



ECONOMICS



UK Construction Monitor

Q4 2022



Construction workloads viewed as flat-lining over the course of the next twelve months

- Challenging macro environment increasingly visible in the construction industry
- Infrastructure remains a beacon of light as private residential indicators slow
- Skills shortages persist despite more difficult operating environment
- Financial constraints having an increasing impact on the sector

The overall tone to the Q4 2022 RICS UK Construction Monitor is, unsurprisingly, one of greater caution and this is also reflected in the comments from the more than 2,000 respondents to the survey. The headline indicator capturing workloads across the industry suggests that activity is now flat-lining in the face of the increasingly challenging macro environment (net balance of -1% compared to +17% previously), with the scale of the loss of momentum clearly visible in Chart 1.

Private sector workload readings begin to soften

Significantly, the feedback from contributors suggests that the loss of impetus in workloads is most visible in parts of the private sector with housing at the forefront of this (net balance of -13% against +17% in Q3), followed by private commercial and industrial (both metrics at -2%). This is demonstrated in Chart 2. By way of contrast, responses around infrastructure, while less buoyant than previously, are still pointing to a positive trend (net balance +22%) and the same is the case for the categories of 'other public works' and 'public housing'. Within infrastructure, the strongest readings continue to be found in the energy component where the net balance of +45% was little changed from Q3 and only marginally lower than the +54% average recorded in the first half of the year.

Financial constraints are an increasing issue

When it comes to the key challenges the industry is facing, respondents continue to emphasise shortages of both labour and materials as still being particularly important. But, while the share of contributors highlighting these factors is beginning to decline (Chart 5), the proportion identifying financial constraints as an obstacle has now risen for four consecutive quarters to reach 62% (the highest level since Q3 2020). This pattern is also evident in insights provided around credit availability in the industry. A net balance of 46% indicated that credit conditions had worsened over the past three months with a similar amount anticipating a further deterioration over the next three months (Chart 11). Looking out over the next year, a net balance of 35% are projecting that credit conditions will be tougher than they currently are which, while still significant, is some way off the 60% that took this view in the last iteration of the survey. Meanwhile, the macro woes are beginning to manifest themselves in the share of respondents pointing to inadequate demand; this has climbed to 28% which, although still low by historic standards, is the highest level since the midst of the Covid pandemic. Anecdotal remarks from contributors also continue to focus on concerns around the

planning system.

Recruitment challenges still broadly based

It is interesting that despite the flatter trend in activity and concerns raised about financial constraints, the issue of hiring is still viewed as challenging. A net balance of +35% of respondents reported having recruited employees over the past three months (Chart 10) with +15% indicating they intend to do so over the next twelve months (Chart 12). The ongoing shortage of skills appears as prevalent amongst the trades as amongst professionals. More than 50% of contributors report difficulties in hiring quantity surveyors and other construction professionals including project managers. Meanwhile, a broadly similar share point to problems in sourcing bricklayers, electricians, and plumbers. Perhaps unsurprisingly in view of this, there is still a focus on committing investment to workforce development and training even if this is a little less so than previously; a net balance of +17% point to plans to increase spending in this area, albeit down from a recent high of +37%.

Activity likely to be subdued in 2023

Having been on a rising trend through the course of the past two years, business enquiries lost momentum in the final quarter of last year, with the net balance reading little changed from Q3. This is also reflected in the responses to the expectations for workloads over the next twelve months. (Chart 4). But significantly, there continues to be a marked divergence as to how this will play out in different parts of the industry. The feedback around the prospects for infrastructure are still quite encouraging, although the reading of +22% is lower than the +32% in the previous three-month period. However, the expectations for private residential are a little more circumspect while, for now at least, not being overly negative (net balance of -11%), and for private non-residential (-5% compared with +2%).

Profit indicators turn a little more negative

The headline net balance metric for profit margins over the next year has softened again to -26%, the most negative number since Q3 2020. Meanwhile, although point projections for both tender prices and construction costs have eased, the former has done so by a little more than the latter (Chart 14). This would be consistent with further pressures on margins. Skilled labour costs are still viewed as likely to increase by around 7% in aggregate, reflecting the challenges around recruitment highlighted earlier.

Key indicators

Chart 1

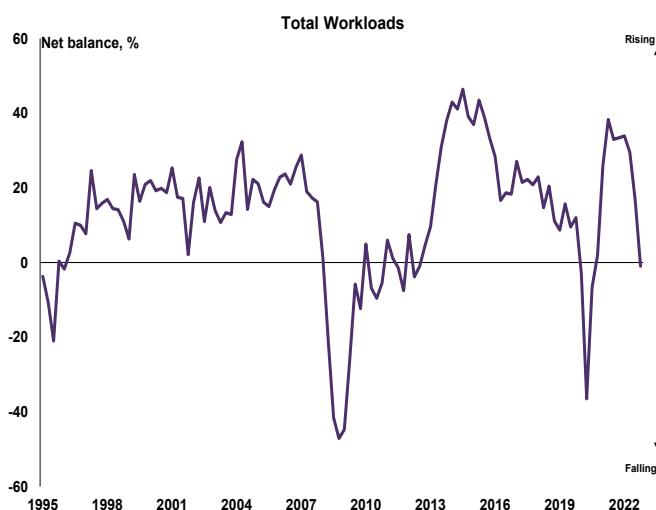


Chart 2

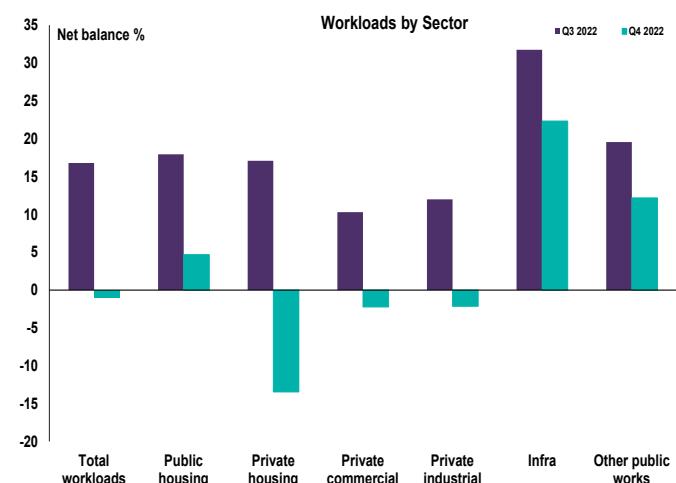


Chart 3



Chart 4

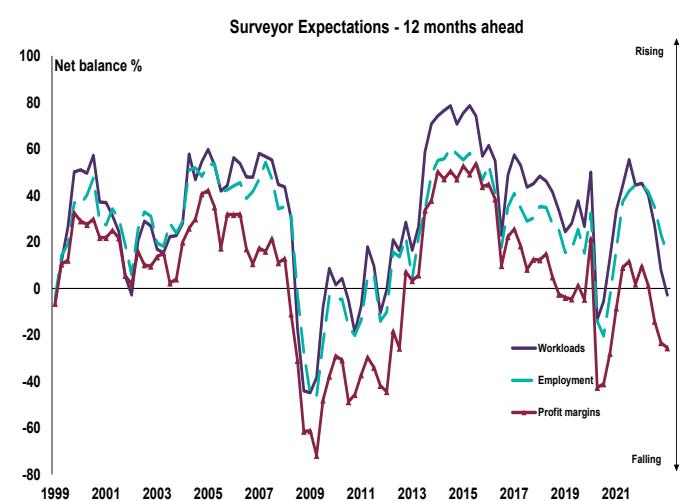


Chart 5

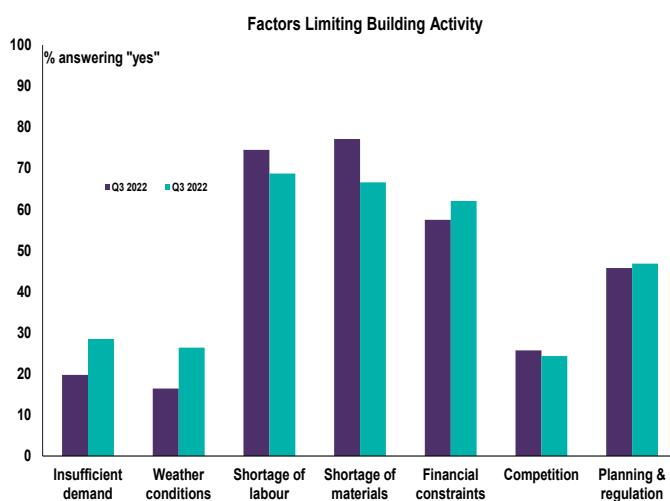
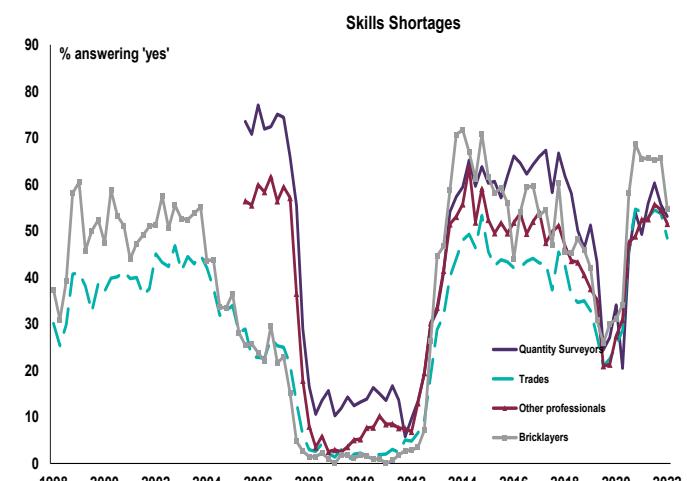


Chart 6



Key indicators

Chart 7

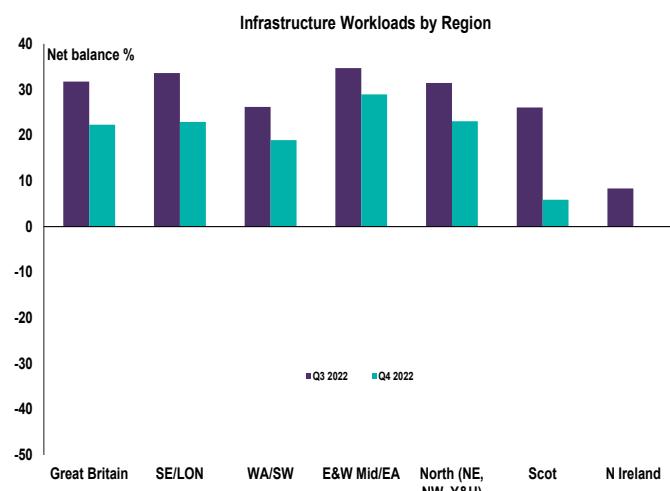


Chart 8

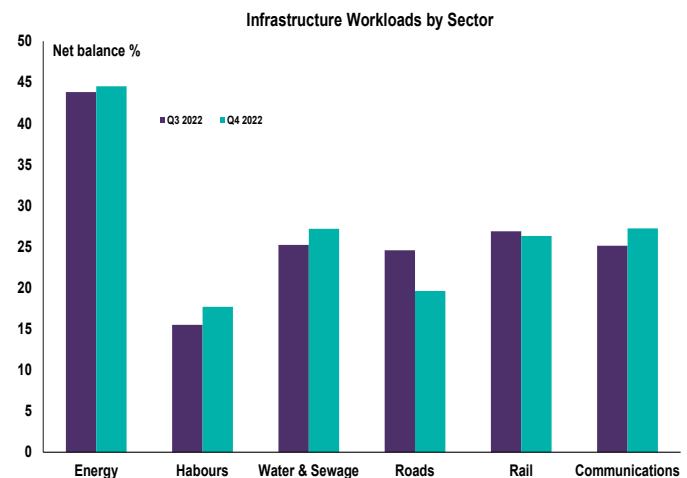


Chart 9

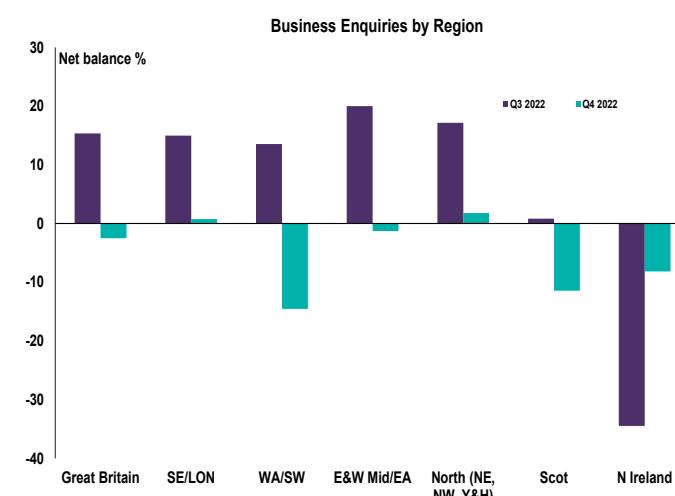


Chart 10



Chart 11

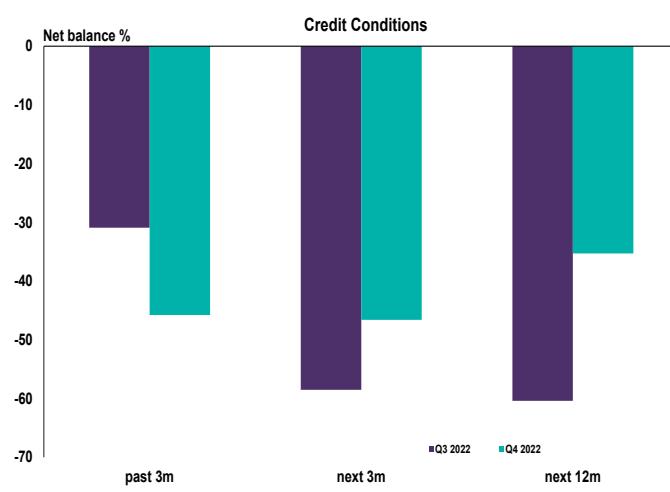
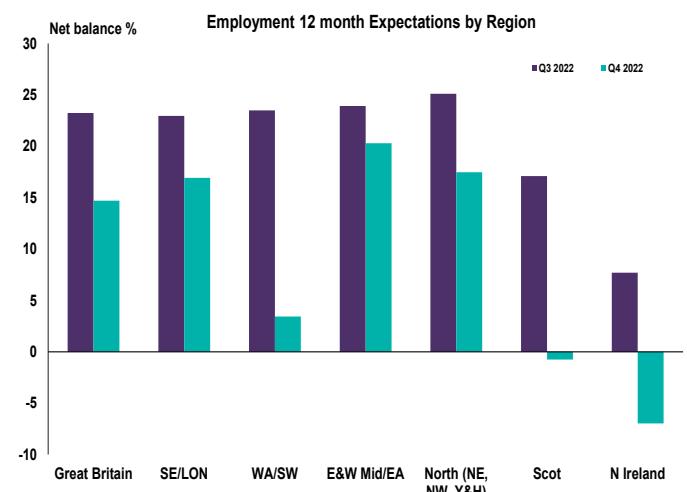


Chart 12



Key indicators

Chart 13

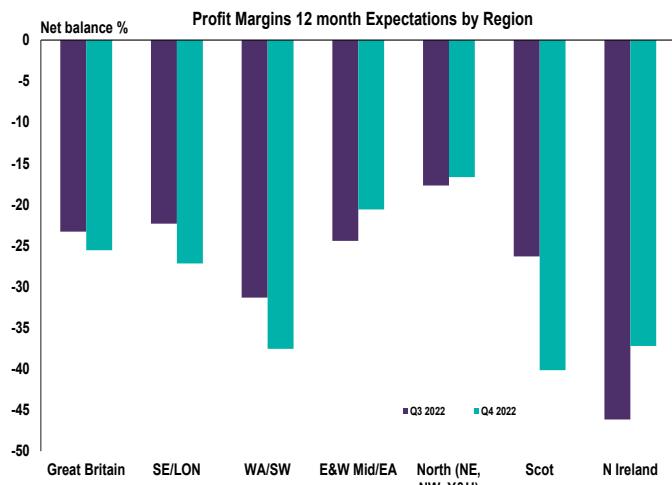


chart 14

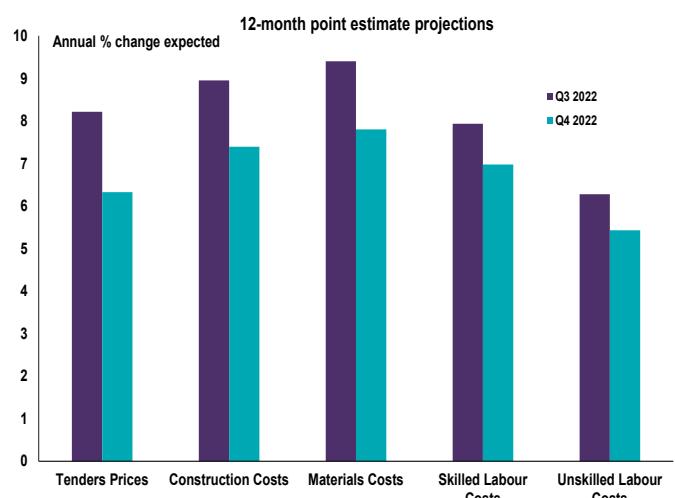
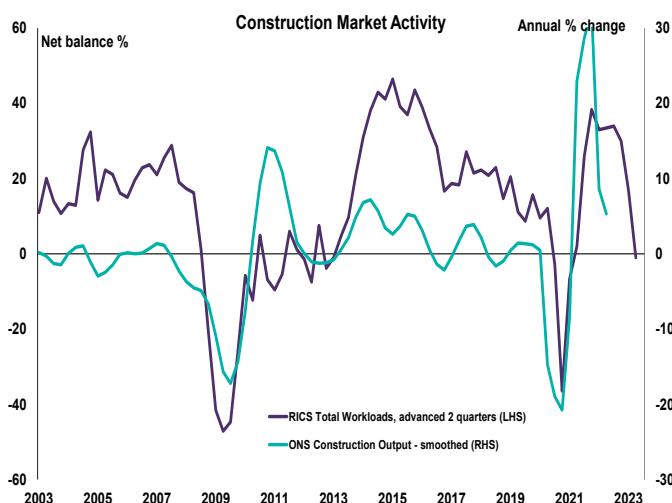


Chart 15



Chartered surveyor market comments

London

Adrian Trent, London, Future54, adrian.trent@future54.com - Government policy, lockdowns, and high taxation.

Alan Donald, London, Ealing Council, adonald@ealing.gov.uk - It is difficult to recruit surveyors to the public sector when the private sector pay is much higher.

Alan Stokes, London, Universal Security Systems Ltd, apstokes64@yahoo.com - Delays in procurement not previously encountered.

Alen Angelov, London, MAC Roofing, alenangelov20@gmail.com - Labour force and material costs.

Alexander Francis, London, Jackson Coles, alex.chris.francis@gmail.com - Material price increases are affecting certainty of tenders, many contractors are at capacity.

Andrew Pilcher, London, Pierce Hill Consulting LLP, andrewpilcher@piercehill.com - Uncertainty surrounding the cost of borrowing.

Andrew Wignall, London, Salus, acwignall@talk21.com - Uncertain future for building control.

Andy Ball, London, Stonewest Limited, aball@stonewest.co.uk - Availability of apprenticeships and industry certification for traditional trades.

Andy Tims, London, Arcadis, andy.tims@arcadis.com - The need to design and build more sustainable assets.

Anthony Thompson, London, JJ & A Thompson, ttwrx@gmail.com - Public perception of inflation and the state of the economy is leading to reluctance for commencing projects.

Balasingham Mayooran, Morden, M4 Cost Consultancy, bmayooran@hotmail.com - Industrial action and government policy.

Bradley Cheeseman, London, Walter Lilly & Co Ltd, bradley.cheeseman@walterlilly.co.uk - The impact of inflation on stainless steelwork and various other materials.

Callum Robins, London, Landsec, callum.robins@landsec.com - Cost inflation.

Cedric Houghton-Brown, London, EVH Finance, cedhb@hotmail.com - Cost of finance.

Charandeep Notay, London, JLL, chaz.notay@eu.jll.com - Inflation, lack of understanding from clients, and reams of MEES and other sustainability criteria.

Chris Barrett, Holborn, Barrett Bros Construction, chrisbarrett1@btinternet.com - The lack of available skilled construction professionals is the main hinderance to growth currently.

Chris Bond, London, Marwood252 limited, cjb.4200@gmail.com - Increased adoption of carbon neutral policies by clients.

Chris Ellingham, London, PPM Specialist Works Ltd, ceilingham@ppmspecialist.com - High parking costs and traffic control areas.

Chris Read, London, Lloyds Banking Group, christopher.read@lloydsbanking.com - The ability for the industry to align their approach on key issues such as BIM modelling and carbon.

Dalraj Singh Bancil, Hounslow, Bancil Partnership Ltd, raj@bancilpartnership.co.uk - Bank funding.

Daniel Robins, London, RPS Group, daniel.robins@rpsgroup.com - Projects becoming un-viable if sales or rental values cannot absorb cost increases.

David Ansong, London, Urban Nordic Consulting, ansong007@icloud.com - Diversity and inclusion. Construction still feels like an issue of boys club with the same players.

David Martin, Harrow, Metropolis LLP, davidmartin0906@outlook.com - General lack of demand for surveys, due to the increasing cost of borrowing.

Dawn Madel, London, TfL, dpops1981@gmail.com - Government funding for infrastructure works (transport sector).

Diana Liyanage, London, Regency Grove Consultants, dianaliyanage@googlemail.com - Materials supply lead times and significant Planning and LBC Determination delays.

Gareth Hopkins, London, Arcadis, garethhopkins@me.com - The exchange rate for the pound.

Gav Willenberg, London, CCITech, gavin@ccitech.co.uk - Retail uncertainty, trend to online, and business rates on premises in high streets etc.

Georgina Johnson, London, Carter Jonas, georgina.johnson@carterjonas.co.uk - Not everyone having the programmes to open and run models.

Gerald F Brown, London, Company - Consultant Surveying Services, gb@consultantsurveyor.co.uk - Brexit has affected labour availability.

Gregory Victor Hart, London / St Albans, Greg Hart Chartered Quantity Surveyor, greghartcqs@btinternet.com - Skills shortages at mid-professional level.

Ian Carey, London / Milton Keynes, John Burke Associates, icarey@jba.uk.com - Skills shortages for both trade and professionals.

Ian Cartwright, London, GPE, ian.cartwright@gpe.co.uk - Inflation and increased cost of capital.

Ian Peart, London, Cushman & Wakefield, ian.peart@eur cushwake.com - There has been a noticeable impact of the 'Mini-Budget' on sentiment.

James Burnett, London, South London & Maudsley NHS Foundation Trust, james.burnett097@gmail.com - Severe delays in planning application determination.

Jeonghyun Lee, North Greenwich, Riverlinx CJV, drleopr@gmail.com - Competition within the UK mega projects are making things worse for small/medium sized projects to access resources.

Jeremy Vinson, London, Baily Garner LLP, jeremy.vinson@bailygarner.co.uk - Lack of skilled personnel, that understand a broad tranche of construction processes and activities.

Jiim Atkinson, London, PIF, jamesnigelatkinson@hotmail.co.uk - Perception of the UK market/economy on the global stage.

Jim Watling, London, ATP Architects + Surveyors Ltd, jimw@atpgroup.co.uk - Lack of qualified, or capable Building Surveyors. High wage demands from graduates/non-qualified individuals.

Julian Robert Davies, London, J R Davies Associates Chartered Building Surveyors, daviejrda@aol.com - Lack of suitable and able contractors able to submit a reasonable price for works.

Keith Graham Brampton, Pinner, Keith G Brampton & Associates, brampton.surveyors@outlook.com - Cost of living, energy costs, and cost and shortage of materials

Keith Mildren, London, KMPs Ltd, kmildren@kmpsltd.com - Inconsistent approach to planning.

Kenneth Graves, London / Watford, Ridge Interiors Limited, k.graves@ridge-interiors.co.uk - Unrealistic expectations of clients in respect of the inflationary costs.

Kevin McCarthy, London, Geometra Surveyors, kevin.mccarthy@justhousinggroup.co.uk - Lack of investment in training.

Lee Joseph Driscoll, London, Rougemont Property Consultants, lee.driscoll@rouge-mont.com - Issues growing with contractor insolvencies.

Lindsay Stephen Acteson, London, BCS Data Centres Limited, lindspur45@outlook.com - Climate change.

Mark Thompson, London, TfL, md.thompson@outlook.com - The UK planning legislation and continuous appeals creating delays.

Matt Fitzgerald, London, Mace, matthew.fitzgerald@macegroup.com - Predictability of the market, particularly interest rates and exchange rates.

Matthew Davis, London, Jackson Coles LLP, mdavis.augment@gmail.com - Developer clients withholding outlay on commercial capital projects due to market volatility.

Michael Auckland, London, MJ Auckland Consulting Limited., mail@mjaco.net - Lack of good quality resources.

Michael Byng, London / Nationwide, MBPC Infrastructure Limited, michael.byng@michaelbyng.com - The scarcity of affordable professional resources in the rail industry arising from HS2 requirements.

Michael John Burke, London, Burke Hunter Adams, mike.burke@burkehunteradams.com - Market adjustments in line with changing building use and work practices following Pandemic.

Michael Naughton, Hillingdon, London Borough of Hillingdon, mnaughtonlondon@yahoo.co.uk - Inflation, viability of projects, shortage of materials & skilled labour, and a lack of tech training.

Mr Alan Crosier, London, Professional Project Support Ltd, alan.crosier@sky.com - Large increase in borrowing costs following the Truss/Kwarteng disastrous and ill considered budget.

N Rezayi-Rad, London, WCC, nrrad@westminster.gov.uk - Lack of skilled personnel.

Nataliya Hula, London, Ardmore Construction Limited, nhula@ardmoregroup.co.uk - Fluctuation and labour shortages.

Nathan Howse, London, Capital & Provincial Project Management & Building Consulting Ltd, howse@candpltd.com - Client decision making in the current economic environment slowing projects starting.

Nichola Alexandra Gradwell, London, AECOM, nichola.gradwell@ecom.com - Fire regulation updates and lack of available contractors within London market for large scale projects.

Nicholas Black, London, Icg, nickblack1@live.co.uk - Planning - projects are under staffed, do not work to agreed timescales, and are not held to account.

Nigel Bellamy, London, 8build limited, n.bellamy@8build.co.uk - Slow decision making by clients and delayed PCSA periods causing programme delays.

Nigel Harley, London, Harley Consult Ltd, nh@harleyconsult.co.uk - Demand is higher than supply.

Nitin Boodhun, London, Arcadis UK Ltd, nitin.boodhun@arcadis.com - Lack of quality developments that can attract the right level of investor interest.

Norman Adams, Blackheath, CP Surveying Services, norman.adams@cpadjusting.com - Materials and labour inflation.

P Jones, London, Fuse PC Ltd, new.nest463@gmail.com - Lack of trained and skilled people.

Paul French, London, Set Square Surveyors, paul.french@setsquaresurveyors.co.uk - Inflationary pressures on labour/materials are continuing to add difficulties for cost planning.

Peter Charles Bensted, London, Fenton Associates, peter@fentonassociates.co.uk - Work From Home continues to adversely affect the surveying profession.

Peter Jones, London, TfL, peter.jones6@tube.tfl.gov.uk - Limited access times - night only.

Peter Ockenden, London, Henry Riley LLP, peter.ockenden@henryriley.com - Uncertainty, lack of clear direction from Government, and high frequency of Ministerial changes.

Peter Stirzaker, London, Design Group Nine LONDON Limited, ps@dgn.co.uk - Delays in planning process in London Boroughs, probably caused by a loss/ lack of staffing.

Peter Tasker, London and Herts, Adams - Chartered Surveyors, info@adamscharteredsurveyors.com - Main issues are a rapid increase in material costs and labour rates.

Philip John Roy., London, Philip John Roy trading as Greencastle Surveying., philipjohnroy4891@gmail.com - Inflation, bank rate, investment, and developments on hold.

Preston Neunie, London, Neunie Associates Ltd, Chartered Building Consultancy, info@neunieassociates.co.uk - Client instructions and brief changes due to the current economic climate.

Purdey Sylvester, London, AME Partnership LLP, psilvester@ame-llp.com - The main one is shortage of labour, plus increased costs generally.

Reiss Thompson, London, Rapleys, reiss.thompson@rapleys.com - Clients relying heavily on Principal Contractors to design and manage projects.

Richard Petterson, London, MEA Hother Ltd, rpetterson@hother.co.uk - Planning bottlenecks, cost uncertainty, and skill shortages.

Richard Saxon, London, CBE, richard@saxoncbe.com - Collapse of commuting downtown.

Robert Pike, Chesham, McDermott, rlpke@mcdermott.com - Lack of experienced skilled personnel in all levels from on site to primary management.

Robert Shutler, London, MDC, robert@mdclondon.com - Incompetence due to reliance on computers and lack of on-site experience.

Sean Butler, London, HS2, seanybutler92@gmail.com - Conflicting government priorities.

Sean Tarrant, London, TfL, seanietarrant@hotmail.com - Slow progress is being made largely as workforce needs further training to understand value.

Sebastian Pampe, London, FIP Consulting Ltd, seb.pampe@fipconsulting.co.uk - Lack of government decision making has cost the UK economy greatly.

Simon Cheesman, London, Laurie Associates Limited, laurieassociates@outlook.com - Current financial state of the country and high interest rates.

Simon Rawlinson, London, Arcadis, simon.rawlinson@arcadis.com - Divergent inflation trends in infrastructure sectors compared to building sectors.

Siobhan Wyatt, Hammersmith, Maggie's, siobhan.wyatt@maggiescentres.org - Appetite across SMEs to deliver smaller and more complex projects.

Stephen F Mason, London, Stephen Mason Surveyors Ltd, stephen@masonsurveyor.co.uk - Shortage of skilled and unskilled labour, along with delays in obtaining certain manufactured goods.

Steve Baldock, London, WSB Consultancy Limited, steve.baldock@wsbconsult.com - High overheads.

Stewart Black, Beckenham, Stewart Black and Associates, stewart@construct-manage.co.uk - There remains a lack of transparency of performance of Contractors or Grading/Rating system.

Tim Cock, London, Pillar Development and Project Management Limited, tim.c@pillarconsulting.com - Professional shortage in construction, especially at junior/assistance levels.

Timothy Taylor, London, Deacon & Jones LLP, tim.taylor@deaconandjones.com - Confidence in the economy driven by domestic and global influences.

Tom Leader, London, Viridian Property Ltd, tleader@viridianproperty.co.uk - Brexit, inflation, strikes, and Covid-19.

Turlough McGovern, London, JRL Group, turloughmcgovern@gmail.com - As the UK economy starts to deteriorate, clients will use this to their advantage.

William Thomas, London, John Rowan & Partners, wthomas@jrp.co.uk - Client indecision and poor prioritisation within client organisations (public sector).

Yasaer Qasam, London, Ove Arup, yasaer@hotmail.co.uk - Turnover of staff is very high and retaining good personnel is difficult.

Zaid Nuaman, London, LB of Haringey Council, z_nuaman@yahoo.com - Lack of clarity in terms of vision and leadership.

Zoya Green, London, Coalo Ltd, zoya.green75@gmail.com - Rising cost of construction materials putting pressure on construction companies.

South East

Abimbola Akin-Agunbiade, London and Hertfordshire, Desmo UK Limited, bimbo@desmo.biz - Inflation and rising cost of energy.

Adam Warner, St. Albans, Glencar Construction Ltd, adam.warner@glencar.com - Supply and demand for labour and materials pose a challenge. Planning approval and decisions are slow.

Ahmed Zghari, London / South East, CBS Cloud, azghari@hotmail.com - Inflation uncertainty, recessionary fears, and interest rate uncertainty.

Alan Little, Newry, Cunningham Contracts Group, mail@alanlittle.co.uk - Lack of public sector funding and no local government.

Alison Maddison, Rickmansworth, CLPM Ltd, alison.maddison59@gmail.com - Ability to enter into fixed price contracts. Availability of finance at acceptable interest rates.

Alistair Chapman, Horsham, Real Places Ltd, achapman@real-group.co.uk - Lack of measurement skills in job applicants.

Andrew Grimes, Reading, GRIMES LIMITED, andrewgrimesrdg@btinternet.com - Overall staff shortages.

Andrew Halfacree, Brighton & Hove, Flude Property Consultants, a.halfacree@flude.com - Planning.

Andrew Moulds, London / South East, BS Initiative Ltd, adm@bsinitiative.co.uk - Supply issues.

Andrew Page, London / South East, DHP (UK) LLP, andrew.page@dhpuk.co.uk - Shortage of skilled construction professionals.

Anthony Wood, Englefield Green, Hand Deere & Cox, anthonywood@hdcqs.com - Contractor lead market resulting in higher tender prices.

Ben Carey, Kent, Mason Carey, ben@masoncarey.com - Clients undervaluing the cost of works. Competition in the market.

Ben Hobbs, Colchester, Hobbs Estates Ltd, ben-hobbs@hotmail.com - Planning delays and poor collaboration from district councils.

Ben Lawrence, Reading, Ridge and Partners LLP, blawrence@ridge.co.uk - Inflation, market engagement, and aligning procurement routes through client and contractor interest.

CJ Bula, Dorking, Surrey, BPG Architects + Surveyors, chris.bula@bpg.co.uk - Costs increasing. Too few workers in all disciplines and trades.

Charles Dawson, Broad Oak, Dawson and Associates, chas@dawsonsurveyors.com - Bureaucracy in planning and local authorities inability to engage with the private sector.

Chin Kok Wah, Kuala Lumpur, Gamuda Engineering Sdn Bhd, alvinkwchin@gamuda.com.my - Inflation and bank rates that are too high.

Chris Green, Chipping Norton, QStwenty Ltd, chris@qstwenty.com - Demand for new build houses must be influencing shortages.

Chris Griffin, Woking, Griffin Macleod Cons, c.griffin@griffinmacleod.co.uk - Unstable financial market and volatile tender pricing.

Chris Huntley, London / South East, Huntley Cartwright, chrishuntley@hunleycartwright.co.uk - The Local Authority Planning Departments are disjointed, under-staffed, and slow.

Chris Sandell, London / South East, Blacksand Asset Management Ltd, blacksandam@gmail.com - Abysmal delays in processing planning applications and appeals are the biggest negative factor.

Clive And Tatlock, Guildford, CTA Surveyors, clive@ctasurveyors.com - A lack of togetherness in the industry.

Colin Hulott, London / South East, Abstrkt-Dsign, colinhulott@abstrkt-dsign.co.uk - Inadequacy in the energy assessment market is really not helping anyone.

Daniel Stephen Fitzwater, London / South East, Cube Management Services Ltd, daniel.fitzwater@cubellp.com - Delays in supply chain affecting projects.

Daniel Stocks, All Cities/Towns within Elmbridge, Guildford, Mole Valley Boroughs, Dan Stocks Surveying, dan@lucien.co.uk - Huge time delays from planning departments as they are understaffed and incompetent.

Daniel White, Midhurst, Affinity Surveying Ltd, daniel.white@affinitysurveying.co.uk - Planning back log will create a bottle neck when improved so shortage of labour will be inevitable.

David Bland, Wokingham, Finch Consultants, davidb3@btopenworld.com - Long established contractors going into administration.

David King, Maidstone, Adkins Consultants Ltd, d.king@adkinsconsultants.com - Nutrient mitigation.

David Nobes, Alton, Davtee Ltd, davidrnobes@davtee.com - Residential private confidence uncertainty world affairs.

David Rush, Basingstoke, Fulkers Bailey Russell, david.rush@fulkers.co.uk - The non-viability of private residential schemes where build costs increases exceed revenue increase.

David Thomads Bird, London / South East, DTB Consultants Ltd, dtbird@btinternet.com - Impact of inflation on major projects that have capped budgets.

Geoffrey David White, Basingstoke, Simmons and Sons, gwhite@simmonsandsons.com - Lack of Government housing policy and local authority delay.

Gerry McGeough, High Wycombe, RPP, g.mcgeough@rpp.co.uk - Market volatility due to an increase in energy prices, rising inflation levels, and high land values.

Graham Philip Ellis Bem Mrics, Harlow, Graham Ellis Associates, graham@geaonline.co.uk - Shortage of skilled labour and materials with long lead in periods.

Greg Auld, Southampton, Southampton University, g.d.auld@soton.ac.uk - Negative effects of Brexit on labour and materials.

Ian Christopher Bridge, Oxford, Ian Bridge Consultancy Limited, ian@ianbridge.com - Access to skilled professional employees.

Ian Duckett, Epsom, Atkins Ltd, ian.duckett@yahoo.co.uk - Government has no time for rebuilding UK economy following Brexit.

Ian Kehl, Haywards Heath, Currie & Brown UK Ltd, ian.kehl@curriebrown.com - General economic uncertainty means majority of clients are reducing construction spend.

Ian Thomas, Brighton And Hove, Abbeyfield South Downs, ian.thomas893@ntlworld.com - Brexit has affected the output capability of UK and Covid-19 crisis masked the true impact.

Ian Walker, Didcot, Walker Jones Associates Limited, ianv.walker@walkerjonesassociates.com - Large house builder workload has been largely suspended.

James John Paddock, Winchester And Guildford, JJ Surveying Ltd, jj.surveyingltd@googlemail.com - Numerous changes in regulations and uncertainty about registration of BCOs for the BSR register.

Jason Farnell, New Milton, Commercial Risk Management Ltd, jason.farnell@commercialrisk.management - Nervousness about the economy.

John Francis Bloomfield, Rochester, Medway QS Consultancy Ltd, johnfbloomfield@btinternet.com - Anticipated shortage of materials, but this has not yet occurred although it remains a strong possibility.

John Thomson, Brighton & Hove, 3js Surveyors, john@3jssurveyors.co.uk - Lack of land and planning restrictions.

Jonathan H Burley, Pulborough, JHBurley Ltd., jon@jhburley.co.uk - External influences.

Karl Grover, Farnborough, KPG Associates, karlpgrover@gmail.com - Suppliers not caring and a lack of attention resulting in poor quality deliveries.

Keith Chandler, Croydon, Keith Chandler Ltd, keith@keithchandler.co.uk - Domestic clients nervous of taking on more debt.

Keith Gale, Winchester, Hampshire County Council, keith.gale@hants.gov.uk - The uncertainty on tender prices verses cost increases is delaying approvals for projects.

Kenneth Smith, Tunbridge Wells, KWS Associates Limited, ken@kwsassociates.co.uk - Fuel increases and lack of all resources.

Kevin Oliver, London / South East, Lavingtons, kevinoliver@lavingtons.co.uk - Higher mortgage rates.

Kevin Sloane, Chichester, Sloane and Brown Ltd., kevin@sloaneandbrown.co.uk - Rapidly escalating costs and lack of contractor availability.

Kevin Smith, Worthing, Adur District Council, kevin.smith@adur-worthing.gov.uk - Poor standard of work from third party certified installers such as BMT approved.

Leslie Toth, Bromley, LRT Quantity Surveying Services Ltd, les@lrt-surveying.co.uk - Volatile currency exchange rates for imported materials.

Louise Tant, London / South East, Tant Building Management Ltd, louise@tantbuildingmanagement.co.uk - Shortage of labour and materials causing issues with obtaining tenders.

Lucy Dorman, Maidstone, NHS, 1lucydorman@gmail.com - Brexit, the war in Ukraine, Covid-19, and inflation.

Luke Donoghue, Uckfield, Lawson Queay, luke.donoghue@hotmail.co.uk - Climate Change.

Luke Meyers, Caterham, Surrey, Huntley Cartwright, luke@huntleycartwright.co.uk - Inflation and financing costs.

Lynne Evans, Winchester, LJE Planning Ltd, ljeplanning@evansroden.myzen.co.uk - Planning delays and uncertainties over future policy direction at a national level.

Marc Eagles, London And Se, Stace, m.eagles@stace.co.uk - Lack of professionals and concern regarding skilled labour.

Marc Jeremy Cresswell, London / South East, Ryan Property Consultants Ltd, marc@ryanpropertyconsultants.com - Town planning constraints.

Mark Barrett, Reading, Reading Borough Council, markantonybarret@aol.com - Material and labour costs influence on future work.

Martin Francis Leggatt, Dover, Dover District Council, martin.leggatt@dover.gov.uk - Distinct lack of interest from contractors.

Martin Spicer, Oxford, Martin Spicer Consultancy limited, martinspicerconsultancy@gmail.com - Lack of certainty regarding likely funding in new financial year.

Martyn Gibbons, Sutton, Hughes Jay and Pantet, martyngibbons1@gmail.com - Political uncertainty.

Mary Rawlinson, London / South East, Green & Castle Ltd, mary.rawlinson@gmail.com - Retrofit key to growth.

Matt Bridle, Horsham, Downsview Associates, matt@downsview-surveyors.co.uk - Lack of labour and cost of materials.

Matt Brooks, Guernsey, Geomarine Ltd, matt.brooks@geomarine.gg - Very tight labour market.

Michael Brindley, Romsey, Brindley Partnership Ltd, mike@brindleypartnership.co.uk - Residential sees minimal BIM engagement from architects, who are first consultant on board.

Michael Brown, Maidenhead, Chauntry Surveying Ltd, mikebrown@chauntrysurveying.com - Due to Government targets for new housing, too many flats have been built which is causing an over supply.

Michael Coomber, Farnham, M.J.Coomber Associates. Structural Engineers & Construction Designers., michaelcoomber@btconnect.com - Continuous interference of the planning system and building regulations by ill informed government.

Michael Fletcher, Lodsworth, MFEC, mfletcher7@icloud.com - Absence of a functional planning system.

Mr Richard Simpson, Orpington, Residential Design Consultant, 912richard@live.co.uk - Uncertainty of material availability and cost leading to trust issues with clients.

Nicholas Cowle, London / South East, Wyatt Carruthers Jebb Ltd, nc@wcjeng.co.uk - The most significant issue is sourcing surveyors of suitable quality.

Nicholas Richard Martin, Harpenden, Aedifice Partnership, nrm@aedifice.co.uk - Primary issues are delays due to material and labour shortages and the planning approval process.

Nick Collyer, Petersfield, Independent 4 Life Limited, nick.collyer@independent4life.co.uk - Brexit, customs, inflation, and a self serving Conservative Government. Nothing positive to report.

Onsmus Mazanzi, Oxford, Orford City Council, om@talktalk.net - Covid-19 affecting Construction productivity. Brexit affecting the movement of labour and materials.

Patrick Keily, Crowborough Eastsussex, Patrick Keily FRICS Chartered Quantity Surveyor and Construction Cost Consultant, patrickkeily@talktalk.net - Biggest problem for construction in East Sussex area is bats found in roofs, barns etc.

Patrick Land, Guildford, Isosceles Limited, isosceles@btinternet.com - The planning process, number of ancillary reports, and timescales continue to be the main problems.

Paul Daniel, Tunbridge Wells, Paul Daniel Chartered Surveyors, paul@pauldaniel.co.uk - Psychopathic Government trying to impose Communist control.

Paul Denny, Colchester, Potter Raper Ltd, paul.denny@potterraper.co.uk - The affect of increased costs for improved Building Regulation standards and a loss of the Help to Buy scheme.

Paul Francis, London / South East, Vercity limited, paul.francis@modus-services.co.uk - Government understanding of the market and its dynamics.

Paul Hereward Sibson Dolman, Princes Risborough, Paul Dolman Services, pandtdolman@tiscali.co.uk - Small construction companies working for small or domestic clients, simply do not develop.

Paul Oosterwyk, London / South East, Ostell Associates Ltd, paul@qsostell.com - Programmes affected by delays in planning, materials and labour shortages are affecting progress.

Paul Quigley, St. Albans, paul quigley and associates, paul@paulquigleyandassociates.co.uk - HS2 is causing shortage of materials; contracts are not fixed price and fuelling inflation.

Paul Sharman, Ascot, Sharman Projects, paul@sharmanprojects.com - Lack of experienced professionals.

Paul Sharp, Banstead, JTAconsulting, paul@jtaconsult.com - Lack of materials and extremely poor service from Local Authorities.

Paul Stratful Mrics, Sawbridgeworth, Stratful Associates Ltd, paul@stratfulassociates.co.uk - Brexit has caused a reduction in investment and skill labour shortages.

Pete Fesentzou, London / South East, Bosa Commercial Management Ltd, speak2pete@yahoo.co.uk - Insolvencies.

Peter Ford, Godalming, Peter Ford Assoc Ltd, peter@ford51.co.uk - Not enough skilled labour.

Peter Giles, Haywards Heath, Hamson Barron Smith Limited, peter.giles@hamsonbarronsmith.com - Increased regulatory requirements are not being reflected in professional fees reducing quality.

Phil Pike, Newport, Pike, pikey@pikesltd.co.uk - Lack of vision and coordination between linked matters.

Philip Beere, Chatham, Accolaide Surveyors Limited, philip.beere@accolaidesurveyors.com - Material costs appear to be rising, with some suppliers saying prices are held for seven days only.

Philip Wadge, Newbury, Philip Wadge Associates Ltd, info@philipwadge.co.uk - Cost of construction has reduced demand for small residential extension/refurbs, but not for higher end.

Rasheed King, Dartford, National grid, dkingng@yahoo.com - Lack of skilled resources due to the decline in the economy and Brexit.

Richard Claxton, London / South East, RSK, rgclaxton@blueyonder.co.uk - The drive to understand more about carbon use in both new an R/M projects is gaining ground.

Richard Fulker, London / South East, The Fulker Consultancy Ltd, richard@fulkers.co.uk - General lack of experienced technical staff is a constant problem and will effect growth.

Richard Hine, Tunbridge Wells, Gleeds, richard.hine@gleeds.com - Price increases over the last year have made projects problematic as main contractors try to recover.

Richard McKeown, London / South East, Imperiet Property Group, rm@imperiet.co.uk - Uncertainty of lead ins and deliveries.

Richard Rushton, London, Brighton, Tunbridge Wells, And Others, Solutions in Building Ltd, richard@sibltd.co.uk - Lack of skilled tradesmen and small to medium sized builders.

Richard Sewell, Halesworth, Richard Sewell (Quantity Surveyor) Limited, richard@rbsewellqs.com - Importing foreign goods, an effect of Brexit.

Robert Martell, London / South East, Robert A Martell Limited, robert.martell@robertmartell.co.uk - Brexit was a disaster, leading to losing skills that have not been replaced. This was made worse by Covid-19.

Robert Parkes, London / South East, Totalfix Ltd, totalfixltd@aol.com - Insufficient training programmes in construction sector. Also, a lack of availability of skilled tradesmen.

Robin Goddard, Dorking, BPG Architects + Surveyors, robin.goddard@bpg.co.uk - Recession, potential labour shortage, and wider strike action.

Ross Hammond, Robertsbridge, RJH Consulting (East Sussex) Ltd, rosshammond@btinternet.com - Difficulty in obtaining competitive funding and high inflation.

Russell Elson, London / South East, Elson Project Management, russellelson@btinternet.com - Broken planning system and high construction costs making development less viable.

Sian Leader, Caterham, Surrey, Huntley Cartwright, sianleader@huntrycartwright.co.uk - Insufficient notice of tender and lead in times. Amount of CDP works in traditional contract.

Simon Britton, London / South East, Artelia UK, simon.britton@uk.arteliagroup.com - Long lead in periods for plants and equipment.

Simon Philip Rogers, East Grinstead, Mott MacDonald, simon.rogers@mottmac.com - Funding restrictions are our main concern.

Stephen Taylor, Canterbury, Taylor Associates (UK) Ltd, stephen.taylor@taylorassoc.co.uk - Uncertainty in the market resulting in projects being put on hold.

Stephen Woodward, London / South East, McBains, spwoodward@mcbains.co.uk - Strong demand in HMG funded sectors but staff shortages are an issue.

Thomas Andrew Skerratt, Worthing, SPS Consulting (UK) Limited, andrew.skerratt@spskltd.co.uk - Construction professional do not challenge contractors costs enough.

William George Dick, Guildford, William G Dick Partnership LLP Quantity Surveyors, wgdick@williamgdick.co.uk - Locally high level of demand for some specialist trades such as roofing, plumbing, and electrical.

North East

Alexander Mark Forster, Newcastle Upon Tyne, P Plunkett Tiling Contractors Ltd, mark@plunketttiling.co.uk - Lack of Government support for the North East generally.

Allan Thompson, Newcastle, Story Homes, allan.thompson@storyhomes.co.uk - Planning including nutrient neutrality is decimating private house building.

Dave Burn, Sunderland, VolkerStevin, david.burn@volkerstevin.co.uk - Inflation and availability.

Henry Scott, Newcastle, Saltbox Surveying Limited, henry@

saltboxsurveying.com - End tenant occupation and demand.

James Mitchell, Newcastle Upon Tyne, NTC, fergusmitchell@btinternet.com - Cost value gaps are still widening.

John Thompson, Newcastle, Home Group Ltd, john.thompson@homegroup.org.uk - Key issue is delays in materials and continuing shortage of staff resource across all areas.

Lee Sanderson, North Shields, Focus Architecture & Surveying, lee.sanderson@focus-as.co.uk - Contractors appetite to competition in first and second stage tendering.

Louis Stainthorpe, Whitby Near York, Bell Snoxell Building Consultants Ltd, louis@bell-snoxell.co.uk - Staff shortages and increased regulation is really stunting progress and growth.

Louise Dale, Northallerton, North Yorkshire County Council, louise.dale@northyorks.gov.uk - Perceived remoteness of some locations, impacting upon communications and travel infrastructure.

Mark Alexander Hunt, North East / Nationwide, Mott MacDonald, mark.hunt@mottmac.com - Close focus on identifying and proving efficiency.

Mr Peter Carruthers, Newcastle Upon Tyne, Paragon Construction Consultants Ltd, paragon.consult@hotmail.com - Rising inflation, higher interest rates, rising construction material prices, and labour shortages.

Paul Nixon, Major Cities In England (Manchester, Birmingham, Liverpool, London, Newcastle), Kier Property, paul.nixon@kier.co.uk - Concerns over volatility of inflation.

Siriwardhanalage Lakshman De Saram, Newcastle Upon Tyne, WHP Engineering Ltd, sldesaram@gmail.com - Low salary offers.

Steve Dobson, Newcastle Upon Tyne, Mott MacDonald, steve.dobson@mottmac.com - Lack of skilled resources in cost estimating and infrastructure experience.

North West

Alistair Rose, Preston, Lancashire and South Cumbria Integrated Care Board, alistair.rose1@nhs.uk - Government decision making RE New Hospitals Programme.

Andrew Bayley, Manchester, Poole Dick Associates, a.bayley@pooledick.co.uk - Rising material prices. Lack of skilled and unskilled labour. Lack of investor confidence.

Andrew Murta, Manchester, HKA, andrewmurta@hka.com - Brexit is causing skilled labour shortages.

Andy Bamford, Manchester, Macegreen Consulting, andybamford@macegreen.co.uk - Materials supply appears to be a constant issue and maintaining manufacturing slots for components.

Ashley Myles, Manchester, The Casey Group, ashley.myles@casey.co.uk - Limits on funding for public sector projects.

Barney Harle, Manchester, Manchester City Council, barney.harle@manchester.gov.uk - Over heated private residential market driven by government obsession with home ownership.

Brian Butler, Douglas, Bell Burton Associates, b.butler@bellburton.co.im - Infrastructure schemes depending on Planning Permissions are delayed beyond reasonableness.

Carl Glover, Manchester, Innov8 DS, carl.glover@innov8ds.com - Sub contractors not willing to see changing market conditions up the chain, this is stagnating projects.

Darren Pomfret, Manchester, Darren Pomfret, darrenpomfret@hotmail.co.uk - Shocking performance of planning departments.

David Corran, Liverpool, Turner Associates, david@turnerassociates.co.uk - High demand for skilled professionals.

David Ford, Stockport, FPCM Limited, david@fpcm.co.uk - Inflation, volatility of labour costs, and demise of fixed price contracts.

Gary Szilagy, Liverpool, Rowley Szilagy LLP, gary@rowley-szilagy.com - Complexity of new Building Registrations, achievability of new energy ratings, and delays via planning system.

Gerry Leahy, Manchester, Arcadis, gerry.leahy@arcadis.com - High level of cladding remedial works and skill shortages.

Gordon Aitken, Lytham, DGA(UK)Ltd, gordon.aitken@dga-group.com - Brexit leading to a shortage of labour as foreign workers return home.

Howard Grady, Oldham, Howard Grady Associates, htg@howardgrady.co.uk - Planning departments that you cannot speak to, every scheme is delayed due to planning.

Ian Dunning, Liverpool, Infrastructure Managers Ltd, ian.dunning@live.com - Skills shortage restricting the capacity of supply market.

Ian Tunnicliffe, Oldham, Ian Tunnicliffe Building Consultancy Limited, ian@itbcuk.com - We anticipate that a recession will impact on the Construction sector in the next 2-3 years.

James Masteson, Manchester, J Hopkins Contractors Ltd, jpmasteson@hotmail.co.uk - Private Sector Budgets not keeping up with inflation. Reduced work as budgets are spent for less work.

Jim O'Brien, Manchester, Baqus Group Ltd, jim.obrien@baqus.co.uk - Public investment.

Jon Bird, Liverpool, Jon Bird Associates, jon@jonbirdassociates.co.uk - Limited skilled sub contractors in specialist markets and areas of construction.

Jonathan Turner, Manchester, SDA Consulting LLP, j.turner@sdaconsulting.co.uk - Lack of willing contractors for smaller projects.

Ken Jones, Warrington, Jones Melling Ltd, kenjones@jonesmelling.co.uk - Uncertainty in values, finance costs, and development appraisals are out of date.

Kevin Thompson, Liverpool, TJ Morris Ltd, kevt26@yahoo.co.uk - Severe lack of trade specialists.

Mark Conlon, Manchester, Refurb-Design Ltd, mbconlon@gmail.com - Political uncertainty.

Martin Trimble, Manchester, Magnitude Quantity Surveyors LTD, martintrimble@magnitudeqs.co.uk - Planning is heavily delaying project starts and impacting businesses.

Michael Blakeley, Greater Manchester, Tempus Design & Build Ltd, mike@tempusdesignandbuild.co.uk - Energy, materials, labour costs, and shortage of trades and labour.

Michael Dowse, Manchester, Square One Lifestyle Homes Limited, mike.dowse@btinternet.com - Cost inflation and skills shortages.

Michael Hicks, Manchester, University of Manchester, mike.hicks@manchester.ac.uk - Lead-in times excessive.

Michael William Armstrong, Altrincham, Michael Armstrong Ltd, michael-armstrong@btconnect.com - Fluctuations in material costs are the main issues together with lack of confidence generally.

Mike Hyde, Manchester, Truline Construction & Interior Services Ltd, mikehyde@truline-cis.co.uk - Lack of apprentices for future workforce.

Nigel Brook, Manchester, Robertson Group, nigelpbrook@gmail.com - Costs will continue to rise above inflation due to supply and demand issues.

Nigel Woods, Manchester, North West Building Consultancy Ltd, nigelwoods@nwbuildingconsultancy.com - Large lead in periods for generators and other infrastructure electrical components.

Peter Thompson, Carnforth, Darnac Ltd, thompsonpeter9@outlook.com - Availability of appropriate labour and materials.

Philip Read, Manchester, JLL, philread04@gmail.com - Market uncertainty.

Philip Spendlow, Stockport, P G Spendlow, Construction Cost Consultant, spendlowphilip6@gmail.com - Current UK economic challenges.

Richard Broughton, Colwyn Bay, Richard M Broughton Ltd, mail@richardbroughton.co.uk - Shortage of skilled trades persons to meet construction demand.

Richard Crosbie, Liverpool, Onward Homes Ltd, richard.crosbie@onward.co.uk - Lack of interest.

Roberts Paul, Bootle, Cunliffes Ltd, paul.roberts@cunliffes.com - Too few available qualified job candidates, with remuneration packages over inflated by the market.

Samuel Slater, Warrington, National Highways, samuel.slater@highwaysengland.co.uk - Cancellation of Smart Motorways Programme.

Simon Carmichael, Manchester, Gleeds Cost Management Ltd, simon.carmichael@gleeds.com - Lack of middle management.

Simon Jones, Manchester, SJ Design Ltd, jonesj68@aol.com - Lack of confidence.

Stephen Bamford, Manchester, Gowing law, stephen.bamford@yahoo.co.uk - The smaller projects are now of interest to the larger companies.

Stephen Pratt, Manchester, Countrywide Surveyors, steve.pratt@cwsurveyors.co.uk - Still good activity but rising costs and limited materials are most significant issues.

Stephen Watson, Manchester, Turner & Townsend, stephen.watson@turntown.co.uk - Shortage of skilled staff and short-term thinking by some clients.

Steven Emmas, Manchester, Abacus Cost Management Ltd, steve.emmas@abacus-cm.com - Deteriorating appraisal returns due to rising costs, without rising incomes.

Timothy Lewis Hewitt, Manchester, TLH Surveying Services Ltd, tim.hewitt@tlhsurveyingservices.com - Energy and cost of living crisis.

Timothy W. Mitchell, Liverpool, Quantum Global Solutions, twm1955@yahoo.com - Planning restrictions in relation to wind farms, which is now improving.

Tony Roberts, Stockport, Frederic Robinson Ltd, tony.robert@frederic-robinson.co.uk - Planning delays, lack of investment and energy cost.

Vijai Kemil Singh, Dukinfield, Siteform Flooring Contractors Ltd, kemilsingh@gmail.com - Shortage of skilled labour affecting the construction market.

William Andrew Devlin, Manchester, KPMG, andy@kpmg.co.uk - Decline in MMC driven by bottom line is a missed opportunity.

Winston Taylor-Watson, Manchester, IQS, winston@iqs.co.uk - Interest rate rising.

Yorkshire and the Humber

Andy Hirst, Leeds, Rider Levett Bucknall, andy.hirst@uk.rlb.com - Unease about the economy over the next 12 months.

Charlie Trueman-Smith, Sheffield, Tremco CPG StructureCare, ctruemansmith@yahoo.com - Skilled labour shortage and rising material costs are the two biggest factors affecting the market.

Daniel Salisbury Mrics, York, SASS UK, daniel@sassuk.com - The markets reacted very badly to the decisions made whilst Liz Truss was in office, but are improving.

David A. Ford, Leeds, Hitec Asset Management Ltd, d.a.ford100@outlook.com - World events.

David Fotheringham, York, Turner and Holman Quantity Surveyors, dcf@turnerandholman.co.uk - Stability, or lack of stability in the economy generally, including fuel prices.

Gary D Jackson, Our Client Base Is Uk-Wide, MDA, gjackson@mdyson.co.uk - Social housing has issues beyond structure and fabric, which affect our services such as staff turnover.

Ian Hessay, York, Mulgrave properties Ltd, ian.hessay@mulgravroperties.co.uk - Planning is a major drawback.

Ian Tomlinson, Leeds, Rex Procter and Partners, i.tomlinson@rpp.co.uk - Funding and reduced returns impacting significantly on the viability of commercial property deals.

James Bonsall, Scunthorpe, TG Sowerby, james.bonsall.2005@gmail.com - The economy, general reluctance to invest.

James William Robertson, York, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Brexit impacts on EU sourced materials.

Keith Hardcastle, York, Alp architecture Ltd, keith@alparchitecture.co.uk - General lack of labour across all areas.

Michael Earnshaw, Sheffield, Rider Levett Bucknall, michael.earnshaw@uk.rlb.com - Local government budget restrictions.

Nigel Slack, Bradford, Michael Eyres Partnership, nigel.slack@eyres.co.uk - Lack of skilled labour on site is getting to be a considerable problem.

Paul Mercer, Sheffield, Mercer & Co, paul@mercero.co.uk - Lack of government replacement programmes for lost European Funding.

Paul Michael Smith, Leeds, PSC Surveying Ltd, pauls@psc-surveying-ltd.com - Planning approvals continue to take far too long to determine, which is slowing projects.

Peter A Walker, York, Walker Jones Chartered Surveyors, walkerjones1993@gmail.com - Demand for migrant accommodation.

Peter Zammitt, Harrogate, rock lily limited, peter@zammitt.co.uk - Strong local demand.

Richard Gough, Leeds, Rushbond Plc, richard.gough@rushbond.co.uk - Concerns over contractor and sub contractor solvency over the coming year.

Rob Gray, Beverley & East Riding Of Yorkshire, Gray Quantity Surveying Services Limited, rob@grayquantitysurveying.com - Lack of competition and 'out of town' contractors.

Sam Berryman, Leeds, Harworth, sberryman@harworthgroup.com - Reduction in investment, planning permission delays, and utility provider delays.

Trevor Arthur Lambert, Northallerton, North Yorkshire County Council, trevor.lambert84@gmail.com - Lack of commercial awareness in local government.

William Shield, Doncaster, Equans Regeneration Limited, willshield@hotmail.co.uk - Increase of tradespeople's wages empowering them to pick and choose the work they carry out.

South West

Aidan Irving, Exeter, Currie & Brown, aidan.irving@curriebrown.com - Lack of resources from both contractors and consultants.

Alan Chambers, Devon, NMD Building Control, alan.chambers@aol.com - Shortage of qualified, experienced professionals. Also a lack of confidence in the economy and poor governance.

Alan Kenneth Fox, Sidmouth Devon, Alan Fox, Chartered Surveyor, alan.fox.cs@gmail.com - Planning delays are causing the biggest barriers and increases in costs.

Alastair Coke, Blandford, A Jestyn Coke chartered surveyors, ajc@ajestyncoke.co.uk - A lack of confidence in the markets is stopping decisions being made.

Alex Neal, Bath, PGP, alexneal@pgandp.co.uk - Low level skill of lead consultants to programme and allow for coordination.

Chris Gunn, Redruth, CM Gunn MRICS, chris@chrisgunnsurveying.co.uk - Traffic congestion around holiday periods (tourist industry) and road improvements.

Christian Cartlidge, Bristol, Osmond Tricks, christiancartlidge@hotmail.com - Cost of finance means some projects are not viable at this stage.

Colin Coles, Chippenham, Wiltshire, Colin Coles Ltd, coles.colin@talk21.com - Inefficiency and lack of a sense of urgency in local authority Planning Offices.

Colin Kelly, Cheltenham, C P Kelly Cheltenham Ltd, cpkellychelt@gmail.com - Cost of living and economic downturns, alongside rising interest rates.

Curt Smith, Worcester, Thorngrove Commercial Management, curtsmithqs@gmail.com - Lack of ability to fix prices for any decent period.

Dan Gobbitt, St Austell, Thalassa Exploration, daniel-gobbitt@hotmail.co.uk - Brexit - both for contracts in the EU and getting staff from EU.

Daniel Comerford, Somerset, Stonewood Builders Ltd., daniel.comerford72@gmail.com - Labour and material prices increasing, but tenders not going up at the same rate.

Daniel Edward Hyde, Bristol, Black Cat Building Consultancy Limited, dan.hyde@bcconsultancy.co.uk - Volatile material costs.

David Allen, Bath, Alpina Property Consultancy Limited, dallen@alpinapcl.com - Availability of contractors.

David George, Exeter, David George Surveying & Conservation, david@davideorgesurveying.co.uk - Locality - South West poor provision.

David Greenway, Truro, Cornwall Council, david.greenway@cornwall.gov.uk - Lack of skilled trades.

David Lynch, Truro, Wills Bros, davidlynch@willsbros.com - Lack of availability of labour resource is badly affecting the costs of projects.

David Partridge, Taunton, Summerfield Developments (SW) Ltd, dpartridge@summerfield.co.uk - Building material cost inflation.

Duncan Snarey, Bristol, Currie & Brown, dlsnarey@gmail.com - Lack of reward for staff, leading to loss of staff.

Gary Lucas, Dartmouth, GLS Advisory, glucas119@btinternet.com - Remoteness of the South West amplifies shortages and cost increases.

Gavin Beesley, Bradford-On-Avon, Beesley Consultancy Ltd, gavin@beesleyconsultancy.co.uk - Political influences in procurement when working in mainland Europe.

Gordon Stead, Exeter, Venture property, gordon.stead@ventureproperty.net - Planning and building regulation changes will impact on cost and delay projects starting.

Haydn Smith, Bath, Haydn Smith, hewsmith1980@gmail.com - Brexit.

Ian Aston, Truro, Duchy Group, ian@duchygroup.com - 2023 will be a difficult market place in Cornwall after Covid-19 and the UK holiday boom ending.

John Banyon, Plymouth, Gateway Surveyors, j.banyon@gatewaysurveyors.co.uk - Rising uncertainty in borrowing costs will have a negative effect on the residential market.

John Hardy, Bristol, Surveying, Design & Project Management Ltd, john@john-hardy.co.uk - Lack of experienced planning officers.

John Quinn, Southampton, Arun Projects Ltd, john.quinn@arunprojects.co.uk - Planning delays and lack of resource in planning departments.

Jon Holloway, Bristol, Domestic surveys, domesticsurveys@gmail.com - Congestion zone implementation.

Jonathan Clark, Chippenham, Wiltshire, MJ Church (Plant) Limited, theclarks94@mjchurch.com - The Government's intentions regarding infrastructure spend are not 100% clear.

Jonathan Ross, Bristol, Ross Management Services Ltd, jon.ross@rossmsl.co.uk - Financial stability of contractors, increased costs, and insufficient skilled labour.

Mark Cox, Plymouth, Cox Developments SW Ltd, cox.developments@hotmail.co.uk - In a very volatile materials supply market, forecasting future workloads is very difficult.

Martin Smalley, Bristol, Gleeds Cost Management Ltd, martin.smalley@gleeds.com - Unpredictability of costs continue to be an issue due to availability of both materials and labour.

Michael Parsons, Bristol, SP Surveyors Ltd, mikeparsons@spsurveyors.co.uk - Interest rate rising.

Myles Clough, Cullumpton, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - Long lead in of materials and supply of skilled labour.

Neil Harvey, Plymouth, Harveys Surveyors, neil@harveyssurveyors.org.uk - Cost of living crisis.

Oliver Elms, Bristol, Black Cat Building Consultancy, oliver.elms@bcconsultancy.co.uk - Very high demand.

Patrick G Moules, Melksham, Patrick G Moules BSc, FRICS Chartered Building Surveyor, novascope@aol.com - Progressive downgrading of face to face administration is adding to a difficult shortages situation.

Paul Bennett, Exeter, Ravenslade Ltd, pbennett@ravenslade.co.uk - Rising build costs are directly affecting viability of commercial industrial projects.

Paul Chapman, Bridgwater, Brue Consulting Ltd, paul.chapman@brueconsulting.co.uk - Local Authority inability to properly bid for levelling up funds for schemes.

Paul Swindlehurst, Bristol, Paul Swindlehurst Associates, paulswindlehurst.qs@gmail.com - Lack of skilled labour.

Paul Wyle, Exeter Is The Nearest City., Wyle Building Surveying Ltd, paul@wylebuildingsurveying.com - There is a lack of skilled trained labour across all disciplines.

Paul Yandall, Torquay, TDA, paul.j.yandall@gmail.com - Very few Tier 1 Contractors appear to be interested in carrying out projects in South Devon.

Peter Endersby, Sidmouth, Sidmouth in Bloom, pjendersby@hotmail.com - Positive links with other leading professional bodies.

Peter Fell, Barh, Watson Bertram & Fell, peter@wbf-bath.co.uk - Rapid increase in cost of construction.

Philip J Hinton, Bideford, Philip J Hinton Chartered Surveyor, info@philipjhinton.com - Lack of skilled labour shortage of building materials are the primary issues.

RJ Mears, Blandford Forum, Aspire, richjm58@yahoo.co.uk - End of year spend by MOD.

Raymond J Brown, Bristol, Ray Brown Associates, ray@rjbpm.co.uk - Lack of collaboration and commercial pressures.

Richard Abbott, Penzance, RW Abbott & Associates Ltd., richard.w.abbott@talk21.com - Healthy workload from city homeowners and second home owners at the higher end of the market.

Richard Rhodes, Devon Torbay Region, Stoneleigh Surveying & Construction Ltd, richardrhodes@stoneleighsc.co.uk - Clients with financial flexibility are trying to push labour rates down to offset material increase.

Roger Ewart Smith - T/A Smith And Foyle, Royal Wootton Bassett, Nr. Swindon, Wilts., Smith and Foyle, Chartered Surveyors., smithandfoyle@btconnect.com - Lengthy planning processes.

Roger Vincent Ward, Spruce Grove, Gwent Building Systems Ltd, gwentrw@shaw.ca - Increasing interest rates will decrease investment in new projects.

Ross Paisley, Guernsey, Lovell Ozanne, rpaisley@lovellozanne.com - Availability of staff in the private sector versus the public sector.

Russell Poynter-Brown, Malmesbury, On-Pole Limited, russell@on-pole.com - Inertia and resistance to change. Reluctance by clients to invest in developing their people.

Shaun Morris, Bristol, Cladanco Ltd, shaun@cladanco.com - Labour shortage and increased paperwork/litigation.

Simon Anthony Leadbeater, Bournemouth, BCP Council, simon.leadbeater@bcp council.gov.uk - Competition.

Simon Howell, Bournemouth, Affordable Housing & Healthcare Group Ltd, sjhowell@ahh.otg.uk - Supply chain resistant to fixing costs for some elements due to volatile material prices.

Stephen Sherlock, Petersfield, Sherlock Architecture, steve@sherlockarchitecture.com - Protracted difficulty in obtaining planning.

Steve Nightingale, Bristol, Bloq Management, steve@bloqmanagement.co.uk - Brexit - all the good labour has gone home. Hold the government accountable for this.

Thomas Davies, Exeter, Bradleys Surveyors, tomdavies@beagroup.co.uk - Delays in planning and local authority processing are having a significant effect.

Tim Burke, Plymouth, BRL Architects Limited, tim.burke@brlarchitects.co.uk - Suitably skilled professionals and financial support.

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

William Howard, Bristol And North Somerset, W P Howard FRICS Chartered Building Surveyors , williamphoward@btinternet.com - Tendency of a lack of integrity amongst people tends to add complications and extend procedures.

Wales

Alan Thomas, Newcastle Emlyn, Alan Thomas, alanthomasproperty@gmail.com - Lack of skilled and unskilled labour, phosphates restricting planning approval.

David John Flower, Wrexham, David Flower, djflower@btinternet.com - Planning inefficiency is at a record high, comparable only to the incompetence of many officers.

David Kelsall, Abergele, Cartrefi Conwy, david.kelsall@cartreficonwy.org - The main factor is uncertainty in the current economic climate.

David Owen, Cardiff, AECOM, david.owen@aecom.com - Inflation pressure risk is hindering letting of contracts. Contractors fear fixed price contracts.

Ian James Tomkinson, Barry, Vale of Glamorgan Council, iantomkinson@icloud.com - Availability of suitable contractors to undertake work. Difficulty in creating suitable tender lists.

Jayne Rowland-Evans, Caerphilly, G K R Maintenance & Building, jevans@gkrmaintenance.co.uk - Specifications are poor and inconsistent. Bill of quantities being produced very rare.

Julian Price, Pontypridd, Enkom Consulting, julian@pricecartref.co.uk - Last 18 months has been the most volatile in my career, but signs of it now settling.

Marcus Daniel Lang Annandale, Cardiff, Faithful and Gould, marcus.annandale@fgould.com - Slow decision making by government on critical infrastructure programmes.

Mike Petersen, Cardiff, Pick Everard, mikepetersen@pickeverard.co.uk - Everything cost driven, less so on quality.

Paul Douglas, Colwyn Bay, RL Davies & Son Ltd, paul.douglas1961bee@gmail.com - Spiralling material and trades people prices.

Robert Fisher, Swansea, Robert Fisher Limited, info@robertfisherlimited.co.uk - Current high demand and lack of good contractors. Planning issues restricting developments.

West Midlands

Akim Kamangira, Birmingham, R.TAG Building Consultancy Ltd, akim.kamangira@rtag-group.com - Planning processing. Shortage of Building Control staff.

Andy Perry, Birmingham, BAM Construction Ltd, aperry@bam.com - Energy prices.

Anthony Millward, Wolverhampton, Allan Reynolds Partnership Ltd, tonymillward@allanreynolds.co.uk - High demand for competent contractors makes tendering difficult and leads to more negotiated tender.

Barrie Morgan, Leominster, Marches Conservation Services, marcon@idnet.com - Lack of education and training for building contractors.

Chris Ham, Hereford, Amber Projects, chrisham51@gmail.com - Lack of confidence and add on cost implications of complying with legislation and non-construction.

Claire Halliburton, Birmingham, PMP Consultants Limited, claireh@pmpconsultants.co.uk - Supply and demand.

Dean O'Connell, West Midlands / Nationwide, McDonald's Restaurants Limited, dean.oconnell@uk.mcd.com - Tariff bureaucracies with trade to NI and ROI.

Garrie Weatherley, Birmingham, Trinity Property Consultants Ltd, gjw@trinitypc.co.uk - All in tender prices appear to be stabilising, which should help bringing new project forward.

Ian Davis, Birmingham, Saxon Holmes Surveyors Ltd, ian@saxonholmes.co.uk - Interest rates.

John Rose, Sutton Coldfield, Rose Associates, john@rose-associates.co.uk - Planning approvals for housing.

Keir Edmonds, Warwick, MCS group Ltd, keir@mcs-ltd.com - Funding uncertainty due to interest rate increases and high construction costs.

Krishan Mistry, Birmingham, Cadent gas, k.mistry8@hotmail.com - Inflation particularly in regards to construction labour, plant, and materials.

Louise Muldoon, Lichfield, DIO, louise.muldoon697@mod.gov.uk - Inflation indices are volatile.

Malcolm Wilcox, Bristol, Sheffield, Birmingham, Wolverhampton, Cordwell Property Group Limited, malcolm@cordwellgroup.com - Bad management, wrong structures, and disruption.

Mark Nicholls, Hereford, Alcocks Nicholls Stewart, mark@alcocks.net - Lack of trade skills is largest industry limitation.

Mark Ollerton, Birmingham, National Highways, mark.ollerton@nationalhighways.co.uk - Growth in infrastructure investment.

Martin Cotter, Solihull, Martin Cotter Chartered Quantity Surveyor, martincotter46@gmail.com - Slow progress to getting projects to site.

Martin Perks, Birmingham, National Highways Ltd, msparks@gmail.com - Corporate risk models. Market that uses waste as working capital.

Michael Roach, Tamworth, Roach Hunt Partnership, michaelroach@roachhunt.co.uk - Delays in planning.

Mike Nelson, Shrewsbury, Beaver Bridges Ltd, mikenelson1966@icloud.com - Investment concerns of clients arising from economic uncertainty.

Mr R L McGuinness, Leek, RLM Associates, robertmcguinness@aol.com - Lack of skilled labour.

Paul Adderley, Birmingham, Laing O'Rourke, padderley@laingorourke.com - Lack of government decision on funding and leadership causing delays in awarding major schemes.

Paul Fleming, Churchill Worcestershire, Paul J Fleming Associates, paul@flemingprojects.com - Confidence of clients to invest.

Paul Friswell, Shrewsbury, PSG, paul.riswell@shropshire.gov.uk - Lack of skilled tradesmen being trained and the rising cost and volatile material costs.

Paul William Law, Birmingham, Opel Developments (trading company), lawpaul481@gmail.com - Lack of funding in the public sector for securing suitable staff against the private sector.

Peter Teague, Stourbridge, Peter Teague Associates Ltd, peter.pta@talktalk.net - Economic uncertainty, increasing costs, and reducing margins.

Phil Hodges, Redditch, Ridgeways Chartered Quantity Surveyors, phil@ridgewaysqs.co.uk - Market seems unsure of what 2023 will bring.

Richard Paige, Birmingham, Birmingham City Council, richard.paige@birmingham.gov.uk - Current industrial action in various sectors and high fuel charges.

Simon Lee, Birmingham, Shaw Gilbert & Foggatt, shawgilbert@btconnect.com - Shortage of labour and delays on material deliveries plus increased costs.

Stephen Pummell, Birmingham, Naismith's, stephencpummell@gmail.com - External influences such as Brexit and Ukraine.

Tarnia Mcalester, Birmingham, Birmingham Archdiocese, tarnia.mcalester@rcaob.org.uk - By the time tenders are returned, the material costs have escalated.

Thomas Birch, Lichfield, Greenwood Projects Ltd, thomas.oliver.birch@gmail.com - Recruitment market being flat.

Timothy Richmond, Birmingham, WD, tim.richmond@live.co.uk - Planning system is completely broken and is stifling getting projects to site.

Tony Milner, Droitwich, Weatheroak Projects Limited, tony.milner34@gmail.com - Significant pressure caused by increasing costs.

Vernon Bardsley, Birmingham, Measured View Consulting Ltd, vernon@measuredview.co.uk - Shortage of Building Surveyors. High costs to employ

East Midlands

Andrew Beard, Leicester, Charnwood and Nort West Leicestershire District Councils, andrew.beard@btinternet.com - Legislative change Building Safety Act 2022.

Andrew Johnson, Nottingham, MPP, andrew.johnson@mpp-group.co.uk - Evidence of labour and materials shortages effecting project delivery.

Andrew Prickett, Nottingham, Faithful+Gould, andrew.prickett@fgould.com - Green finance.

Andy Wells, Nottingham, Arc Partnership, andy.wells@arc-partnership.co.uk - Public sector budget constraints.

Barry Nicholls, Peterborough, ASS Ltd, bsrrynicholls@ass-ltd.com - Wages and materials too high, hence slow down developers waiting to land bank again.

Chris Cheetham, Lincoln, Kier Construction - Design and Business Services, chrischeetham65@yahoo.com - Re-evaluation of procurement routes and the use of Frameworks for securing construction works.

Chris Hunt, Loughborough, Addison Hunt, chris.hunt@addisonhunt.co.uk - A lack of skilled trades is compounded by a lack of willingness to work additional hours.

Chris Kirk, Notts, Arcadis NV, chris.kirk@arcadis.com - Lack of private client demand due to unclear perceived benefits. Plus cost hinders adoption.

David Morris, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Hopefully volatility and inflation in construction will calm down to help viability of projects.

David Spray, Nottingham, Gleeds, david.spray@gleeds.com - Ukraine's war with Russia directly affects material availability and price.

Jason Alexander Denning, Leicestershire, Eveson Projects Limited, jason@eveson.com - Funding tightening due to high construction costs, leading to a number of projects having to be redesigned.

Jeremy Pardoe, Rugby, Octavius Infrastructure, jempardoe@gmail.com - It is still difficult to deliver Civil Engineering projects to the client's budget.

John Clarke, Oxford, Milestone Infrastructure Services, john.clarke@milestoneinfra.co.uk - High inflation, especially fuel and bitumen are seeing 10% less output on available budgets.

Matthew Raybould, Northamptonshire, Briggs, m.raybould@zen.co.uk - Brexit red tape.

Michael Stewart, Nottingham, Morrison Energy Services, mstewart57@icloud.com - Clients are so busy trying to meet demand they are struggling to employ strategy.

Neil Coker, Milton Keynes, BAM, neil.coker@hallsenna.com - Geopolitical impact on key resources and materials supply chain.

Paula McCormack, Hemel Hempstead, Glanville Consultants, pmccormack49@g.com - Strikes.

Robert William Beet, Nottingham, Elite Civils Limited, rwbeet@gmail.com - Local authority approvals taking longer than usual to agree.

Sam Kenyon, Leicester, ADM Surveyors Ltd, sam.kenyon@admsurveyors.co.uk - Current economy.

Tanya Spilsbury, Derby, The Building Sanctuary, tanya@buildingsanctuary.co.uk - Brexit has had a massive impact on supply chain and costs; not enough grant support for environment.

William Keith Wooldridge, Burton Upon Trent, TCQ Surveyors Ltd, keith@tcqsurveyors.com - Lowered expectations of projects achieving viability due to cost constraints.

East Anglia

Andrew Harper, Cambridge, HCL, harperconsultancylimited@gmail.com - The quality of new job entries into the construction market is falling.

Annett Thompson, Ipswich, Concertus Design and Property Consultants, annett.thompson@concertus.co.uk - Shortage of experience staff with the necessary skills and high turnover of younger staff.

Barry Trebes, Huntingdon, Trebes Consulting, barry@trebes.co.uk - The biggest challenge is attracting and recruiting new staff at affordable salaries as an SME.

Chris Golding, Cambridge, Henry Riley LLP, chris.golding@henryriley.com - Main issue is unreliable material availability and lack of skilled labour.

Chris Keeble, Ipswich, Castons, ckeebles@castons.com - Market remains buoyant.

Daniel Key, Norwich, Richard Utting Associates LLP, daniel.key@rua.co.uk - Skills shortages.

Francis Davey, Norwich, Allgood & Davey, frank@frankdavey.co.uk - Most of Norfolk is affected by nutrient neutrality requirements preventing overnight accommodation.

George William Prowse, London and Cambridge, George Prowse Consultant, georgeprowse72@gmail.com - Lack of understanding the role of MEP Services the need to recognise their effect on the full process.

Gerald Bird, Colchester, Gerry Bird Consultants Ltd, gabird@btinternet.com - Planning system delays, policy changes, and inadequate skills to deal with applications.

Jacqueline Mary Bircham, Norwich, G&J Bircham Ltd, jmbircham@hotmail.com - Lack of interest in the building industry as a career choice and over expectations for pay rates.

James Chivers, Cambridge, CB3 Consulting, james.chivers@cb3consulting.co.uk - Land availability.

James Terry, Cambridge, Carter Jonas LLP, james.terry@carterjonas.co.uk - Contractors generally have too much work which is causing tendering to be difficult.

Jonathan Nelson, Norwich, Richard Utting Associates LLP, jonathan.nelson@rua.co.uk - Commercial and residential values of final product - construction costs too high.

Mark Johnson, Cambridge, KAM PCL, johnson.mark273@gmail.com - Fund institution requirements for spec industrial sheds are becoming prohibitive.

Matthew Oates, Chelmsford, Stonebond Properties (Chelmsford) Ltd, matthew.oates@stonebondltd.com - The lack of resource and extended timescales of Local Authorities in determining applications.

Mr Tim Boucher, Norwich, Oxbury and Company Limited, timboucher@oxbury.co.uk - Nutrient neutrality is having a massive impact locally on new development.

Paul Anderson, Ipswich, Anderson Associates, paul@andersonassociates.co.uk - Inflation, interest rates, and fuel and energy costs.

Raymond Burch, Cambridge, Marstan BDB, ray.burch@marstanbdb.com - Project activity is holding up well, no sign of recession in the sectors we are working in.

Richard Monk, Felixstowe, Richard Mond Associates Ltd, rmasurveyor@gmail.com - Current uncertainty in interest rates, construction costs, and availability of skilled workforce.

Stephen Devoy, Cambridge, SDA-Consultancy, steve@sda-consultancy.com - It is getting more difficult to obtain competitive tenders.

Steve Boreham, Halstead, T.A.G. Associates Limited, steve.boreham@tagassociates.co.uk - A lack of skilled and trained professionals with the right experience.

Steven Matthews, London and Cambridge, Bower Fuller, smatthews@bowerfuller.co.uk - Increasing disparity between client budgets and tender prices.

Scotland

Adrian Green, Edinburgh, Gleeds, adrian.green@gleeds.com - Scottish Independence question.

Alan Smith, Edinburgh, Pottie Wilson, alan@pottie-wilson.co.uk - Cost escalation of tenders.

Alex Beaton, Glasgow, University of Glasgow, alex.beaton@glasgow.ac.uk - Inflation.

Andrew Duncan, Glasgow, DMA Partnership, andrew.duncan@adcqs.co.uk - Impact of inflation and affordability.

Andrew Park, Stirling, Robertson Partnership Homes, andypark1307@gmail.com - Insufficient government funding for social and affordable housing to keep pace with inflation.

Bruce Sturrock, Glasgow, Westpoint Construction, bcsturrock@aol.com - Lack of available sites coming to market and values high.

Chris Grant, Edinburgh, Carey Group, chris.grant@careys.co - We are still experiencing a hangover of hyper inflation which has impacted some projects starting.

Colin Daitken, Leven, Aitken property Consultancy, colin@aitkenpropertyconsultancy.com - Mainly materials shortages and lack of skilled labour. Financing projects.

Darren Mccann, Glasgow, CCG LTD, dmccann@c-c-g.co.uk - Focus on low carbon.

David Macdonald, Edinburgh, Scottish Futures Trust, david.macdonald@scottishfuturestrust.org.uk - Some local authorities have changed political colour following local elections in May 2022.

Derek S Clarke, Alloa, Marshall Construction Limited, d.clarke@marshallconstruction.co.uk - Low margins.

Elaine Graham Scott, Paisley, Renfrewshire Council Building Services, john.scott94@hotmail.co.uk - Repairs and maintenance budgets cut substantially in public sector.

Ewen Balfour, Lerwick, H James Nisbet, ewen.balfour@btconnect.com - Market extremely difficult due to location, Brexit, Covid, and Ukraine.

Gary Campbell, Glasgow, Cruden, g.campbell@crudenbuilding.co.uk - Inflationary increases in labour, plant and, materials are becoming unsustainable for clients.

Graham Thompson, Edinburgh, Faithful+Gould, graham.thompson@fgould.com - Inflation is massively affecting budgets and project funding.

Iain Clark, Glasgow, stonigate, iainsclark@yahoo.co.uk - Lack of skilled trades.

James Alexander Thomson, Edinburgh, Midlothian Council, jatyat62@googlemail.com - Current economic conditions.

James L Brownlie, Glasgow, Boswell Surveying Solutions Ltd, j.brownlie1@sky.com - Material and labour shortages, and skill gap everywhere in the sector.

Jamie J Renton, Duns, Jamie Renton Rural Design Consultant, jr@ruraldesignconsultant.co.uk - Lack of main contractors, not enough high standard trades available, reluctance to price tender docs

John Boyle, Glasgow, Boyle and CO, jib1400@outlook.com - Lack of competent contractors in various specialist areas.

John Gleeson, Inveraray, Gleeson Historic Building Consultants, john@gleesonhbconsultants.co.uk - Lack of both small and medium sized construction firms and individual crafts persons.

Jonathan Howarth, Portree, Jon Howarth Chartered Surveyor, skyesurveyors@gmail.com - Due to the remote location, some materials suppliers do not cover this region.

Kate Wheway, Dunfermline, Taylor Wimpey, katewheway@yahoo.co.uk - Customer uncertainty and hesitation.

Kenneth Deans, Glasgow, Gardiner & Theobald LLP, k.deans@gardiner.com - Lack of available labour (general issue & Brexit), knock effect of energy costs on materials.

Malcolm Carrick, Glasgow, Armour Construction Consultants, m.carrick@armour.co.uk - Skills shortage, price volatility, market conditions, and changing government policy.

Michael Grant, Glasgow, City Property (Glasgow) LLP, michael.grant@citypropertyglasgow.co.uk - I believe a lack of skilled labour is becoming an issue.

Niall Cameron Fraser, Glasgow, City Building, niall.fraser@icloud.com - Forthcoming projects design thus tendering process delays affecting current workload.

Phil Scott, Edinburgh, Oakridge Group, philipdscott1@gmail.com - High borrowing rates for small to medium sized house builders (12%+).

Robert Walker, Greenock, Inverclyde Council, nigel.walker@talktalk.net - Delays in obtaining planning permission and building warrant approvals. Lack of suitable sites.

Rod McLennan, Aberdeen, UCEM, rodmclennan@btinternet.com - Tight labour market, planning delays, material shortages, lack of social housing, and the economic crisis.

Steve Pollock, Glasgow, NBM, steve.pollock@nbm.bz - Market volatility and unreliability of data.

Stewart Wilson, Inverness, Highland Council, alisonm.wilson@btinternet.com - Interest rates and reduced public spending. Shortage of contractors.

William McBride, Glasgow, Glass Profiled Solutions, wam2@mac.com - Delayed Cash Flows.

William Michael Beverley, Glasgow, MM Management Services Ltd, michael@mm-managementservices.co.uk - Travel restrictions.

Zander Muego, Edinburgh, Thomas & Adamson, zander.muego@thomasandadamson.com - A lack of specialist subcontractor organisations with the capacity to deliver large volume projects.

Northern Ireland

Alan Scott, Belfast, Danske bank, alsd@danskebank.co.uk - Economic uncertainty.

Denise McBay, Belfast, Moore MacDonald and Partners, mcbaydenise@gmail.com - NI Protocol and supply chain/availability issues; higher than average UK increased costs.

Dennis Quinn, Newry, Pending, dennistquinn@btinternet.com - Financial investment interest rates demand and supply trends.

Joe Kelly, Ballynahinch, TJ Kelly, joe.kelly.ae@gmail.com - General increases in materials cost.

John Cunningham, Belfast, O'Prey Developments Ltd, john@pauloprey.co.uk - Brexit and an increased requirement for renewable energy.

Joseph Dallas, Coleraine, J.O. DALLAS ASSOCIATES, info@jodassociates.co.uk - Rising costs and lack of confidence in economy.

Kieran Burns, Newry, Kieran Burns, kieranburns9595@gmail.com - Usual increases due to volatile energy costs.

Mark Dornan, Belfast, David Gould Associates, markdornan@tiscali.co.uk - Lobbying the Government to Zero Rate VAT on improvement to residential properties.

Mark Nelson, Belfast, Northstone, m_nelson27@hotmail.com - Brexit and emigration resulting in a skills shortage in the professional market.

Michael McCaughey, Dungannon, M J McCaughey Ltd, info@mjmccaughey.com - Uncertainty in market at present, increasing interest rates.

Norman Lambe, Banbridge, Gibson (Banbridge) Ltd, norman_lambe@yahoo.com - Lack of operating devolved government.

Oliver Smith, Ballymena, Managing Director, olliesmith1959@gmail.com - A non-functioning devolved government and a toothless civil service continues to hamper any progress.

Richard Collins, Omagh, Collins Design, info@collinsdesignni.co.uk - Loss of confidence.

Thomas Woods, Belfast, T Woods Chartered Building Surveyor and Valuer, twoods@btconnect.com - Lack of housing supply.

William Mervyn McNeill, Ballymena, McNeill Architectural Consultancy, macdesign144@gmail.com - Brexit, price of materials and supply, and a lack of skilled construction workers raising costs.

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 Q4 2022= 2082

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

Simon Rubinson

Chief Economist

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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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