Commercial Consulting, sully7714@outlook.com - Lack of skilled labour due to Brexit is driving the cost of certain trades up. Material cost are also rising.

Paul Taylor, Berkhamsted, Northburn Associates, paul@northburn1.co.uk - Excessive time taken to obtain planning consents. Delays in provision of new incoming services.

Peter Gillies, Coggeshall, Colchester, Gillies Consulting, pag@gilliesconsulting.co.uk - Constant changes in regulations; creating confusion and delay with professionals.

Peter Howard Williams, Billingshurst, Pwa Designs Ltd, peter.williams@pwa.uk.com - Brexit has been a disaster. Skilled labour has left the UK. Labour in the UK is often poorly skilled and lazy.

Peter Ockenden, London & South East, Henry Riley Llp, peter.ockenden@henryriley.com - Perception of risk.

Philip Beere, Chatham, Accolaid Surveyors, philip.beere@accolaidsurveyors.com - There appears to be a lack of good quality, small contractors that will embrace H&S legislation.

Philip Robinson, Milton Keynes, Dandara Ltd, borlihp@hotmail.com - Government decisions.

Philip Whiting, South East, Rva Group, whitingphil@gmail.com - Brexit has destroyed the bottom end of the labour market, creating knock-on effects.

Rajasha Mestha, Buckinghamshire, Tsl Limited, rajeshmestha@hotmail.com - Uncertainty in material and fuel prices.

Raymond Wood, Winchester, Winchester City Council, rwood@winchester.gov.uk - Money saving by the Council causing poor productivity and morale.

Richard Herrington, Reading, Micim Limited, richard.herrington@micim.co.uk - Lack of skilled resources is the single biggest inhibiting factor to growth.

Robert Martell, Berkhamsted, Robert Martell & Partners, robert.martell@robertmartell.co.uk - Lack of trained workmen.

Robin Goddard, Dorking, Bpg Architects + Surveyors, robin.goddard@bpg.co.uk - The current economic volatility could increase or decrease prices.

Roger Carlton, Little Dunmow, Roger Carlton, roger_carlton@btinternet.com - The construction market is booming in my area, as more planning consents are given.

Russell Elson, London and Home Counties, Elson Project Management Ltd, russellelson@btinternet.com - Construction costs are very volatile due to material shortages across the board.

Stephen Wilson, Basingstoke, Wates, stephen.wilson2@wates.co.uk - Many projects from the public sector have budgets fixed too early. Not enough allowance for inflation.

North East

Allan Thompson, Newcastle Upon Tyne, Story Homes, allan.thompson@storyhomes.co.uk - Planning, it seems all Local Authority Planning Departments are woefully understaffed.

Anthony Distin, Middlesbrough, Strabag As, tdistin@gmail.com - Regional pay differentiation.

Anthony Kay, Newcastle Upon Tyne, Classic Masonry Limited/ Bespoke Concrete Products, tony@classicmasonry.co.uk - The apparent decline in design information and design co-ordination.

Bev Robinson, Durham, Ushaw Historic House Chapels And Gardens, bevrobi@gmail.com - Contractors across the board are busy and this is causing delays to all our projects.

Brian Bainbridge, Durham, Sse Plc, brian_bainbridge@sky.com - Grant funding and allocation.

Brian Joyce, Durham, Durham Council, familyjoyce5@gmail.com - Concern that inflation is making projects too expensive to be viable.

Charles Laidlaw, Newcastle Upon Tyne, Cl Cost Consultants Limited, charlesglaidlaw@gmail.com - Main issue is Brexit for the construction industry.

David Burn, Sunderland, Volkerstevin, david.burn@volkerstevin.co.uk - Price volatility and availability of resources.

Ed Alder, Newcastle, Persimmon Homes, ed.alder23@gmail.com - Main issues relate to lack of skilled trades, such as scaffolders and joiners, this is slowing production.

Gerald Hall, Newcastle Upon Tyne, Mableson Hall Limited, gerald@mablesonhall.co.uk - Slow utility responses delaying projects and slow response by Highway Authorities.

Jonathan Jordan, Durham, Esh Construction Ltd, jonathan.jordan@esh.uk.com - Soaring material prices and availability and shortage of labour, alongside an increase in labour costs.

Paul Cinnamon, Darlington, Blake Newport, pcinnamon@blakenewport.co.uk - Currently the main challenge is securing suitable qualified resources.

Stephen Taylor, Middlesboro, Driver Project Services, stephen.taylor@driver-group.com - Volatility in materials across the world.

Steve Skoyles, Newcastle, Tolent Living, sskoyles@tolentliving.co.uk - Uncertainty of prices.

Stuart Allan, Middlesbrough, Team Evolve Ltd, stu@team-evolve.co.uk - Lack of investment due to commitment issues and world uncertainty.

North West

Abi Chicken, Manchester, Rider Hunt Construction Consultants Llp, abi.chicken@riderhuntmanchester.co.uk - Red diesel taxes, shortages of labour because of Brexit, and sub-contractor insolvency.

Adrian Pollock, Liverpool, Arp Building Consultancy Ltd, adrianpollock@hotmail.com - Uncertainty due to inflation and energy costs.

Alan Whiting, Manchester, Morgan Sindall, alan.whiting@morgansindall.com - Reduced use of carbon.

Alistair Rose, All of Lancashire and South Cumbria, Lancashire And South Cumbria Integrated Health Board, alistair.rose1@nhs.net - Interest by contractors and subcontractors, and cost of materials increasing due to inflation and uncertainty of availability.

Andrew Darbyshire, Manchester, Merseyside & Lancashire, Mcdermott Developments Ltd, adarbyshire@mcdermotthomes.co.uk - Political agendas of council members refusing officer recommendations for approved schemes.

Anthony Wilkinson, Preston, Surmeasure Ltd, surmeasureltd@gmail.com - Shortage of quality staff competent to undertake roles with suitable skills and experience.

Charlie Headdock, Manchester, John Sisk, charlieheaddock@gmail.com - Design issues relating to SAP assessments.

Christopher Ralph Hilton, Liverpool, Sterling Leisure Services Ltd T/ As Ralph Hilton And Co., info@ralphhiltonandco.co.uk - Shortage of labour especially facing high levels of orders.

Clare Nolan-Barnes, Blackpool, Blackpool Council, clare.nolan-barnes@blackpool.gov.uk - Uncertainty around energy cost and the impact that has.

Colin Jones, Wirral, Inteb Managed Services Ltd, colin.jones@inteb.uk - Energy crisis.

Darren Pomfret, Manchester, Darren Pomfret, darrenpomfret@hotmail.co.uk - Major delays with planning departments.

David Aspden, Clitheroe, David Aspden, aspden1259@btinternet.com - Difficulty in obtaining competitive tenders.

David Ford, Stockport, Fpcm Limited, david@fpcm.co.uk - There is an increasing lack of Contractors that are willing to price fixed price tenders.

David Rogers, Chester, Cwac, david.rogers@cheshirewestandchester.gov.uk - Lack of both materials and skilled labour.

Dr Paul Jones Mrics, Liverpool, Jones Urc, pjonesurc@gmail.com - Availability of contractors to complete work.

Gary Brown, Manchester, Thomasons, gbrown@thomasons.co.uk - There is a significant shortfall in available skilled people to deliver the current workload demand.

Gary Collins, Blackpool, Uu Plc And Skeer Cbc, gary.collins8274@outlook.com - Lack of trusted principal contractors and a lack of trusted sub-contractors.

Geoff Harlick, Manchester, G&A Project Services Ltd, geoffharlick@btinternet.com - Supply chains.

Howard Grady, Saddleworth, Howard Grady Associates, htg@howardgrady.co.uk - Dealing with Planning Dept has become a nightmare, cannot speak to anybody and nobody makes a decision.

Ian Wood, Carlisle, Story Contracting Limited, ian.wood@storycontracting.com - Local council re-structure into new unitary authorities could impact workload short-term.

Ivor Makinson, Manchester, Liverpool, Leeds, Beaumont Partnership (North West) Ltd, beaumontpartnership@outlook.com - Fuel and Energy Costs increasing - unable to allow for this on fixed price contracts.

James F Carter, Preston, Eric Wright Group Ltd, jimc@ericwright.co.uk - The biggest issue is inertia. Our order book is almost full but client nerves.

James Fogarty, Wilmslow, Fogarty Associates, james@ianfogarty.com - Lack of knowledge of best practices.

Jeremy Broadbent, Greater Manchester, Clive Rainford Homes Ltd, jeremy.broadbent@cliverainfordhomes.co.uk - Economic confidence.

Jim Francis, Blackburn, Daniel Thwaites Plc, jimfrancis73@gmail.com - Planning delays, Covid-19 is still being used as an excuse.

John Leonard, Manchester, Qsic Ltd, johnleonard@yahoo.co.uk - Lack of certainty in the commercial sector.

John Swindells, Manchester, Stonegate Group, john.swindells@stonegategroup.co.uk - Squeeze on customers disposable income.

Luca Winterton, Liverpool, Markhams, luca.winterton14@gmail.com - Increase in tendering prices.

Malcolm Laurence Bell, Carlisle, Tvh Ltd., churchhousemal@hotmail.co.uk - Off-site fabrication in lieu of traditional build, due to lack of bricklayers.

Matthew Hirst, Across The Whole Of The North West And Into The Midlands, Fusion Project Management, mhirst@fusion-pm.co.uk - Nature of business directly influenced by level of government capital funding in the education sector.

Mike Hyde, Manchester, Truline Construction & Interior Services Ltd, mikehyde@truline-cis.co.uk - Skill shortages - there is an ageing population whom are retiring., and insufficient uptake for new apprentices to follow.

Mr Ian P Butter, Blackpool, Rupc Ltd, ianbutter@ruralurbanplanning.co.uk - Increasing decision timescales and level of detail requested by LPS's is becoming ridiculous.

Natalie Dixon, Manchester, Rlb, natalie.dixon@uk.rlb.com - Inflation, material shortages, and rising costs.

Owen Parry, Manchester, Keywest Partnership Limited, owen.parry@keywestpartnership.com - Inflation is causing a big issue on both project costs and cost planning for future schemes.

Philip Lord, Manchester, Rose Lea Consulting Limited, phil@roseleaconsulting.co.uk - Building Safety Fund indecision re remedial works for high rise buildings.

Richard Stanley Thompson, Chester, Rst (Construction Consultants) Ltd., r.s.t@dsl.pipex.com - Heritage funding is likely to be cut back, which could lead to reduced workload.

Robert Rushton, Manchester, Built Green Ltd, robert@builtgreen.co.uk - Getting materials at a reasonable cost and with a reasonable delivery time.

Shaun Sturdy, North West, Hargreaves Contracting, ssturdy@hargreavescontracting.com - Clients poor quality documents at tender stage and lack of planning permission/reserved matters.

Simon A Sutton Mrics, Liverpool and Outer NW Regions, Mayz Building Consultancy Ltd, sasuttonmayz@gmail.com - There is a definite rise in customer direction towards legal property claim, even before completion.

Simon Fullard, Liverpool, Actua Chartered Surveyors, simon.fullard@actuabc.co.uk - A distinct lack of available professional skills, in the professional services sector.

Stephen John Mansbridge, Carlisle, Stephen Mansbridge Chartered Building Surveyor, stephen.j.mansbridge@gmail.com - Financing and tourism in historic buildings and monuments.

Stuart Barnes, Manchester, Arcadis, stuartbarnes33@hotmail.com - Strike action by unions and rising fuel costs.

Tony Doherty, Manchester/Warrington, Faithful And Gould, anthony.doherty@fgould.com - Skills shortages of experienced professionals.

Vijai Kemil Singh, Dukinfield, Siteform Flooring Contracting Ltd, kemilsingh@gmail.com - Labour management - Getting productivity from the labour force is a big task for the company.

Vincent Bradley, Douglas, Isle Of Man, Bell Burton Associates, v.bradley@bellburton.co.im - Lack of available contractors.

Yorksire & the Humber

David Coulson, York, Joseph Rowntree Housing Trust, david_coulson_63@outlook.com - Skill levels are poor.

Sion Hughes, Sheffield, Sheffield Foregmasters, s.hughes444@btinternet.com - Lack of sizeable contractors, the pool is getting smaller.

Trevor Lambert, Leeds, North Yorkshire County Council, trevor.lambert84@gmail.com - Skilled and motivated labour.

Christopher Symeonides, York, Wates Group Ltd, chris.symeonides@wates.co.uk - Public bodies refusing to engage in negotiations/ADR to resolve issues, they want a third party.

David Ford, Leeds, Hitec Asset Management Ltd, d.a.ford100@outlook.com - Councils and clients generally have less available funding. The energy crisis is affecting activity.

James Robertson, York, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Negative impact of Brexit, the Ukraine war, and rising energy prices.

James Robinson, Harrogate / Ripon, J C Robinson Yorkshire Ltd, info@jc-robinson.co.uk - Planning issues and delays.

John Head, Leeds, Harrogate, Knaresborough, J A Head Architectural Design, jahead@zoho.com - It feels as though everyone is cautious at the moment and reluctant to commit to major investments.

John-Jack Dagnall, Leeds, Lartersmith, johnjackd@hotmail.fr - High costs due to material and labour shortages, affecting client's disposition and financial viability.

Lee Williamson, Leeds, Quantum Cpm Ltd, lee.williamson@hotmail.co.uk - Unstable material prices, contractors will not commit to quotes.

Michael J. Dunn, Bradford - But We Work In Most Of The England Regions, Stocksfield Group, michael.dunn@stocksfieldgroup.com - Recruitment of apprentices.

Nalin Seneviratne, Sheffield, Porter Brook & Associates Ltd, n.t.seneviratne@gmail.com - Material and supply chain costs.

Paul M Smith, Leeds, Psc Surveying Ltd, pauls@psc-surveying-ltd.com - Planning continues to be a real issue, in terms of excessive consultation periods.

Paul Nutton, Halifax, Philip S Ryley & Co, paul@ryley.co.uk - The Planning process within the Local Planning Authorities has stopped and is not working.

Paul Walker, York, Two Plus Two, paul@two-plus-two.com - Material costs, fuel costs, and fluctuations have increased some tenders and created some uncertainty.

Peter Walker, York, Peter Walker, walkerjones1993@gmail.com - General demand.

Richard Dixon, Bridlington, Richard Dixon Associates Ltd, bc.bridlington@btinternet.com - Town Planning.

Robert Baverstock, Sheffield, Castle Owen, b.baverstock@castleowen.com - Planning process.

Sam Berryman, Leeds, Rex Procter And Partners, s.berryman@rpp.co.uk - Utility provider and statutory approval delays.

Steve Palmer, Lincoln, Woodgate And Clark, stephenpalmer44@aol.com - Workmanship and quality of trades.

Tim Castle, Sheffield, Castle Owen Construction & Property Consultants Ltd, t.castle@castleowen.com - Currently buoyant but becoming more wary.

William Shield, Doncaster, Equans Regeneration Limited, willshield@hotmail.co.uk - Tradesmen only working 4 days a week.

Gragnortone Chiwanza, Sheffield, Costain Engineering, blessing.chiwanza@gmail.com - Uncertainty in government economic policy. Policy is vague at the moment.

Michael Stewart, Sheffield, MES (TN), mstewart57@icloud.com - Ability to obtain materials at a fixed price and in line with the programme.

South West

Alan Chambers, Exeter & Torbay, Now Self Employed, alan.chambers@aol.com - Lack of confidence.

Alan Holley, Swindon, Hmw Consultants, alan@hmw-consultants.com - Skilled labour shortages.

Alan Michael Ranulph Glanville, Bristol, Abacus Qs Services Ltd, alanglanville@hotmail.co.uk - Investment being put on hold during significant tender price increase, effectively deferring starts.

Andrew Hore, Exeter, Norman Rourke Pryme, andrew.hore@nrpltd.com - Brexit and materials.

Arash Noori, Cheltenham, Project Design And Management, arashnra@aim.com - There is a huge shortage of apprentices. There needs to be better promotion of the advantages of the industry.

Chey Reeve, Teignmouth, Reeve Surveying Limited, cheyreeve75@gmail.com - Materials, fuel inflation, and interest rate increases

Colin Coles, Chippenham, Colin Coles Ltd, coles.colin@talk21.com - Inefficiencies in Local Authority Planning Departments.

Colin Patrick Kelly, Cheltenham, Cp Kelly Cheltenham Ltd, cpkellychelt@gmail.com - Poor quality, or lack of training and understanding of building technology at all levels.

David Hart, Plymouth, Hart Consult, dihart@hartconsult.net - General lack of construction personnel is holding back projects significantly.

David Millar, Exeter, Blue Cedar Homes Limited, david.millar@bluecedarhomes.co.uk - Materials inflation is making fixed price tendering very difficult.

David O'Keefe, Exeter, Ward Williams Associates, davidokeeffe@wwa.uk.com - Brexit has had a significant effect on the availability of skilled and unskilled labour, and access to material.

David Perry, Redruth, Wm G Weller & Son Ltd, david@wmweller.co.uk - Resourcing of skilled labour remains an issue across all trades and professions.

David Reynolds, Bristol, Currie & Brown, davidreynolds211@yahoo.com - Shortage of skilled staff is a serious issue, causing overwork in remaining staff and poor morale.

Dina Wheatcroft, Truro, Tasman House Developments Limited, dina@tasmanhouse.co.uk - Interest rates.

Graham Dewey, Weymouth, Gsd, gsdsafety@aold.com - Large amounts of housing developments being carried out in our area, exacerbating a skills shortage.

Ian C Lewis, Guernsey, States Of Guernsey, ian.lewis@gov.gg - Overheated.

James Paul, Wells, Db+Paul Ltd, jimhpaulhome@gmail.com - Phosphate contamination on the Somerset Levels, causing delays on granting planning approvals.

Jane Bryant, Marlborough, Savernake Property Consultants Ltd, jane@saerake.net - Rising energy costs are restricting infrastructure investment.

John Mccreadie, Cheltenham, New Dawn Homes, john@newdawnhomes.co.uk - Availability of land, planning permission delays, and unnecessary surveys to delay the process.

Jon Hollely, Exeter, Surveyor Link, jon@surveyorlink.com - Brexit.

Karl Lyons, Bournemouth, Foxes Property Management Ltd, karl.lyons@foxespm.co.uk - Increasing uncertainty in the property market will severely impact the market.

Kelvin Herbert, Weston-Super-Mare, Kelvin Herbert Qs, kh-qs@outlook.com - Many skilled workers being employed for a new power station, resulting in shortage in local area.

Malcolm James, Cirencester, Character Conservation Limited, mj@ccons.co.uk - Statutory consents for environmental and ecological site issues.

Mark Cox, Plymouth, Cox Developments Sw Ltd, cox.developments@hotmail.co.uk - Increased fuel and power cost are making us look at innovative methods of working and procuring.

Martin Smalley, Bristol, Gleeds, martin.smalley@gleeds.com - Shortages of professional staff across all disciplines. General Inflation.

Matthew Holmes, Poole, Sibbett Gregory, matth1991@gmail.com - Increased tender prices deterring clients.

Nick Grech-Cini, Plymouth, Princess Yachts International Ltd, nick.grech-cini@princessyachts.com - Reduced stock products leading to longer delivery times.

Oliver Smith, Chandlers Ford, Ago Consulting Limited, ollie@ago-consulting.co.uk - Decreased demand for Trainee/Assistant/Apprentice QS; companies want Senior surveyors above all.

Paul Swindlehurst, Bristol, Paul Swindlehurst Assoc Rics, paulswindlehurst.qs@gmail.com - Lack of regulation.

Paul Wyle, South West, Wyle Building Surveying Limited, paul@wylebuildingsurveying.com - Lack of skilled craftsmen.

Peter Endersby, Sidmouth, Peter Endersby Mrics, pjendersby@hotmail.com - Inflation across the board affecting supply chain growth and delivery issues.

Phil Brown, Bristol, Edf Energy, philbrown72@icloud.com - Work permits required for overseas workers may lead to supply shortages and increased costs.

Philip J Hinton, Bideford, Chartered Building Surveyor, info@philipjhinton.com - Lack of skilled labour on construction sites and lack of availability of contractors.

Richard Abbott, Penzance, R.W.Abbott & Associates Limited, richard.w.abbott@talk21.com - Lack of local contractors to undertake certain size projects due to buoyant workloads.

Rob Chudley, Plymouth, Macegreen Consulting, rob@macegreen.co.uk - Greater public investment to building new homes. SME framework bidding and securing of work.

Robert Heaton, Dorset, Dorset Council, robert.heaton@dorsetcouncil.gov.uk - Increased regulation for insulation and fire safety.

Robert Huthwaite, Bristol, Huthwaite Freston Wright, rob@hfwsurveyors.com - Planning delays are our biggest problem. Also, a shortage of medium sized contractors.

Robert Neal, Birmingham, National Grid, rob.neal@nationalgrid.com - Increased materials costs, the decreasing value of the Sterling, labour shortages, and longer lead times.

Rod Mathieson Mrics, Bournemouth, Ellis Belk Associates Ltd, rod@ellisbelk.com - Shortage of labour is a huge factor.

Sam Dauncey, Bath, Wessex Water, sam_dauncey1@hotmail.co.uk - Uncertainty of prices and material fluctuations.

Sam Kipling, Bristol, Kipling Contracts Uk Ltd, samuel-kipling@hotmail.com - Poorly skilled dry liners.

Samuel Adam Wheeler, Wincanton Somerset, Philip Hughes Associates, sam@pha-building-conservation.co.uk - Lack of grants available for small rural church repair works.

Trevor Humphreys, Cornwall, Trevor Humphreys Associates, thassociates@sky.com - Town centre levelling up initiatives.

Wales

Andrew Loring, Abergavenny, Alun Griffiths Contractors Limited, andrew.loring@alungriffiths.co.uk - Inflation, lack of material resource, and lack of labour.

David Owen, Cardiff, Aecom, david.owen@aecom.com - New building regulation on green measures, limiting progress with building affordable housing.

Glen Maggs, Swansea And Cardiff, Scp Construction Cost Consultants Ltd, glen@scpqs.co.uk - Fiscal drag on Public Sector funding, which is not keeping pace with increasing construction costs.

Haydn James Rees, Cardiff, Welsh Counties Surveys Ltd, haydn@wcsurveyltd.com - The buoyancy of the residential housing market allows for growth. The VAT cap prevents growth.

Heathet Mary Edwards, Swansea, Swansea Bay University Health Board, heathet100661@gmail.com - Increasing number of NHS capital projects means constructors can cherry pick.

Iolo Gibson, Yr Wyddgrug, Sir Y Fflint, I G Gibson Ltd, i608@btinternet.com - Unwise Government policies.

Jamieson Edwards, Haverfordwest, Uzmaston Projects Limited, cadnor@btinternet.com - In terms of materials, supply chains are still facing issues. Costs are increasing. Quality of trade labour is decreasing.

Jeff Lester, Newport Pembs, Lester Consulting Limited, jefflester@btinternet.com - Procedural restraints.

Johan Den Hartog, Cardiff, Arcadis, johan.denhartog@arcadis.com - Brexit, the Russia/Ukraine conflict, and inflation.

Luke Roberts, Swansea, Roger Roberts Surveys Limited, luke@rogerroberts.co.uk - Skills shortage of manual worker and professionals alike and the energy crisis.

Mark Evans, Swansea, Ivor Russell Partnership, mark@ivorrussellpartnership.co.uk - Phosphates, WG need to urgently provide an acceptable strategy on how to address this issue.

Mark Sanders, Carmarthen, Gerald Blain Associates Ltd., mark@geraldblainassociates.co.uk - The Town and Country Planning Act.

Paul Ronald Williams, Swansea, P R Williams - Chartered Quantity Surveyor, prwilliams@btinternet.com - Lack of confidence from private clients, big and small, to commit to projects because of the unknown.

Richard Hinton, Newport, T A Roden Ltd, richardhinton@hotmail.co.uk - Increasing amount of red tape and hurdles by local government.

West Midlands

David Hill, Birmingham, Fitzgerald Contractors, davidhill141@hotmail.co.uk - Commonwealth Games severely impacted road infrastructure and public realm projects.

Greg Meadwell, Birmingham, Johnson Fellows Llp, greg.meadwell@johnsonfellows.co.uk - Lack of industrial space.

James Perry, Birmingham, Reirse Ryan Ltd, james@reirseryan.com - Skilled labour shortage.

Jamie Elliot, Birmingham, Rps Consulting Services Ltd, jamie.elliott@rpsgroup.com - Supply chains, increased cost of living, and shortage of skilled professionals.

Jason Yarwood, Worcester, Malvern Hills District Council, jason.yarwood@malvern hills.gov.uk - A drop in quality of workmanship in the trades over the last 2 years.

Jeremy Pardoe, Birmingham, Octavius Infrastructure, jempardoe@gmail.com - Energy prices, and supply and demand of resources is driving prices higher.

John Beggan, Birmingham, Felton Consult, johnb@feltonconsult.co.uk - Late payments still an issue.

Jonathan Thornton, Stoke On Trent, Jt Surveyors, jtsurveyors@outlook.com - HS2 is increasing costs for certain materials. Costs are rising while demand is dropping.

Keir Edmonds, Leamington Spa, Mcs Group, keir@mcs-ltd.com - Professional skills shortage, labour availability, and inflation increases which are reducing scheme viabilities.

Mark Bennett, Hereford, Coll Associates, m.bennett@collassociates.co.uk - Ramifications of Brexit, the Ukraine War & Covid-19.

Mark Ollerton, Birmingham, National Highways, mark.ollerton@nationalhighways.co.uk - Commercial Ethics - Over stating factors influencing cost increases, masking low productivity.

Matthew Melnitschuk, Warwickshire, Warwickshire County Council, matthewmelnitschuk@warwickshire.gov.uk - General shortage of materials and labour for over two years.

Paul Birks, Stoke-On-Trent, Poole Dick Associates, p.birks@pooledick.co.uk - Lack of competition due to very few medium sized construction companies in the locality.

Paul Brownsword, Birmingham, Paul J Brownsword Consulting Limited, pauljbrownsword@gmail.com - Long lead in times for certain products. Poor project lead-in planning by clients.

Philip Cartwright, Birmingham, Ravenscroft Developments Ltd, phil.cartwright@ravenscroft-ltd.com - Building Regulation changes, energy costs for production of materials, and interest rates.

Rex Ford, Birmingham, P. R. Willmouth & Associates, rex.prwillmouth@gmail.com - Lack of skilled tradesmen.

Richard Crow, Birmingham, Rapleys Llp, richard.crow@rapleys.com - Lack of professional consultants.

Richard Stephen Wilkinson, Wolverhampton, Boningale Homes Limited, stephen.wilkinson@boningale-homes.co.uk - HS2 is drawing materials and labour away from other projects.

Roger Charles Hodgetts, Birmingham, Birmingham City Council, roger.hodgetts@birmingham.gov.uk - The sub-contractors have difficulty in employing tradesmen.

Thomas Birch, Lichfield, Greenwood Projects Ltd, thomas.oliver.birch@gmail.com - Diminishing heritage skills.

East Midlands

Aaron Edlington, Leicester, Pulse Consult, aaron.edlington@pulseconsult.co.uk - Demand for contractors, this is a contractors' market.

Andrew Wootton-Jones, Lincoln, Evabode Ld, andrew@evabode.co.uk - Interest rates.

Barry James Hodgson, Chesterfield, Merlin Design And Survey Partnership, barryjhodgson@yahoo.co.uk - The main factor is uncertainty, which is driven by inflation.

David C Morris, Lincoln, David Morris Mrics, davidmorris57@btinternet.com - National government policy and financial controls.

David Morris, Northampton, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Very high demand and inflation causing increased tender prices.

Eric Dyche, Newark, N&Sdc, eric.dyche@hotmail.co.uk - The availability and costs of materials and the lack of labour.

Eugene Davern Msc Frics Retd, Nottingham, Davern And Associates Email Eugene_Davern@Compuserve.Com, eugene_davern@compuserve.com - Energy costs and new government.

Giles Warhurst, Nottingham, Make Consulting, giles.warhurst@make-consulting.co.uk - Cost of asbestos surveys and removals.

Harvey Cooke, Peterborough, Arbicon Adr Ltd, harvey@arbicon.co.uk - Economic uncertainty and industrial strife.

Malcolm Gregorczyk, Mansfield, Mansfield District Council, malcolm.gregorczyk@ntlworld.com - Shortage of labour resources, the cost of fuel, and the cost and availability of materials.

Marina Pombo, Peterborough, Anglian Water, mpombo@anglianwater.co.uk - The competitive salaries driven by other infrastructure projects such as HS2.

Mark Furness, Nottingham, Gateley Vinden, mark.furness@gateleyvinden.com - High market inflation conditions.

Mark Hives, Oakham, Hives Associates Limited, mark@hivesassociates.co.uk - Inability to fix a firm price.

Martin Cheesman, Nottingham, Plandwell, m.cheesman@plandwell.co.uk - The greatest concern is the current uncertainty around rising materials and energy costs.

Mike Foster, Market Harborough, Rather Not Say., mr.mikefoster@ntlworld.com - Demand for construction workers is outstripping supply, leading to very poor workmanship.

Robert Latter, Saffron Walden, Enerveo Ltd, latterrobert@yahoo.co.uk - Fluctuating prices are one of the biggest risks.

Roger Sandell, Leicester, Ridge & Partners Llp, rsandell@ridge.co.uk - Conflict of clients requiring competitive tenders versus contractors being unwilling to tender.

Stephen Hodgson, Matlock, Lumsdale Qs Services, stephenhodgson@btconnect.com - Sky rocketing materials prices and labour shortages.

Tanya Spilsbury, Derby, The Building Sanctuary, tanya@buildingsanctuary.co.uk - Planning delays. Brexit has disrupted supply chains. There is also a lack of quality checks at building suppliers.

Eastern

Paul Anderson, Ipswich, Anderson Associates, paul@andersonassociates.co.uk - Energy prices, inflation, and interest rates.

Chris Keeble, Ipswich, Castons, ckeeb@castons.com - Cost inflation affecting supply chains and an increasing reluctance to enter into fixed price contracts.

Christopher Barker, Clavering, Chris Barker Surveyor Ltd, christopherjbarker1951@gmail.com - Lack of skilled labour and poor professional advice.

Derek Monnery, Colchester, Derek Monnery Frics, derek.monnery@gmail.com - Lack of infrastructure investment in railways.

Geoffrey Nicholas Woolley, Bury St Edmunds, Suffolk, Woolley Project Management Limited, nick@woolley.co.uk - The need to incorporate solar and battery storage in new homes and also retrofit.

Ian.Wright, Norwich, Faithful+Gould Inc, ian.wright2@fgould.com - Maximising evolution of the workforce to automation.

John Allison, Norwich, Allison Surveying, john@allisonsurveying.co.uk - Nutrient Neutrality issues flagged by Natural England affecting planning in most of Norfolk.

Kim Brown, Ely - Chatteris, The Design Partnership (Ely) Ltd, kimbrown@thedesignpartnership.org - The lack of planning officers is causing great delay and uncertainty in the development process.

Michael Lawton, Flitwick, Trinitysolutions Consultancy Ltd, michael@trinitysolutions.org.uk - Disingenuous behaviour of the finance sector driven by greed and selfishness.

Nigel Heath, Newmarket, S, Nigel Heath Frics, nheathfrics@btinternet.com - Increases in tender prices which are not reflected in published indices such as BCIS.

Paul Roberts, Cambridge, Cambridge Porches And Canopies, robertspaulrics@gmail.com - Complacency amongst some contractors, resulting in poorer outcomes for clients.

Paulette Linda Harris, Colchester, Racing Tabby, info@racingtabby.uk - Seasonality.

Peter, Chelmsford, East Anglia Reserves And Cadets Association, peterterrell76@hotmail.com - Material shortages and price increases.

Rachael Lamb, Cambridgeshire, Norfolk, Peterborough, Diocese Of Ely Multi-Academy Trust, rachael.lamb@demat.org.uk - Shortage of contractors, difficulty in obtaining prices, and a lack of skilled M+E contractors.

Robert Church, Chelmsford, Vistry, robert.church@vistry.co.uk - Bleak economic outlook; energy costs and interest rates.

Robert Mitchell, Chelmsford, Robert A Mitchell, ramitchell060@gmail.com - Availability and costs associated with both labour and materials.

Roger Seaman, Cambridge, Seaman Surveyors, roger.seaman@talk21.com - Requires new government and thinking.

Scotland

Alastair Mackenzie, Glasgow, Jacobs Uk Ltd, alastair.mackenzie@jacobs.com - Unsatisfactory financial practices by contractors.

Alex Beaton, Glasgow, University Of Glasgow, alex.beaton@glasgow.ac.uk - Uncertainty.

Andrew Sloan, Glasgow, Sse Renewables, andrew.sloan@sse.com - The War in Ukraine, change of PM, and Covid-19.

Calum Winning, Glasgow, Gradiner & Theobald Llp, c.winning@gardiner.com - Fixing of prices remains a challenge - sub-contractors do not hold their price for long enough.

Chris Grant, Edinburgh, Carey Group, chris.grant@careys.co - Client advisors on the whole tend to be using cost data that is now out of date.

Colin Busby, Edinburgh, Ryden, colin.busby@ryden.co.uk - Lack of qualified building surveyors and the new PM are major issues.

Colin Donald Peacock, Glasgow, John Crawford & Co (Mechanical) Ltd, colin@crawfordmech.co.uk - Subcontract tender prices are

more than main contractors budgets.

David Macdonald, Edinburgh, Scottish Futures Trust Ltd, david.macdonald@scottishfuturestrust.org.uk - Inability of procuring authorities to prepare proper briefing and scoping.

Derek Clarke, Alloa, Marshall Construction Limited, d.clarke@marshallconstruction.co.uk - Too many organisations have not recovered from Covid-19, and are not up to speed silo working.

Douglas Cameron, Falkirk, The Eden Consultancy Group Limited, douglas@edencg.co.uk - Materials price increases (including Brexit-related) issues remain an ongoing issue.

Douglas Jardine, Mauchline, Hayhill Developments Ltd, douglas.j@hotmail.co.uk - Construction costs increasing risk and opportunity on house sales prices.

Gillian Lang, Glasgow, Ardent, semplegillian@googlemail.com - Policy change, and increased government and private institution support for renewable energy.

Gordon Leslie Smith, Irvine, Gordon Smith Frics, gordonsmith0408@outlook.com - The traditional construction markets are distorted by procurement via Scottish Government Hubs.

Hugh Nicol, Argyll, Argyll Estates, han@inveraray-castle.com - Road and ferry infrastructure connections to the area are inadequate and reducing investment.

Ian Differ, Glasgow, Cba Qs Ltd, ian.differ@cba-qs.com - Material inflation, rising energy costs, and increase in wage costs are all impacting on project viability.

James Buchan, Aberdeen, Anderson Buchan Properties, jbafc1903@gmail.com - Tory Government.

James Robert Wright, Edinburgh, Survey Uk Limited, jim.wright@surveyuk.net - Shortage of skilled labour.

John Hughes, Glasgow, Mccreadie & Hughes Ltd, j.hughes@mhlworld.co.uk - Unable to say, our work is dispute resolution in overseas markets.

John Keillor, Edinburgh, Currie & Brown, jack.keillor@curriebrown.com - Lack of workforce at all levels.

John Murray, Glasgow, City Building Glasgow Llp, john.murray@citybuildingglasgow.co.uk - Within the public sector specifically, the cost of living crisis and government intervention will have a budget impact.

John Ross, Glasgow, Macgregor Ross Associates Limited, john@mrassoc.co.uk - Rising material and labour costs.

Jonathan Howarth, Portree, Jon Howarth Chartered Surveyor, skyesurveyors@gmail.com - Lack of accommodation for sub-contractors.

Kevin Branniff, Glasgow, Branniff Joinery Ltd, kevin_branniff@branniffjoinery.com - Trades do not appear interested in upskilling, as high work levels and few operatives.

L Simmons, Edinburgh, Galliford Try, lrs42@btinternet.com - The construction industry is losing its experienced workforce.

Mark Robertson, Glasgow, Sedgwick, mark.robertson@uk.sedgwick.com - Benign weather patterns, meaning no surge events (normally flooding) has reduced workload.

Martin Cassels, Edinburgh, Galbraith, martin.cassels@galbraithgroup.com - Shortages of skilled labour and contractors, and material prices are the biggest threat.

Neil Grant, Shetland, Shetland Construction, neil@scd-limited.co.uk - Public Sector Clients expectations for meeting projects deferred due to Covid-19.

Neil Watson, Alford, Aberdeenshire, Infrastructure Commercial Services Ltd, neil@icsl.work - Lack of experienced staff, leading to less experienced staff filling gaps above their capability.

Nick Lawton, Inverness, Niqs Ltd, nick.lawton@cali.co.uk - Reduction in all trades contractors, reluctance to travel, and availability of accommodation.

Regimon Mathew, Hamilton, South Lanarkshire Council, regimonm2@gmail.com - Economic uncertainties due to inflation and soaring energy costs.

Richard Robinson, Glasgow, P3 Consulting Ltd, rr@p3-consulting.co.uk - Lack of skilled and unskilled labour. Young people are not interested in the construction industry.

Robert Graham, Burntisland, Rg Contract Services Ltd, bertg@globalnet.co.uk - Increase in costs.

Robert Mclemon, Glasgow, Ainscough Industrial Services Ltd, r.mclemon@ainscoughindustrial.co.uk - Lack of skills and shortage of labour.

Robin Kernaghan, Inverness, Compass Building & Construction Service, robinkernaghan@hotmail.com - Location, Covid-19, and labour shortages.

Ronnie McCall, Glasgow, Cornerstone Quantity Surveyors Ltd, ronnie.mccall@cqs.eu.com - Escalating costs and supply chain issues.

Rory Cullens, Glasgow, Lomond & Co., rory@lomondandco.com - Increasing insurance costs, changing government legislation, red tape, and labour skills shortages.

Rupert Seager, Aberdeen, Space Solutions, rupert.seager@spacesolutions.co.uk - Energy industry recruiting professionals and trading resources from the construction industry.

Steven Hyde, Edinburgh, D Blake & Co Ltd, steven.hyde@dblake.co.uk - After a period of relative stability, we are now seeing another round of increases in the cost of materials.

Northern Ireland

Fergal Mackle, Portadown Co Armagh, Ag Wilson Civil Engineering Ltd, fergal@agwilsoncivilengineering.com - Too much Red Tape.

John Cunningham, Belfast, O'Prey Developments Ltd, john@pauloprey.co.uk - Lack of apprentices joining the industry.

Maurice Mc Anulty, Belfast, ICCL, info.iccluk@gmail.com - No government in NI is stifling domestic and international investment, and the rollout of infrastructure.

Michael Joseph McCaughey, Dungannon, M.J. McCaughey Ltd, info@mjmccaughey.com - General slow down in the economy, uncertainty with rising inflation.

Michael Lindsay, Belfast, Rosemount Homes, michael.lindsay@rosemounthomes.com - Energy Prices, the legislation on Red Diesel in construction, and lack of Government in NI.

Oliver Smith, Ballymena, Surveylink (NI) Ltd, olliesmith1959@gmail.com - A never-ending litany of reasons for escalating costs & an absence of devolved government.

Peter Robinson, Belfast, Aecom, pinheritance_101@yahoo.co.uk - Labour and supply chain shortages, or bottlenecked supply chains are pushing construction costs.

Raymond P Murphy, Belfast, Northern Ireland Civil Service, raymond.murphy@finance-ni.gov.uk - Covid-19 has led to material and labour shortages, resulting in a increased costs for projects.

Thomas Smyth, Armagh, Smyth Surveying Ltd, info@smythsurveying.com - Absence of Local Government decision making, which is having devastating effects on the construction economy.

William Mc Cauley, Derry, W Surveyors, williamsurveyors@btconnect.com - Lack of professional people and trades people.

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 2022= 1608

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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