



ECONOMICS



UK Construction Monitor

Q4 2025



Subdued workloads persist for now although forward indicators point to a gentle recovery

- Activity remains subdued at the aggregate level, with only infrastructure and related public works showing even a modestly positive trend
- Twelve-month expectations are a little firmer albeit that residential and commercial numbers only point to a gradual uplift in workloads
- Financial constraints and planning pressures continue to weigh on industry activity

Activity across the construction industry remains broadly flat, according to feedback from the latest UK Construction Monitor. More positively, forward-looking indicators have strengthened, with twelve-month expectations pointing to a modest pickup in workloads and employment, led by infrastructure, despite ongoing headwinds from financial constraints and planning pressures.

Workloads remain flat, with infrastructure outperforming

The headline workloads indicator, which reflects overall activity across the construction industry, showed little change in Q4, with the net balance improving marginally from -8% in Q3 to -6% (Chart 1). This extends the recent run of broadly flat readings, pointing to subdued conditions persisting for several consecutive quarters. Breaking this down by component, new work continued to weigh on overall activity, although conditions improved slightly, with the net balance rising from -13% in Q3 to -8% in Q4. By contrast, repair and maintenance (R&M) remained a relative bright spot, with the net balance increasing from +2% to +7%. As such, this extends the ongoing disparity between the two, with R&M continuing to outstrip new work.

At a sectoral level (Chart 2), the picture remains mixed. Public housing saw a notable improvement, with the net balance rising from -12% in Q3 to -4% in Q4, although activity remains in contractionary territory. Elsewhere, private housing weakened further, slipping from -10% to -12%. Despite improving slightly, private commercial and private industrial workloads both remain firmly in negative territory, with net balances moving from -11% to -9% and from -11% to -6%, respectively. Conversely, infrastructure continued to outperform, with the net balance strengthening from +8% to +12%, highlighting its role as a key driver of activity. Other public works also edged into positive territory, rising from -4% to +2%, although this points more towards stabilisation rather than an acceleration in activity.

Within the infrastructure segment, workloads strengthened further across most sub-sectors (Chart 8). Energy continued to lead, with the net balance rising from +29% in Q3 to +41% in Q4. Rail was the only sub-sector to remain subdued, although conditions improved slightly, with the net balance edging up from -5% to +1%.

Credit conditions remain tight, though the outlook improves

With respect to credit conditions, the picture remains restrictive for now, with the net balance reporting a worsening in the environment stuck at -19% in Q4. As such, it is unsurprising that financial constraints continue to represent the most significant obstacle to activity across the sector, with the share of respondents citing the issue little changed from Q3 (60% versus 61% previously). Looking ahead, expectations for credit conditions have become a little less negative, with the three-month outlook improving from -19% to -11% and the twelve-month expectations series rising more sharply from -17% to -1%.

In terms of other obstacles to market activity, planning and regulatory pressures continue to be widely cited (59% of respondents pointing to this issue), and this is a subject picked up frequently in the anecdotal comments. Also continuing to be remarked on by contributors are delays linked to the Building Safety Regulator. Elsewhere, issues surrounding labour shortages and insufficient demand remained elevated, with the former edging up from 37% to 39% and the latter broadly unchanged, slipping slightly from 41% to 40%. By contrast, weather conditions became a more prominent constraint, rising notably from 9% to 24%.

Forward-looking sentiment becomes a little more positive

Over the next twelve months, workload expectations are a little firmer, with the headline metric climbing from a net balance of +9% to +17%. Breaking this down by sector, expectations improved across all areas to a greater or lesser extent. In private residential, the net balance for workloads rose from +7% to +14%, while private non-residential saw a broadly similar uplift from +2% to +13%. Infrastructure continues to lead the outlook, with expectations strengthening further from +24% to +32%, reinforcing its role as the key growth driver over the year ahead.

Employment expectations increased slightly from +10% to +14%, reflecting the projected rise in activity. Profit margin expectations, however, remain in negative territory, with a net balance reading of -12%. Alongside this, feedback from respondents continues to show that anticipated increases in construction costs are likely to outstrip tender prices.

Key indicators

Chart 1

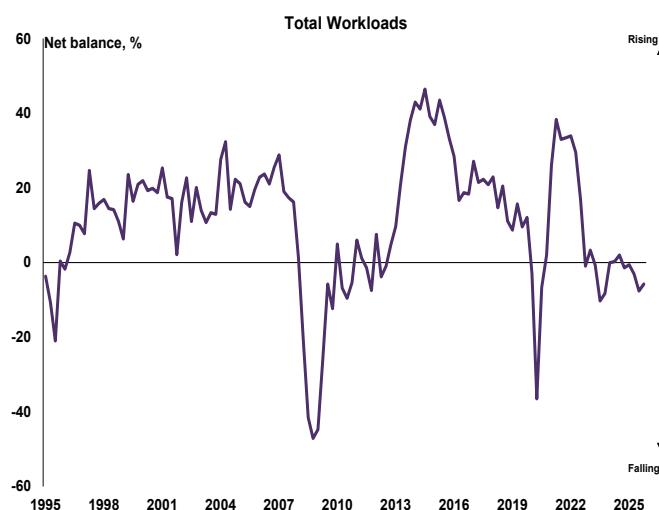


Chart 2

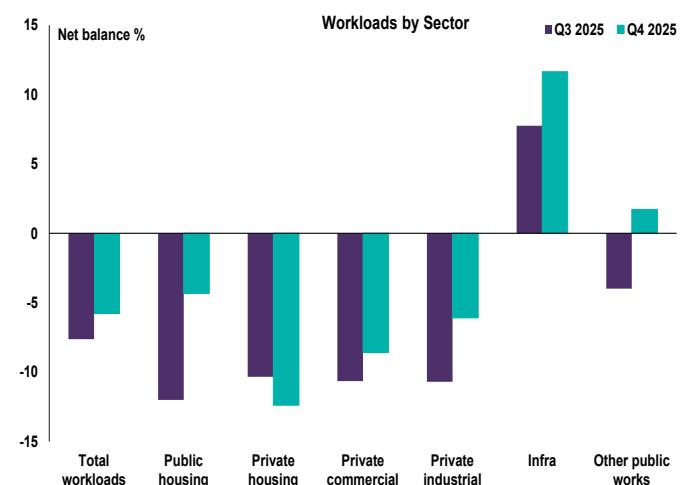


Chart 3



Chart 4

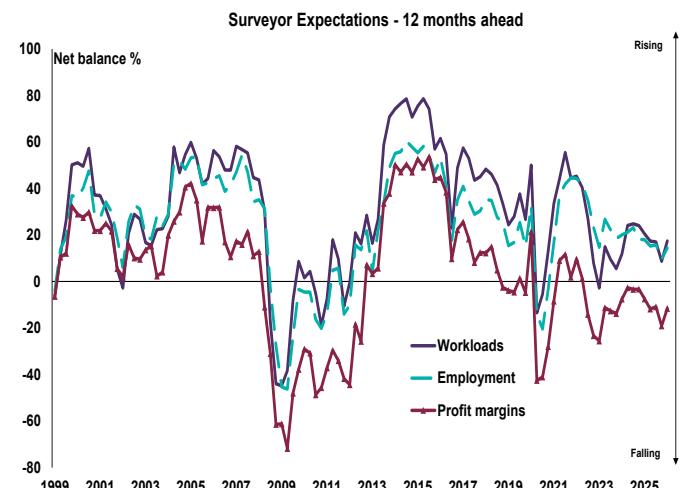


Chart 5

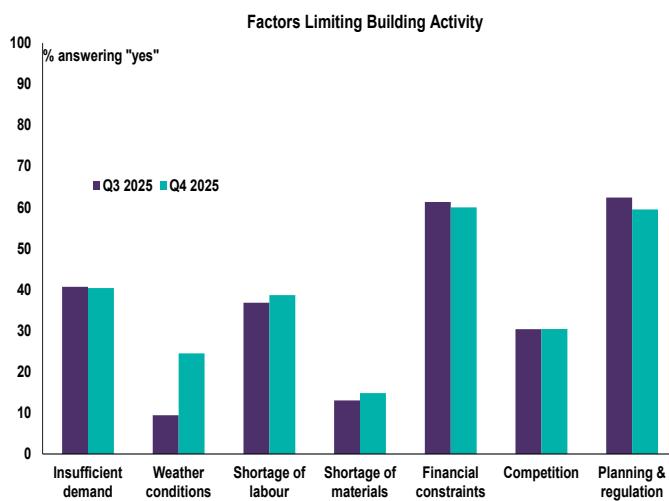
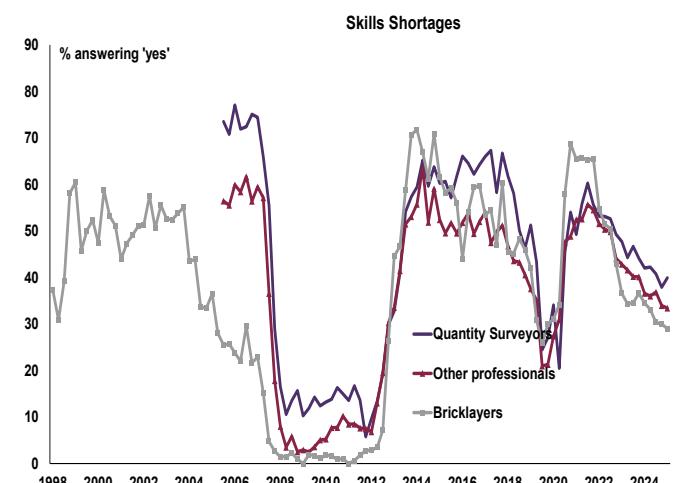


Chart 6



Key indicators

Chart 7

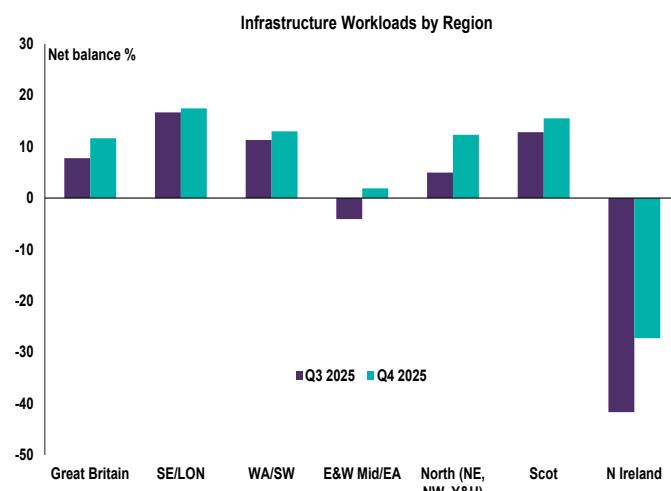


Chart 8

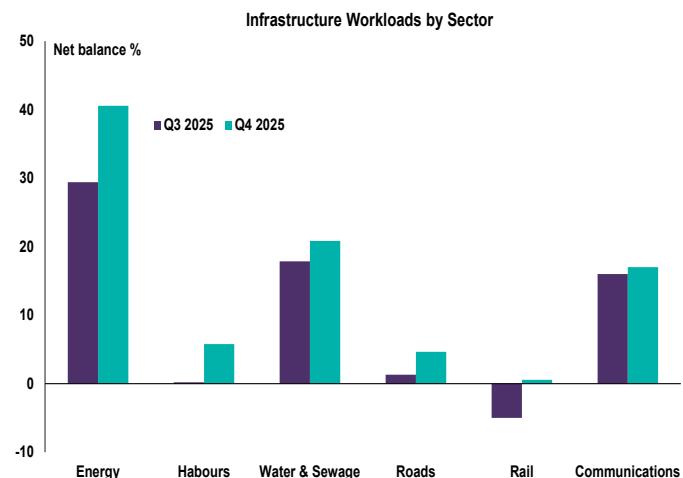


Chart 9

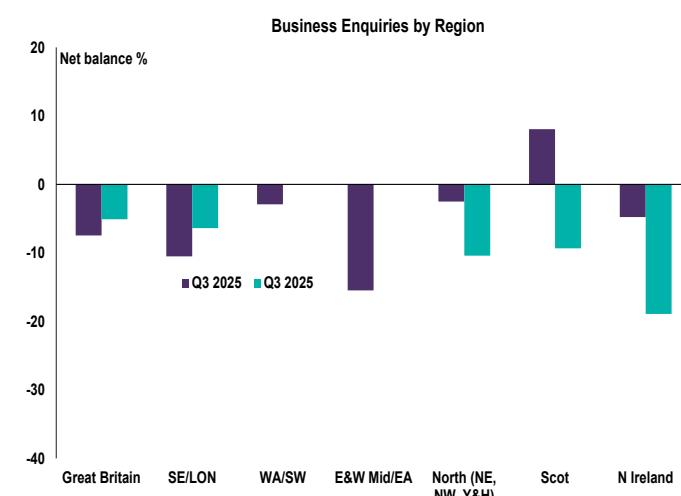


Chart 10

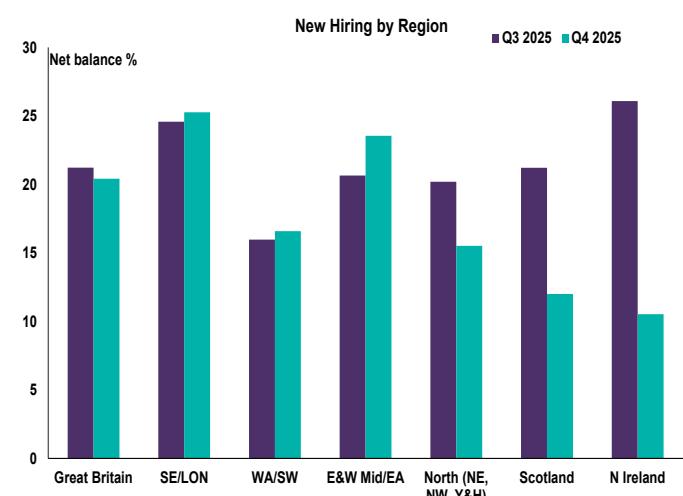


Chart 11

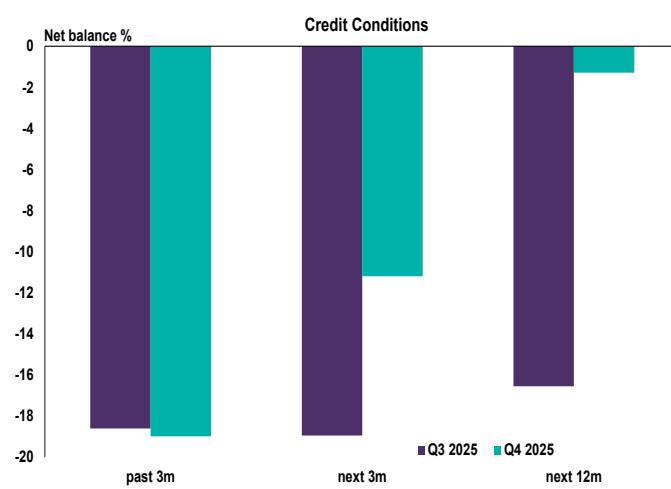
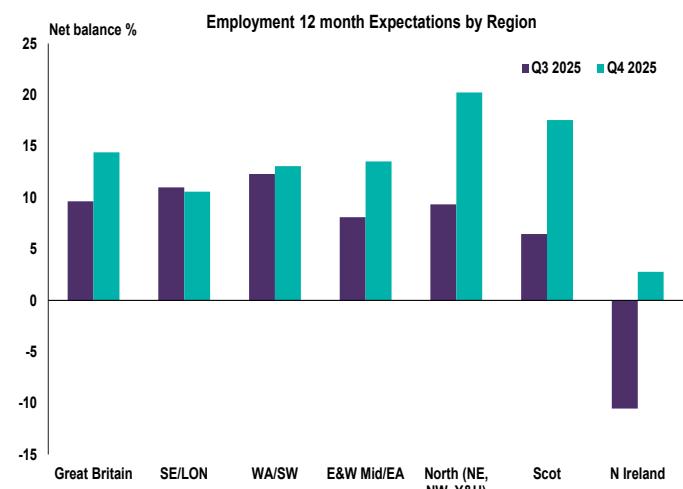


Chart 12



Key indicators

Chart 13

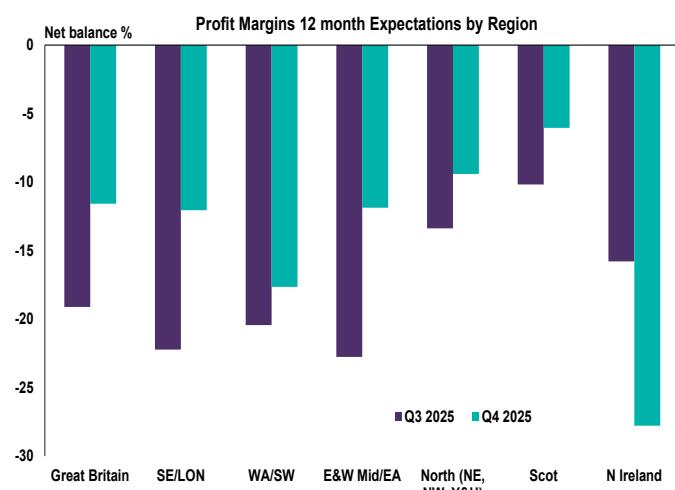
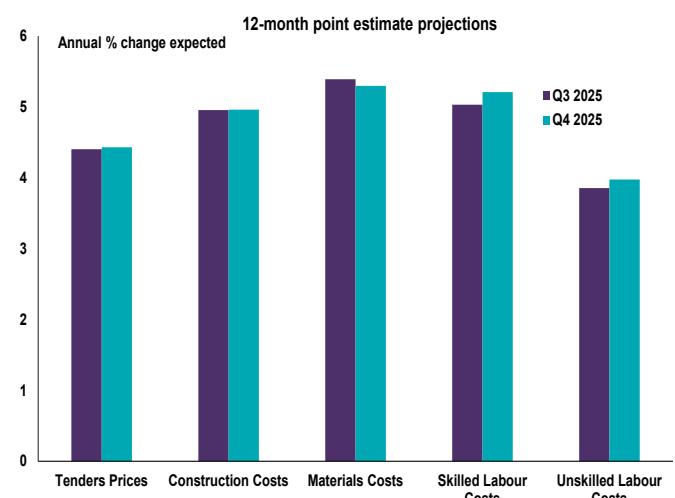


Chart 14



Chartered surveyor market comments

London

Abayomi Bola, YB Associates Ltd, yomi@ybassociates.co.uk - Decreasing number of competent contracting firms is greatly affecting construction costs leading to uncompetitive market.

Alan Bertram, TPP Construction Consultants, a.bertram@tpp.co.uk - Starts delayed by slower approvals (planning and HRB/BSR gateways). Skills gaps persist; inflation easing, but labour and key materials remain volatile.

Alan Hintz, thompson and bryan, alan-hintz@thompsonandbrynat.com - Brexit, followed by successive poor governments.

Alistair McGarry, Puma, Aliatair.mcgarry@gmail.com - Planning and regulation hold ups. Gateway 3 yet to be tested.

Allen Gilham, allengerheritage@gmail.com - Brexit Debacle, rejoining European Union vital.

Andrew Christie, ACA Surveyors, andrew.christie@aca-surveyors.co.uk - Uncertainty, high interest rates and no confidence.

Andrew Ohl, Andrew Ohl Associates London Limited, andrew@andrewohlassociates.com - Political uncertainty particularly arising from planned duty and tax rises which will possibly increase further, general lack of confidence.

Anthony Fieldhouse, Anthony Fieldhouse & Co Ltd, info@afsurvey.co.uk - Loss of trust in local authority building control.

Ben Stalham, WSP in the UK and Ireland, ben.stalham@wsp.com - Contractors being expected to take on too much risk.

Carl Miller, Basesixty Ltd, carl.miller@basesixty.co.uk - Overregulation. The Building Safety Act is a significant negative impact on the industry. It wastes resources, money and has overburdened professionals with liability frustrating decision making. The BSR has frustrated work on high risk buildings

Carolina LR, HartDixon, Carolina.Lopato@hartdixon.com - Due to the current situation, clients are uncertain about new investments, which directly affects consultants and contractors.

Cheuk Yin CHU, Ayer Associates Ltd, jerry.chu@ayerassociates.co.uk - Implementation of Procurement Act 2023 prolong the tender process time.

Chris Jones, Echo Project Services Ltd, chris.jones@echoprojectservices.co.uk - Building Safety Act and Regulator.

Chris Nichols, Sweet Projects, Chris.Nichols@sweet-projects.com - Lack of quality resources at management level.

Christian Pinnigar, Spotlight Construction Limited, Christian@spotlightconstruction.co.uk - Overly taxed to excessive levels and it keeps getting worse. Prices go up and taxes go up. Clients are holding back and nervous to invest and spend.

Dan Jarvis, Gardiner & Theobald LLP, d.jarvis@gardiner.com - The recent issues around global economic growth has created a very conservative market across all areas of construction.

Daniel Robins, Anstey Horne, danielrobins@ansteyhorne.co.uk - The time period to get a gateway approval.

David A. Meghen, Meghen & Co Limited, david@meghen.co.uk - Planning has become the biggest challenge to development and the cost to clients to apply for planning are effecting development opportunity as well as the lack of investment infrastructure such as water, drainage and roads.

David Reynolds, Bloomsbury Project Management Ltd, david@david-reynolds.com - Decision making at local government level constrained by central government.

David Richard, Building Surveying Solutions, mail@building-surveying.com - Building control delays + Statutory Undertaker increased costs and delays.

Dorian Smith, Maurice Fitz George Ltd, dorian@mfgsurveyors.co.uk - The Gateway 2 process for HRBs for residential developments has affected growth.

Fiona Bonney-James, FBJ Surveyors Ltd, fbj@fbjsurveyors.co.uk - Planning constraints.

Gary Moore, Gerald Shenstone & Partners, shenstone2020@virginmedia.com - Client confidence is not so much down as waiting for something to happen. Accordingly, some jobs are being held in abeyance in case there is an economic downturn.

Gavin Bertie, Blue Sky Building, gavinbertie@blueskybuilding.com - The markets understanding and compliance with the new Building Regulations and in particular HRB. Although Gateway 2 backlogs are now being cleared, a large number of projects are not even being progressed to the point of Gateway 2 submission, so the potential for future backlogs still exists.

Gavin Murgatroyd, Gardiner & Theobald, g.murgatroyd@gardiner.com - Building Safety Act compliance and Planning Approvals.

George Gray, London Fire Brigade, georgetgray@gmail.com - Less government funding for CNZ works (Salix).

Gregory Victor Hart, Greg Hart Chartered Quantity Surveyor, greghartcqs@btinternet.com - Skills shortages may be an issue going forward. Also, total labour shortages resulting from immigration controls could have negative affect on capacity, especially if policies to appease populist sentiment are enacted.

Gwyn Jones, Highgate School, gwyn.jones@highgateschool.org.uk - Labour shortages and materials extended delivery times combined with ageing workforce are a clear problem.

Ian Peart, Cushman & Wakefield, ian.peart@eur.cushwake.com - There is continued uncertainty in the market, whilst longer term supply remains constrained there is little appetite for risk of speculative development without a strong business case.

James Carter, Northwood Carter Ltd., james@northwoodcarter.com - Limited number of skilled professionals and contractors specialising in fire safety work for small and complex projects. This has stalled projects and seen reduced scope of works to ensure compliance with current regulations.

James Devine, J Murphy & Sons, seamusdevine@hmjv.co.uk - Plan to improve gas networks and rewire electricity systems across Great Britain - carbon reduction agenda.

James Lane, Lendlease Construction (Europe) Ltd., james.lane@lendlease.com - BSR Regulator delays.

John Barbour, Quantem Services Limited, john.barbour@quantem.co.uk - Building Safety Act.

John Davis, TfL, johndavis3@tfl.gov.uk - Skills shortage.

Jon Bowman, BBD, jonathan.bowman@bndltd.com - Lack of confidence in the mortgage market meaning developers have less confidence in sales. Planning department timescales and processes do not assist in progressing schemes, particularly where a simple amendment would avoid the need for a refusal and resubmission.

Joseph Shepherd, Joseph Gallagher Limited, josephshepherd@hotmail.com - Biggest increases in tenders and work in energy/power and water.

Kathryn Walton, MESH Construction Consultancy, kathryn.r.walton@gmail.com - HRB delays causing projects to stop and start, lack of client appetite or ability to pay additional fees as a result of lengthy delays eg beyond 12 months. As a result of the above, pipeline clients unwilling to start other new projects.

Keith Brampton, Keith G Brampton & Associates, brampton.surveyors@outlook.com - Lack of growth in the economy.

Kenneth Gordon, COWI UK Ltd, kego@cowi.com - UK Government funding of infrastructure projects remains low.

Kevin Oliver, LAVINGTONS LLP, kevinoliver@lavingtons.co.uk - Lack of confidence in Government managing the economy.

Lee Joseph Driscoll, Rougemont Property Consultants Ltd, lee.driscoll@rouge-mont.com - Government budget measures are affecting the economy and growth prospects.

Len Stassi, Delancies Ltd, lenstassi@delancies.com - Costs of vehicle access and parking, site access and constraints and waste disposal.

Leslie Gili-Ross, ARCHITECTS CORPORATION LTD., enquiries@architectscorporation.co.uk - The government's adoption of the 2025 NPPF has been encouraging for our Architects but has not been adopted with vigour by Local Planning Authorities which will result in an ever increasing case load for the Planning Inspectorate and will not have the desired increase in development numbers.

Liam O'Neill, O'Neill Building Services Ltd, liam@oneillbuildingservices.com - We wish that the recent Budget was more directed at growth than trying to increase taxation.

Linda Chukwu, LINDA BUILDING CONSULTANTS LIMITED, linda.chukwu@btinternet.com - Slow economy growth and this INSIDE IR35 tax by government.

Mac Lal, Shaiyla Estates Ltd, maclal66@gmail.com - Planning and regulation.

Marcus, EcoWorld London, Marcus.emblem@ecoworldlondon.com - Uncertainty and/or potential influx of large construction jobs starting at the same time following BSA Gateway 2 approval.

Marcus Ballard, MJ Ballard Consultants Ltd, mjbballardconsultants@gmail.com - Constrained revenue budgets for decarbonisation. Government departmental capital and revenue limits constraints. Cost of borrowing. Government restraint on off-balance sheet funding.

Maria Valles, Gardiner & Theobald, mariavalles_@hotmail.com - Brexit.

Martin Skiggs, transport for London Engineering, martin.skiggs@tube.tfl.gov.uk - Government funding of infrastructure projects.

Matthew Goodwin, Quantem, matthew.goodwin@quantem.co.uk - BSR delays and economic uncertainties.

Meir Porat, HRP Partnership London Ltd, meir@hrppartnership.co.uk - Planning approval are still slow.

Michael Cheesman, DRITO Limited, michaelcheesman@dritolimited.com - The misinformation on IR35 forcing genuine freelance consultants into umbrella company routes is killing the market.

Mr David Martin, Cockram Surveyors, daviddmartin0906@outlook.com - Surveyors with limited experience, quoting for Level 2's and 3, and severely under cutting our costs. Many are Assoc surveyors.

Mr Edward Riley, E Riley Associates, edwardriley5@aol.com - The problem affecting the construction industry is the labour market, in that there is insufficient trained labour to service the industry. The other problem is the planning is a nightmare. Obtaining planning consent, domestic extension, loft conversions require so much unnecessary information.

Mr Robert M Hillier, R.M.HILLIER LTD, roberthillier15@hotmail.com - Lack of confidence in economy.

Mrs J Chilvers, London Borough of Bexley, JACKIE.CHILVERS@BEXLEY.GOV.UK - General shortage of skilled people to engage under a PFI contract which has annual adjustments in line with RPI index and therefore difficulty in paying higher rates to attract contractors. The FM contractor and SPV need to keep the profit level consistent level.

Nichola Gradwell, AECOM, nichola.gradwell@aecom.com - Limited skilled labour (MEP) in UK market.

Nicholas Smith, MPA (Construction Consultants) Limited, nick@mpa.london - Delays in resolving import duties from Europe post-Brexit.

Nigel Bellamy, 8build limited, n.bellamy@8build.co.uk - Lack of government support and tax breaks. Increasing costs of employment.

Nigel Redding, Bond Surveying Ltd, nigelredding1@gmail.com - Financial constraints of the November budget have reduced client confidence and increased the uncertainty as to whether they should invest further with their properties.

Noel McGovern, Metron Surveying Ltd, noelmcgovern@yahoo.co.uk - Labour and material price increases.

Paul Boden, Hanover Cube LLP, paul@hanovercube.co.uk - Regulatory Drag. Planning System fundamentally broken. Building Safety Act does not work. Both of these stymie and delay development to an enormous extent.

Paul Chilton, Chilton Associates Limited, paul.chilton@chiltonassociates.com - The building surveying skills shortage remains a real challenge & which is expected to continue for the medium term. The impact of AI on the delivery of professional services is now starting to occur with benefits in productivity.

Paul Hands-Wicks, J.P.Jelly & Partners, paul@jpjelly.co.uk - Time taken to obtain planning permission and BSR approval for HRBs.

Paul Kelley, Metcalfe Briggs Surveyors, south@metcalfebriggs.co.uk - Increased costs and ongoing uncertainty are key negative drivers.

Peter Bensted, Fenton Associates, peter@fentonassociates.co.uk - The Building Safety Act.

Peter Morley, London and quadrant, Pjm5lt@hotmail.co.uk - Cost of borrowing and uncontrolled migration affecting construction in London and throughout the UK.

Peter Stirzaker, Design Group Nine Ltd, ps@dgn.co.uk - Delays and inconsistent planning responses mean projected timescales for clients are more uncertain.

Phillip, pdchambers@hotmail.co.uk - Lack of skilled labour being trained.

Rafal Gierszewski, Eccone Ltd, rafal@eccone.com - London planning & approvals remain slow; labour shortages keep wage rates high; suppliers offer shorter price holds and variable lead times (M&E/specialist items); tighter cashflow/insolvency risk drives higher contingency; urban logistics and utility connections cause delays.

Rajvina Bassi, Bellrock Group, rajvina.bassi@bellrock.co.uk - Labour shortages/prolonged statutory approvals.

Richard Petterson, RPQS, rpetterson@rpqs.co.uk - Hesitancy due to the economic situation persists. Planning and Regulation hold up the process further.

Richard Wood, A.B.C Surveys Ltd, abcsurveysltd@aol.com - Poor government.

Robert Innes, Selway Joyce Limited, rinnen@selwayjoyce.co.uk - Economic uncertainty causing clients to hesitate on investing on projects.

Robert Perge, HB Reavis UK Ltd, pergerobert@gmail.com - High development contribution cost.

Ross Gissane, Kingswood Real Estate Advisory, ross@kingswoodrea.com - The government in general.

Sean Harrion, Systech International Ltd, seanharrion@yahoo.co.uk - Lack of investment by government and poor management of government projects. Infrastructure should be depoliticised.

Shankar Mistry, Drumacross Limited, shankar.mistry@drumacross.co.uk - EU and US tariffs.

Simon Cheesman, Laurie Associates Limited, laurieassociates@outlook.com - Building Safety Act Gateway Clearances.

Stephen Kirrage, The Guinness Partnership, kibbo50@icloud.com - Public sector is under so much scrutiny.

Steve Baldock, WSB Consultancy Ltd, baldock_steve@wsbconsult.com - Economic & political uncertainty means investment is less than desired.

Steve Gaskell, BAM Construct & Ventures UK Limited, sgaskell@bam.com - Optimism bias behaviour in

tendering and sub-economic bidding by competitors.

Steve Home, MDBCS Chartered Surveyors Ltd, steve@mdbcs.co.uk - General consumer confidence.

Steven Whitby, stevenwhitby@outlook.com - Punitive taxation levels are preventing investment and staff recruitment.

Stuart Johnson, Stuart A Johnson Consulting Limited, mail@sajohnson.com - A general softening of confidence reducing workload, but for fully funded projects a good time to procure construction.

Tim Jackson, AECOM, timothy.jackson3@aecom.com - Cost base increases due to government intervention.

Tim Simon, Wates Residential, tim.simon@wates.co.uk - Difficulties and delays in unlocking public subsidy to support residential delivery.

Tony Smith, Buro Four, tsmith@burofour.com - The BSA has really negatively impacted the residential market.

Will Savage, Project Focused Consulting LLP, w.savage@projectfocused.com - Planning applications in the City and Camden are experiencing prolonged delays due to high staff sickness levels linked to stress, with many officers still working from home and operating on reduced hours, further slowing decision times.

South East

Alan Vincent, Vincent Consult Limited, alan.vincent@vincentconsult.co.uk - Slow growth in private housing due to houses not selling, linked to uncertainty in government policy.

Andrew Jenner, JennerJones, aj@jennerjones.co.uk - Planning delays due to shortage of planning officers.

Andrew M Holt, LRFarms Ltd, andrew@lrfarms.co.uk - Avoidance of Void Properties and EPC Improvements.

Andrew Seccull, Peter Grabham Associates Limited, andrewseccull@petergrabham.co.uk - Shortage of workforce candidates in the construction industry in all areas, including consultants and trades.

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

Andy McIntosh, McIntosh Surveying, Andy.mcintosh@btinternet.com - Budgetary constraints.

Anthony Harris, ADH Building and Surveying, harristony1712@gmail.com - Lack of skilled labour. High material costs.

Bruce Smith, Westminster Consultants, bwsmith@westminsterconsultants.co.uk - Government announcements.

Carl Vener MRICS, Harewood Independent Chartered Surveyors, carl@harewoodsurveyors.co.uk - Government Legislation/regulation changes.

Charles Dawson, Dawson and Associates, chad@dawsonsurveyors.com - The real estate sector drives much of the economy either directly or indirectly. Making this sector support the vast welfare demands restricts economic growth resulting in less government income and more borrowing.

Chris Langbridge, ARC Group London Ltd, chris.langbridge@arcgroupuk.com - Increased Taxation on employers is negatively affecting growth. Increased regulation is slowing down project commencement.

Chris Leroy, Ridge Design, chrisleroy202@gmail.com - Very sluggish market due to economic situation.

Chris Potter, Chris Potter Associates Ltd., Chris@chrispotter.co.uk - Skills shortages.

Chris Tunbridge, BLB Surveyors Ltd, chris.t@blbsurveyors.co.uk - Brighton and Hove being a coastal town can only "look north" and when public sector finance is low and confidence in the Government full stop is at an all time low then London becomes an attractive alternative for investment and Brighton suffers. When the UK is on a high then Brighton flourishes.

Christopher Ennis, Time | Quantum Expert Forensics Ltd., chris@tqef.uk.com - I think that many smaller construction companies are sailing close to the wind financially, and hiccups in payment higher up the contractual chain have the potential to trigger insolvencies lower down.

Christopher Harkin, Harkin Associates, chris@harkinassociates.co.uk - Uncertainty is the greatest threat.

Christopher J Leach, TMD Building Consultancy Ltd, christopher.leach@tmdbc.co.uk - Increased cost of living.

Clive Voller, , clive@ditchlingsurveying.co.uk - Planning permission.

Colin Hulott, Abstrkt-Dsign, colinhulott@abstrkt-dsign.co.uk - Persistent insecurity in the markets due to vague and/or deliberate Governmental mismanagement.

Conor McDonagh, Harlow Council, conor.mcdonagh@harlow.gov.uk - I sense wage growth is not keeping up with price growth which impacts housing sales and growth. Slow-down /recession appears likely.

Conor O'Brien, McLeod and Aitken, conor.obrien@mcleod-aitken.com - Fuel costs effecting travel costs.

D Walker, Walker Associates, donovan@walkerestates.co.uk - Supply of qualified staff.

Dan Struthers, Spring Building Consultancy Ltd, dan.struthers@springbc.co.uk - Fallout from the budget and the uncertainty created in the months leading up to it. Increased costs.

Darren Fosdike, , surveyinfo@btinternet.com - A shortage of materials and skilled labor will drive up the cost of construction.

David Gakhar, U&M Group, david.gakhar@underpin.com - Planning restraints, gateway approvals and infrastructure levies in housing are limiting the new build sector.

David Parmenter, David Parmenter Surveying Services, dparme@aol.com - Planning.

David Smith, Pellings, davidrob555smith@gmail.com - Shortage of young people entering the Industry.

Fernando Pina Jorge, sbh, fernando.jorge@sbh.co.uk - Confidence on government expenditure and planning reforms and improvements.

Frank Gainsbury, F.R.Gainsbury Ltd Chartered Surveyors, frank@linkshouse.co.uk - Current tax regimes have caused some clients to leave UK.

Gary Hosie, Haven Holidays Ltd, Gary.hosie@haven.com - Planning process too laborious, particularly around Ecology.

George Becksmith, Mountbatten Hampshire, richardbecksmith@gmail.com - Increased labour costs due to increase in national insurance.

Graham Philip Ellis, Graham Ellis Associates, graham@geaonline.co.uk - Shortage of skilled labour.

Hugh Cross, Hill Cross, hugh@hill-cross.com - Lack of political certainty.

Ian D.S. Donaldson, Focis Management Limited, iandsdonaldson@gmail.com - Planning approval and funding are biggest challenges.

Ian Thomson, Ian Thomson & Co Limited, ian@ianthomsonandcompany.co.uk - Little or no confidence in private clients spending because of economic uncertainty.

J A Barton, J A Barton Associates, jim.barton7@btinternet.com - Caution in decision making.

Jake Lawrence, John Sisk and Son, jakelawrence@sisk.co.uk - Building Safety Act.

Jeffery Mortimer, JLM O&G LTD, Jefflampa@hotmail.com - Extreme politics interfering with business and development opportunities.

John Dennehy, John Sisk & Son Ltd, johndennehy@sisk.co.uk - Further improvements are required to ensure that unnecessary delays are not created by the Building Safety Act Gateways.

John Evans, DCMS Consultants Limited, dcms525@aol.com - Increase in costs making projects unviable.

John Harwood, Wellesley Construction Services Limited, johnharwood@wellesley.uk.com - Reluctance of clients to proceed at pace with Construction or R&M works. Projects seem to be taking a long time to mature into actual contracts.

John Perry, Adrastone Ltd, jh.perry@btinternet.com - Very poor levels of confidence in the general economy restricting the appetite for investment in the UK.

John Plum, Blu Building Consultants Ltd, John@blubc.uk - A shortage of skilled labor in construction increases project risks, compromises quality, and complicates handover. Poor workmanship often leads to latent defects, causing costly repairs and reputational damage - making skill development essential for success.

Jonathan H Burley, JHBurley Ltd., jon@jhburley.co.uk - The construction market in the Horsham and Southwater area is primarily affected by national challenges, but is experiencing specific local issues related to planning uncertainty, water infrastructure concerns, and the rejection of major housing schemes.

Joseph Ofosu-Appiah, Project Design and Management Consultancy Ltd, jofosuappiah@aol.com - Protracted low growth in the UK economy has affected the growth in the construction market.

Julian Stokes, Julian Stokes Management Ltd, julian@jsmonline.co.uk - The November Budget has not improved the growth prospects for the UK economy. Planning needs a major overhaul.

Keegans Limited, 04547050, ronald.spence@tiscali.co.uk - Lack of government funding.

Keiran A Page, Page Property Consultants Limited, keiran@page-property.com - Lack of skilled labour has reduced.

Keith Gale, , keithstephengale@gmail.com - The infrastructure market locally has slightly declined with the number of new starts decreasing.

Keith Sanger, Keith Sanger Associates Ltd, keith@sanger.co.uk - Increased Planning and Building Control requirements, both from time taken to address and workforce unfamiliarity with these increasing requirements. There's more bureaucracy trying to deal with problems that result in the previous downgrade and privatisation of Building Control etc.

Kenneth William Smith, KWS Associates Ltd, ken@kwsassociates.co.uk - Global instability caused by China, North Korea, Israel, Putin & Trump.

Kevin Day, Day Associates (Southern) Limited, kevin@dayassociatesltd.co.uk - Lack of confidence is slowing progress of projects. increasing regulation and legislation directing funds away from normal areas of projects we are involved with in the private rented sector.

Mark Crick, VolkerLaser, Mark.Crick@volkerlaser.co.uk - Finding resources to undertake works, Commercial staff are very difficult to locate, Salary expectations are too high for some roles.

Mark Eaton, EVM & Associates Ltd, Mark@evmassociates.com - Loss of wealthy people due to the current political policies.

Mark Halstead, Lexica, markahalstead@btinternet.com - Lack of business confidence driven by weak government and poor infrastructure investment plans.

Mark Izzard, Mark Izzard Cost Consultancy Ltd., mark@miqscost.com - Political and Geopolitical instability affecting investment.

Mark Rogers, Surecalc Limited, mark@surecalc.co.uk - I believe the planning process is putting the brakes on development and unnecessarily refusing applications which are then allowed on appeal.

Mark Whitton, Costain, Mark.whitton@cmdp-jv.co.uk - Working within the water and wastewater industry as we move into AMP8, there is growing concern around client affordability and the increasing pressure this places on the ability to meet the regulatory, environmental, and operational requirements expected in the upcoming investment period.

Martin Moyse, Martin Moyse MRICS, m.moyse@btinternet.com - Economic uncertainty caused by the government budget / spending.

Martyn Lorimer, Cluttons LLP, Martyn.lorimer@cluttons.com - The budget (now passed but the long term effects have yet to materialise), economic uncertainty and interest rates.

Mathew Wilkey, Tetra Tech, mathew.wilkey@tetratech.com - There is no real increase in construction related activity from the public sector due to low economic growth and a little money available for investment.

Matthew Clark, Jacobs UK Ltd, Matthew.Clark@jacobs.com - All of the above issues, inflation, interest rates, skills shortages, rising labour & material costs & planning delays, is leading to investor caution and

therefore lack of investment into the industry.

Matthew John Mills, M2 Project Surveyors Limited, matt@m2ps.co.uk - Energy bills, business rates affecting low margin property heavy clients.

Mr C H Barber, Howard Barber Associates Limited, chris.hbalt@gmail.com - I shall be managing the construction of a new warehouse unit [B8] over the next 12 months once a Planning Consent has been granted. This has taken far too long because of a shortage of staff with the LA Planners.

Mr Richard Virr, Nazareth Care, richard_virr@hotmail.com - Construction costs are too high to make schemes viable. Many projects are on hold indefinitely.

Nathan Dartmouth, Dartmouth Group Ltd, dartmouthn@gmail.com - The construction market continues to experience pressure from a sustained reduction in the availability of skilled labour across multiple trades. This has led to increased competition for contractors and longer lead in periods particularly for specialist works such as metal fabrication installation.

Neil Philips, Stevenage Borough Council, neil.philips@stevenage.gov.uk - Increase duration for completion of projects due to material shortages and greater complexity in the procurement of contractors and services.

Nicola David, FPSurveying, Nicola.jamesdavid@fpsurveying.co.uk - Low numbers of new build seen in the last 3 months. Large numbers of help to buy redemptions, with some disparity with original sales prices, particularly for flats with no outside space. A growing number of repossessions seen too.

Oliver O Cousins, Cousins Construction Consultants, oliver.cousins@cousins-consult.com - Confusion over the Building Safety Regulator and the extended timescales for clarifying if an application even needs to be made, prior to any works being done on site.

Paul Bunclark, Bearcroft Building Consultants, Paul@bearcroftconsult.co.uk - Planning delays.

Paul Hereward Sibson Dolman, Paul Dolman Services, paulhsdolman@gmail.com - The decline in public services must be reversed & the cost paid from taxation. Increased public borrowing, including £100 billion for HS2, make tax rises inevitable. Higher taxes reduce consumer spending & confidence, seriously affecting the construction industry.

Paul O'Brien, Currie & Brown, paul.obrien@curriebrown.com - International disputes and conflict.

Paul Oosterwyk, Ostell Associates Limited, paul@qsostell.com - In the hospitality sector and the rises in NI and minimum wage and food inflation negatively affect investment decisions.

Paul Sullivan, Sullivan Commercial Consulting, sully7714@outlook.com - Lack of demand / investment.

Paul Taylor, Northburn Associates, paul@northburn1.co.uk - Delays in the planning process.

Richard Bell, Chapter 4 Limited, richard@chapter-4.co.uk - Political uncertainty and immigration.

Richard McKeown, Imperiet Property Group, rm@imperiet.co.uk - Planning is the major killer - so slow and the go to stance of planners is to refuse. Also, economic factors are killing the property sales market, thus limiting demand and in turn workflow.

Robert Morfield, Morfield Everest, robmorfield@morfieldeverest.uk - Slight lack of confidence in the house purchasing market.

Robert Parker, Osprey Homes Ltd, robert.parker@beechwood.co.uk - Successive budgets have severely reduced demand and have made development difficult for SME.

Robin Goddard, BPG Architects+Surveyors, robin.goddard@bpg.co.uk - Continued delays with administration of the Building Safety Act and delays in getting approvals.

Robin Jones, Rcsv, robin@rcsv.co.uk - Lack of confidence in Labour government.

Simon Jones, , simon.jones.mobile@googlemail.com - Planning constraints.

Stephen Scammell, sawyer and Fisher apart of the synergy group, Stephen.S@sawyerfisher.co.uk - The lack of skilled crafts persons who understand historic structures, building ,monuments etc.

Stephen Duncan Bond, Newrose Residential Ltd, Stephen@newrose.uk - Planning process takes too long and there is a serious backlog in making decisions for new build residential projects.

Stewart Black, Stewart Black and Associates, stewart@construct-manage.co.uk - Planning regulation and the lack of administrative taskforce in construction generally.

Stuart Lane, Portsmouth City Council, stuart.lane@portsmouthcc.gov.uk - Changes, updates and implementation of legislation.

Thomas R Kane, Marshall Kane Consulting Ltd, tom.kane50@hotmail.co.uk - Lack of confidence in the Governments economic strategy leading to limited growth & investment.

Tim Mole, Gould Baxter, tmm@gouldbaxter.co.uk - Local Authority Planning application decision timescales and certainty/consistency, particularly in relation to heritage assets and ecology, and resulting increase in costs.

Tristan Bruce, Fairfox Ltd, tristan.bruce@fairfox.co.uk - Poor perfomance of Local Authorities in respect of managing planning and building reg applications.

North East

Adrian Robinson, HARP Surveying Services Ltd, adrian@harpsurveyors.co.uk - International instability is likely to be a major factor.

Alan Irvine, Colas, alanirvine75@hotmail.com - Government budget.

Anthony Kay, Classic Masonry Limited, tony@classicmasonry.co.uk - Projects 'won' increasingly delayed due to lack of confidence or require substantial re-engineering due to insufficient budget. Overall projects have been substantially delayed over the last 9 months and this is continuing.

Bev Robinson, Tyne & Wear Building Preservation Trust, bevrobi@gmail.com - Working in the heritage sector and on buildings at risk there is a lack of trained and skilled crafts people to match the works required in bringing historical buildings back into a working life.

Conrad Canadine, Newcastle upon Tyne Hospitals NHS Foundation Trust, canadine@ymail.com - Division of public infrastructure spending - North East gets a

smaller portion.

David James Hosken, Sir Robert McAlpine Capital Ventures Ltd, d.hosken@btinternet.com - Continuing uncertainty relating to planning and statutory regulations.

Gregg Maurer, JN Bentley, gregg.maurer1@gmail.com - Limited resources (people) available for much increased workload in the water industry. The gap between expectation and reality is widening.

Henry Scott, Saltbox Surveying Limited, info@saltboxsurveying.com - The concern cast by the Budget.

Ian Clift, BRIMS CONSTRUCTION LTD, icleft@brimsconstruction.com - Part of our work is in the petro-chem sector and we are seeing plant investment decrease and go overseas which is causing a significant decrease in our workload in the sector. Seems nonsensical to close plants in the UK due to carbon tax costs only to import the product from China.

James Adshead, University of Newcastle, james.adshead@ncl.ac.uk - The HE sector is experiencing financial constraints with pressure on costs and reduced real income in student fees. The Government is now planning tarriffs on international tuition fees.

Jonathan Jordan, Esh Construction Ltd, jonathan.jordan@esh.uk.com - Government (HE) delays in release new waves of grant in Social Housing.

Kevin Slade, Qualsurv Marine, kevin.slade@qualsurv.co.uk - Changes in, and development of, the design and installation methodology of offshore wind projects.

Matthew Dennis, National Grid, Matthew.Dennis@nationalgrid.com - Regulatory skills, expertise and staffing levels (Ofgem).

Peter Carruthers, Paragon Construction Consultants, paragon.consult@hotmail.com - Planning complexity and delays continue to slow project starts. Persistent skills shortages limit contractor capacity and availability, inflate costs and increase programme risk.

Peter Slate, Vinci Building, peter.slate@vinci-building.co.uk - Government Department approvals for spend and timely commitment to projects. In commencement of either pre-construct process or construction.

Philip Readman, Readman Associates, readmanassociatesqs@gmail.com - The public's general perception of the Construction Industry and in particular working on building sites has resulted in a reducing workforce with retirement greatly exceeding recruitment and a massive publicity campaign is required to showcase how rewarding a job in construction could be.

Tom Borsoi, AtkinsRealis, Thomas.borsoi@atkinsrealis.com - Public sector spending/ investment.

North West

Adam Coe, Ashall Projects MB Ltd, adam.coe@ashallproperty.com - NI and business rate impacts on hospitality.

Alan Lartosa, Larrosa Marshall, alan@larrosa-marshall.co.uk - Lack of social housing activity.

Amelia Slater, Watts, amelia.slater@watts.co.uk - Low confidence, difficulty getting projects approved, high labour cost.

Andrew Darbyshire, mcdermott developments ltd, adarbyshire@mcdermotthomes.co.uk - Increased regulations - Sustainable drainage solutions, Part L Future Homes Standard, Biodiversity Net Gain & Building Safety Levy to be introduced from October 26.

Andrew Price, PCMLtd, A1price@sky.co.uk - Lack of clear government strategy and changes to railway investment.

Aramide Egbeolu, Manchester City Council, Aramide. Egbeolu@manchester.gov.uk - Shortage of competent resource, insolvencies in the supply chain, high financing cost, inflation and high cost.

Barry Winterbottom, Plans Drawn, Bawinterbottom@aol.com - Insufficient enquiries.

Brendon Taylor, Bradley Mason, brendon.taylor@bradley-mason.com - Construction Act 2022.

Brian John Boys, B&E Boys Limited, john.boys@beboys.co.uk - There are still opportunities to be had yet decision making is notably slower and prices tightening. Therefore, planning workload and new projects are challenging right now. We do, however, expect to remain reasonably busy for the year.

Chris Pearson, PEARSON SURVEYORS LTD, chris@pearsonsurveyors.co.uk - Lack of funding into Local Government for project works.

Connor Harland, Sovini Construction, connor.harland@sovini.co.uk - Planning & end of 5 year cycle for Homes England.

Darren Pomfret, Darren Pomfret, darrenpomfret@hotmail.co.uk - Planning system holding back development.

David Burn, Cubby Group, david.burn@cubbygroup.co.uk - Delayed award of new schemes.

David Duncan, Arcadis, david.duncan@arcadis.com - Government funding.

Gary Brown, Thomasons, gbrown@thomasons.co.uk - There is a general shortage of experienced professional capable of delivering services. We are looking to maximise efficiency of staff by reducing travel & by recruiting in regional offices & continue to recruit in Manchester to reduce workload on staff and drive efficiency.

Grant Dinsdale, Dolphin Land and Development Consultancy Ltd /DLDC LTD, granddinsdale@gmail.com - The cost and delay with planning processes (for new housing developments), with a high proportion of client planning applications (in spite of Planning Officer recommendations for approval) being refused at committee, so having to be taken to appeal.

Gregg Vincent Iredale, IF Building Consultancy Ltd, gregg.iredale@ifbuildingconsultancy.com - No investment/confidence/incentive.

Helen Wroe, Urban Partnerships, Helen@urbanpartnerships.co.uk - Poor demand for consultancy and PM from public sector clients.

Horticon Ltd, Horticon Ltd, ryan@horticon.co.uk - Funding from Council.

Ian Stott, AJ Cocker Associates, ian@ajcockerassociates.co.uk - Delays in planning process. The inability to meaningfully engage with planning officers without a pre app or full application in place.

James Rowcroft, Roger Hannah Ltd, Jamesrowcroft@roger-hannah.co.uk - Rise in cost of living generally.

Kevin Thompson, TJ Morris Ltd, kevin.thompson@tjmorris.co.uk - Planning regulation and gateway approvals.

Krishan Mistry, Cadent, krishan.mistry@cadentgas.com - Lack of key skilled workforce.

Mark Dando, Pick Everard, markdando@pickeverard.co.uk - Funding for projects still remains the greatest concern.

Mark Murphy, Egerton Homes, mark@egertonhomes.co.uk - Planning and regulation is a blocker. Lack of expertise within the registered provider sector.

Martin Trimble, Magnitude Quantity Surveyors LTD, martintrimble@magnitudeqs.co.uk - Planning delays remain a major constraint on market confidence in 2025, extending programmes, increasing holding costs and reducing pipeline certainty.

Mathew Cribb, Collabora Consulting Limited, matc@cclqs.co.uk - Lack of government funding for NHS related projects.

Merryn Stoyle, stoylemerryn@gmail.com - Customers unwilling to invest.

Michael Paul, The QS Monitor Limited, mike@theqsmonitor.co.uk - Consumer confidence/higher interest costs/Stamp Duty/Planning delays for the Private Residential sector.

Mike Groarke, WABGS LTD, mike@wabgs.com - The skills shortage in the heavy mechanical and electrical projects sector is a real concern, is already impacting on completion dates and causing cost escalation.

Neil Bullock, Kier Construction North & Scotland, neil.bullock@kier.co.uk - Client budgets and expectations not meeting market prices.

Nick Wdowczyk, GWB Consultants, nwdowczyk@gwbconsultants.co.uk - Financial viability on projects is still a challenge on construction projects.

Paul Roberts, Cunliffes, paul.roberts@cunliffes.com - A reduction in the number of smaller projects.

Peter Adedeji Balogun, BC local authority, dedejibalogun@gmail.com - Delays with planning and shortage of skilled workers.

Ryan Kong, Bailey Partnership (Group) Limited, ryan.kong@baileyp.co.uk - Shortage of skilled labour and material for fire rated external wall remediation works.

Siu Cheong Chan, Yokogawa, siucheongchan@msn.com - Government funding on infrastructure projects has dropped significantly since COVID. Spending constraints are particularly severe. This made the market nervous and uncertainty that companies are reluctant to invest more. This will reduce growth and have negative effect on overall economy.

Stephen Barker, Barker Surveying Ltd, sb@barkersurveying.com - Economic growth.

Steve Coppack, Construction eng law limited, Celltd@btinternet.com - Government Investment funding.

Yorkshire & the Humber

Al Samarraie, Archi-Structure, alsam@archi-structure.co.uk - Planning & Building Regulations red tape.

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

Damian Wilkinson, Quantum Expert Solutions, damian@quantumexpertsolutions.com - General uncertainty in the UK and Global economy.

Gareth Wilson, Kirklees Metropolitan District Council, g.wilson53@hotmail.com - Political change and local authority budgets.

Geoff Maybank, Maybank Buildings Conservation, geoff@mbcllp.co.uk - We are building conservation surveyors operating around the repair of Grade II* and Grade I buildings. Money is very tight although important buildings in disrepair are better looked after and financed because of their rarity. EPC regulations might put pressure on these buildings going forwards.

James Mould, Kirklees Council, mould.js@gmail.com - Financial and economic circumstances for the Council have remained relatively stable for the last year but this follows hard long term financial pressures that have resulted in depressed levels of activity and scaling back of of non-statutory services. The next year has some areas of more positivity.

James Robertson, Fordhurst Support, j.robertson@fordhurst-support.co.uk - Continuing negative impact of Brexit.

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

Keith Hardcastle, ALP architecture.co.uk, keith@alparchitecture.co.uk - Economic uncertainty affecting all areas with some nervousness commercially of a forthcoming crash.

Kenneth Michael Wood, Drees & Sommer UK Limited, kenneth.wood@dreso.com - Reduced public expenditure on construction projects.

Mark Coates, Alan wood & Partners, mark.coates@alanwood.co.uk - Confidence in long term growth and government policy.

Matthew Parry, Michael Eyres Partnership, matthew.parry@eyres.co.uk - Uncertainty over AI.

Paul Walker, Two Plus Two Commercial Services Ltd, paul@two-plus-two.com - The recent budget needs to play out...

Peter Emmerson, East Riding of Yorkshire Council, Peter.Emmerson@eastriding.gov.uk - I work in a Local Authority where funding has been reduced, hence voluntary redundancies have already taken place and more are planned in the near future.

Richard Dixon, Richard Dixon Associates Ltd, bc.bridlington@btinternet.com - More and more regulation, leading to additional costs.

Richard S. Thompson MRICS, RST (Construction Consultants) Ltd, r.s.t@dsl.pipex.com - The repeal/ reduction of The Listed Places of Worship VAT reclaim scheme.

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

Rob Varney, Overford Ltd, rob.varney@overford.com - Lack of available skilled resources.

Sam Berryman, Harworth Group, Sberryman@

harworthgroup.com - Lack of available public funding to help viability gaps.

Tim Farris, Slayleigh Commercial, tim.farris@btinternet.com - Planning constraints and the council's housing site intentions - i.e. putting proposed new estates on Greenfield sites in areas not conducive to affordable housing.

South West

Alan Alker, cockrams surveyors, alanalker@cockrams-surveyors.co.uk - Whilst the market is reasonably strong, there are pressures on labour due to limited skilled labour in the market.

Alan Glanville, YTLI Infrastructure Ltd, alanglanville@ytligroup.co.uk - As a construction company working in the water utility capital projects sector, the increased workload set by the regulator must be met. As we are are working for an engaged partner who recognises work must start now to achieve the 3 fold increase set, we have a full 5 year programme set and underway.

Alastair Jesty Coke, A Jesty Coke, ajc@ajcoke.co.uk - The presence of large developments around the town is affecting the pool of skilled craftsman.

Alex Alderton, Bennington Green, alexalderton@benningtongreen.co.uk - Building Safety Regulator.

Charles Blane, Blane Associates Ltd, charles@blaneassociates.com - Inferior quality of site work.

Chris King, AccXel, chrisking1954@gmail.com - Increased NI contributions.

Chris Matthews, BuildWarranty, c.matthews.home@btinternet.com - Lack of sales in private houses.

Christian Cartlidge, Osmond Tricks, christiancartlidge@hotmail.com - Delays in planning permission and onerous planning conditions.

Christopher Easton, EASTONBEVINS LTD, c.easton@eastonbevins.co.uk - Delays in client decisions.

Christopher Randle, Christopher Randle, chris@chrisrandle.co.uk - I operate exclusively in dispute resolution. Overall, I expect the demand for dispute resolution to increase.

D R Cawley, Douglas Cawley and Associates, info@cawleyassociates.co.uk - Combination of inflation and high interest rates, rising work costs including wages and Business rates/ material costs. The expense of and over lengthy Planning application procedure is also a big factor in rising costs.

Darren Hurley, Hurley & Co, darren@hurleyco.co.uk - Local policy changes hindering new build development in private residential sector.

David Perry, Wm G Weller & Son Ltd, david@wmweller.co.uk - Uncertainty around a range of domestic and global issues continues to affect confidence in investment. Stability is a key foundation block to successful business planning and investment. The government needs to lead and provide clear messaging that commerce geographically closer is their intent.

Douglas Willcock, Paladin Construction Ltd, doug@paladinconstruct.co.uk - With stagnant housing market and increasing costs to construct, developers are struggling to make schemes financially viable. Land owners have preconceived thoughts on the value of land and are not prepared to significantly lower their asset aspirations.

E.J.Taylor, ejt architectural surveyors, ejt@erictaylor.co.uk - Lack of Local Government Investment in Key areas e.g. housing and road maintenance.

Gavin Scriven, Lantic Building Surveyors, gavin@lanticbuildingsurveyors.co.uk - Wage costs and construction tender return increases V rent returns and building values dropping.

James Evans, Network Rail, James.Evans@networkrail.co.uk - Reprioritisation of Renewals spend to cover costs on Project Brunel, and sudden announcement of enhancement schemes with no business resource capacity to immediately action.

Jeremy Aston, LocatED, jeremy@astonand.co.uk - Trump Putin Netanyahu = war tariffs and instability.

Jeremy Dunstan, SMT Associates, Jeremy@smtassociates.co.uk - Lack of suitably skilled, experienced and competent tradespeople, particularly masons and more traditional trades.

John Murrin, Bromhead and Chard Limited, john.murrin@bromheadandchard.co.uk - People do not feel confident about the economy, the Government or the future.

John Peach, Peach Projects Ltd, john@peach-projects.co.uk - Ongoing nutrient neutrality policy impact on residential development within River Wye catchment area.ng development.

Jon Symons, Eagle One, jon.symons@eagle-one.co.uk - Cost of scaffolding (due to Hinkley Point).

Jonathan Tylee, JHT Partnership LLP, Jon@jhtpartnership.com - Lack of confidence and demand.

Keith Mucklow MRICS, House Surveys Devon Ltd, keithmucklow.hsd@gmail.com - Low take-up of residential properties by first time buyers.

Leigh Florence, Baker Estates Ltd, lflorence@hotmail.co.uk - Ensuring that planning is efficient and effective. The planning system need to be supportive of residential developed to deliver much needed housing both for the economy and for purchasers. The governments targets are unrealistic and if to be achieved need a shake up through the planning system.

Mark Gazzard, Slate & Price Limited, mgazzard76@gmail.com - Slow payment is becoming a much bigger issue for commercial surveying firms. Advice on how to manage this should be prioritised as it is affecting development of firms, even causing them to fold under increasing cost and regulation burden.

Matt Brooks, Geomarine Ltd, matt.brooks@geomarine.gg - Potential introduction of GST.

Myles Joseph Kenneth Clough, Myles Clough Management Services Limited, myles@cloughmanagement.co.uk - The increased tax burden on the private sector since the Nov 2024 budget and the continued increase in the minimum wage plus the reverse of rates has squashed private sector investment.

Nigel Capes, New Way U.K. Consultants, nigel@capes.org.uk - Lack of public sector investment in local facilities and redevelopment of public areas leading to an unattractive areas, limiting inward investment.

Nigel Terence Beynon, NTB Property Ltd, NTBeynon65@hotmail.com - The impacts are mainly a result of skill shortages in construction. Also, the lack

of movement in the housing sector is impacting build rates, and also the 'sales market' generally in housing.

Paul Bennett, Ravenslade Limited, pbennett@ravenslade.co.uk - Issues are still being experienced with the planning system and length of time to determine planning applications which impacts the delivery of projects. We are also seeing shortage of electric infrastructure network availability to service the larger sites in certain areas of the South West.

Pete Rice, Ravenslade Ltd, price@ravenslade.co.uk - Uncertainty in the market due to consistent Labour Government u-turns.

Peter McLarty, Project Innovation & Excellence (P.I.E Ltd), peter@pie.uk.net - Disposals (sales) of new build residential properties.

Richard Dudgeon, Markey Construction, richard.dudgeon@markeygroup.co.uk - Planning delays still experienced.

Robert Davis, robert davis design, office@robertdavisdesign.co.uk - Unreasonable demands from ecologists in respect of bats, and problems with nitrates, phosphates, BNG etc.

Robert Head, Boardwalk Property Co, bob-head@hotmail.co.uk - Lack of growth expectations, low confidence and political unrest will all erode market conditions.

Robert Neal, National Grid Electricity Transmission, rob.neal@nationalgrid.com - Increasingly long lead times for Plant due to global demand. Hardening of terms and conditions. Suppliers have the upper hand.

Sam Wheeler, Philip Hughes Associates LLP, sam@pha-building-conservation.co.uk - Reductions in Listed Placed of Workship Scheme and VAT relaim on listed churches, etc

Steve Hoskins, A2A Consulting, stevehoskins@a2aconsulting.co.uk - Very limited financial viability for most new build projects. Excessively bureaucratic, expensive, slow, Planning process. Committee Members lack expertise and commercial acumen. Officers not incentivised to enable schemes or process applications promptly.

Steve Puddicombe, Macegreen Consulting, Steve.puddicombe@outlook.com - Tax policy and minimum wage.

stuart chessell, Goadsby & Harding, slchessell@gmail.com - Inefficent and unnecessary planning and listed buildng regulation.

Toby Bolland, Fearne Design And Construction Ltd, toby@fearne.co.uk - Restrictive planning.

Tom Harris, Watts Group Ltd, tom.harris@watts.co.uk - Shortage of consultants and graduates. Business is struggling for growth and salary expectations are too high for juniors.

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

William Howard, W P Howard FRICS CHARTERED BUILDING SURVEYOR, williamphoward@btinternet.com - Agricultural clients seriously affected by staff shortages and planning restrictions for development for farm goods sales on site.

Wales

Andy Morton, ascribe management services limited, info@ascribems.co.uk - Government indecisions and budget implications.

Carl John Davies, SSE, carldavies78@btinternet.com - Slow planning processes impact how quickly power projects can progress.

David Andrews, David Andrews Chartered Building Surveyor, davidandrewsmrics@gmail.com - Increasingly onerous Town and Country Planning procedures and requirements. Other excessively complex statutory controls.

David John Flower, David Flower, djflower@btinternet.com - Continued delays in the Planning process.

Glen Maggs, SCP Construction Cost Consultants Ltd, glen@scpqsc.co.uk - Delays dues to Planning, SAB, Marine SACs.

Guy Thomas, south meadow homes, guy@guythomas.com - The Welsh Government is not responding actively to Nitrogen Mitigation proposals being promoted by the private housebuilders. The LPA's are not equipped to respond and are refusing applications, they do not understand local mitigation proposals/solutions. It is a serious problem.

Haydn Williams, Haydn E. Williams Cyf., haydnewilliams@btinternet.com - Poor economic decision making at regional and national level and a reluctance to tackle waste.

Hywel James, Obsidian, Hjames75@icloud.com - Planning restrictions and water authority regulation changes.

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

Jason Hyett, Rightacres Property, jason@rightacresproperty.com - Public sector projects being delayed / postponed due to political make up uncertainty.

Jayne Rowland Evans, G K R Maintenance & Building, jevans@gkrmaintenance.co.uk - Local Authorities Spend Reducing. Exceptionally competitive tendering.

Jeffrey Lester, Self employed, jefftlester@btinternet.com - Lack of Central and local investment.

Jodie O'Connor, Penfro Consultancy Limited, jodie@penfroconsultancy.co.uk - Strengthening local capacity through investment and in-country upskilling is essential if Wales is to overcome labour and professional services shortages. This is necessary to deliver sustainable development, creating a more resilient sector across Wales, including through rural communities.

John Fraser, JGF Associates Ltd, jg.fraser@btinternet.com - Negative approach of planners.

Mark Evans, Ivor Russell Partnership, mark@ivorrussellpartnership.co.uk - Impact of Nitrates on the planning system in Wales has brought the construction industry to a near stop. NRW and Welsh Government need to resolve the issue urgently as all sectors are having to make staff redundant with immediate effect.

Mark Wardill, Alun Griffiths, markwardill@hotmail.com - Uncertainty with the current government decision making.

Michael D Newton, Lapider, m.newton@lapider.co.uk - Lack of skilled trade operatives. Clients will be looking for the most cost effective services provided rather the best quality services. This is likely to have a longer term impact on the overall quality of services provided and skills and experience will decline and be lost.

Robert Arwel Davies, R Arwel Davies & Co, ad@rarweldavies.co.uk - Lack of skilled labour / craftsmen - the good ones are fully employed.

Robert Fisher, Robert Fisher Limited, info@robertfisherlimited.co.uk - Currently, the demand is restricted by the lack of supply for drainage solutions by Welsh Water. In some locations, almost all developments over 100m2 are now on hold waiting for a sewerage solution from Welsh Water. Planning now dictate a drainage solutions as a planning condition.

Roger Turner, Ceredigion County Council, roger@ceredigion.gov.uk - Recruiting to replace ageing work force.

Simon Walentin, SMWQS Ltd, simon.smwqs@gmail.com - Generally the lack of training and recruitment are starting to be notices.

Tim Davies, T R Davies Ltd Chartered Surveyors and Valuers, info@trdavies.co.uk - Planning is a big issue in terms of constraints on development. Lending is equally problematic.

Wyn T Harries MRICS, Harries 1970 Ltd, wyn.harries@hpdm.co.uk - A lack of clear direction, leadership or guidance on the requirement to achieve nutrient neutrality.

West Midlands

Alan O'Reilly, Abode Consultancy Limited, alan@abodellp.com - There still appears to be slow demand for the sale of private housing and this coupled with recent high build cost inflation makes it difficult to see how speculative housing numbers can improve in the current economic climate. Where is the support from central government for private housing?

Alan Pierce, Arcadis, alan.pierceqs@gmail.com - Poor political planning - don't understand construction.

Archie Secondorange, Anonymous, archie@secondorange.uk - Labour Government's woeful economic policies & damaging persistence with 'Net Zero' policies.

Cheuk Ying Ko, Arcadis UK, heidyko@gmail.com - Political and Economic situation.

Chris Ham, Chris Ham T/A Amber projects, Chrisham51@gmail.com - Total lack of confidence in the industry as a result of government failures.

fergus thompson-yates, NCS Property Consultants Limited, fergusthompsonyates@ncspcl.com - Economic uncertainty and lack of trust in government reporting and decision making.

Garrie Weatherley, Trinity Property Consultants Ltd, gjw@trinitypc.co.uk - Will be interesting to track investor appetite following the November Budget.

LEE JONES, QUANTEM, lee.jones@quantem.co.uk - Joint venture public / private sector schemes are slow to progress.

Mark Adrian Collinge, cfqs Limited, mark@cfqs.co.uk - Awaiting further releases of projects from Cladding Safety scheme.

MATTHEW A HACKLING, Lintels Surveyors Ltd, mhacking@outlook.com - The housing market is in a terrible state. There are very few survey enquiries, the lowest i've experienced in 10 years. Surveying firms are competing over every instruction. A race to the bottom on survey fees is occurring. This is very discouraging.

Matthew Jay, PCE Ltd, matthew.jay@pceltd.co.uk - Awareness & Understanding of Offsite construction in industry generally.

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

Mike Foster, OFF Developments Ltd., mr.mikefoster@ntlworld.com - More demand than supply.

Peter Roston, CMP Quantity Surveying Ltd, pete.roston@cmpqs.co.uk - Market uncertainty driven by Government led changes.

Phil Brenner, PJB Associates (UK) Ltd, phil@pjbaassociates.com - Government taxation, erosion of benefits for small businesses and increases in National Minimum Wage.

Phil Hodges, Ridgeways Surveyors Limited, phil@ridgewaysqs.co.uk - Late timing of budget restricted demand for construction works generally.

Phil Seymour, Seymour Surveyors Ltd, phil@seymoursurveyors.com - Asset owners reducing maintenance spend.

R W Adams, Whitehorse Estates Ltd, Will@whitehorseestatesltd.co.uk - Uncertainty over Government Policy causing stagnation of investment decisions and Instability in the Market.

Rachel Titley, AtkinsRéalis, rachel.titley@atkinsrealis.com - Increased governance slowing the progress to start on site.

Richard Miller, Spitfire Homes, richard.miller@spitfirehomes.co.uk - Backlog in the planning system due to lack of resources to deal with the volume of new applications resulting from changes to the NPPF in December 2024.

Richard Payton, MGAC, Richard.payton@mgac.com - Increased cost of our clients' investors servicing debt combined with slim margins in the private sector. Uncertainty over the Building Safety Act especially securing GW2 approval increasing project risk and the proportion of pre-construction investment when compared to the construction phase.

Stephen Gilhooly, R G Commercial Limited, steve@rgcommercial.co.uk - Continuation of HS2 is providing stability to the UK construction sector, whilst the wider industry is stagnant.

Stephen Marchant, Masefields Architects & Survey, stephenmarchant@masefields.co.uk - Planning applications are too cumbersome and the need for multiple pre-applications reports is pushing costs and delays higher.

Steve Hawthorne, SLH Property Consultants Ltd, stevehawthorne@slh-uk.com - High number of insolvencies.

Stewart Crow, Baya B.C. Ltd, scrow@bayabc.co.uk - Lack of support for building surveyors, positive promotion to school leavers and looking at University education routes to the workplace.

Tony Milner, Weatheroak Projects Limited, tony.milner34@gmail.com - Increased employer costs and continued issues with the Planning Process.

East Midlands

Andrew Clay, Pulse Consult, andrew.clay@pulseconsult.co.uk - Lack of work ethic in younger members of the industry.

Andrew Dove, Appleyard & Trew LLP, andrew.dove@appleyardandrew.co.uk - A lack of skilled labour, particularly on refurbishment projects e.g. stone masons, specialist joiners etc.

Charles Harrison, , charles.rg.harrison@gmail.com - New tax policies.

Danny Welch, Tidal Blue Limited, danny.welch@tidalblueltd.co.uk - Increase in NI costs.

David Morris, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk - Planning, building regs, Highways, etc all continue to frustrate progress on schemes.

graham king, Graham King QS Ltd, gking3@btinternet.com - Delays in planning consent.

Ian Colley, CJ Consilium, ian@cjconsilium.com - Very low client confidence, across all our current market sectors, in the Governments ability to manage the economy.

Jason Alexander Denning, Eveson Projects Limited, jason@eveson.com - UK Government policies at home and abroad!

Jonathon Grove, Drake and Partners Building Consultancy Ltd, jgrove@drakeandpartners.co.uk - Planning & Ecology barriers even to small developments. Planning timelines, lack of local authority resource.

Mal Brown, Leicester City Council, mal.brown@leicester.gov.uk - Developers ignoring the Planning and Building Regulation criteria and reduced number of Registered Building Inspectors.

Martyn Howe, Martyn Howe Quantity Surveyors Ltd, martyn@martynhowequantysurveyors.co.uk - Mostly labour and material costs in this area.

Matthew Lancaster, Bentley Project Management, mdlancaster1977@outlook.com - There seems to be a general feeling of uncertainty especially in the Private Sector.

Nathan Lovett, Invise Ltd, Nlovett11@gmail.com - Economic uncertainty hindering investment.

Pat McLaughlin, SPI Surveyors, pat@spi-surveyors.com - Properties available to sell but purchasers becoming sparse.

Rachael Hughes, West Lindsey District Council, rachael.hughes@west-lindsey.gov.uk - Slow market conditions, pace of sales confidence in the market.

Richard Gudgin, FOX (OWMBY) LTD, rgudgin@foxowmby.com - Lack of care and understanding of young professionals in the industry. Greater emphasis to be placed upon understanding of the demands needed for performing in our very challenging, demanding and highly rewarding industry.

Robert Beebe, Robert Beebe Surveyors Ltd, bob.beebe@icloud.com - Interest rates, market lack of confidence.

Shaun Lunn, AtkinsRealis, Shaun.lunn@atkinsrealis.com - Growing impact of AI.

Steohen B Hodgson, Lumsdale Surveyors Ltd, info@lumsdalesurveyors.co.uk - Customers are noticeably tightening their belts, shopping around for the cheapest price and activity is less. Nervousness about the cost of living. Many people are downsizing and selling their rental properties as regulation tightens on Landlords.

Tom Dell, Loughborough University, t.dell@lboro.ac.uk - Migration restrictions on international students reducing demand for housing.

William Richardson, Richardson Partners, will@richardsonpartners.co.uk - Shortage of good quality and/or affordable sites.

East Anglia

Adam Sheward MRICS, Collins Project Delivery, adam@collinsltd.com - Public sector funding could be a risk if Government requires additional funding in social/military requirements.

Alex Spencer, Gleeds LLP, alex.spencer@gleeds.com - Financial pressures are evident in the market. Construction firms are going through consolidation.

Callum Sims, Mott MacDonald, callumsims@btinternet.com - Skilled labour demand and shortages are causing a lot of price hiking and Tier 1 contractors pricing risk in and a lot of time risk allowance in programmes.

Cameron, Salter & Mckenna, cnmckenna@salterandmckenna.co.uk - Lack of confidence due to the economy and government increases in taxation.

Chris Barker, Chris Barker surveyor Ltd, christopherjbarker1951@gmail.com - Confidence in the housing market.

Chris Lawrence, Wolfwood Consulting Ltd, chris@wolfwoodconsulting.co.uk - Lack of movement on planning on high risk developments.

Christopher Harrall, Christopher Harrall Associates Ltd, chrish@charrallassoc.com - Lack of new professionals and trades persons joining the industry.

Clive Richard Tanner, hollins architects and surveyors, clive@hollins.co.uk - Planning fees, slow planning response, ecology and BNG, government policy and taxation.

Daniel Key, Richard Utting Associates LLP, daniel.key@rua.co.uk - The protracted Planning System provides little confidence in project commencements.

Danny Purton, PPM, danny.purton@gmail.com - Lack of quality professionals.

David Lester, Essex Police, david.lester@essex.police.uk - Insufficient funding to public bodies. The current funding formula for police forces is outdated and not fit for purpose.

Geoffrey Gardiner, GPG Consultancy, geoffgardiner@hotmail.com - Lower valuation of residential properties.

Gerry Bird, gerry bird consultants ltd, gabird@btinternet.com - Lack of confidence in world and our economy and instability across the globe. Lack of consumer confidence.planning system obstruction and

costs.

Ian Michael Wright, Rullion, ian.wright56@outlook.com - Labour constraints.

John Allison, Allison Surveying Limited, john@allisonsurveying.co.uk - Lack of local government funding.

John Emery, JRE Surveying Services Limited, John@jrecharteredsurveyors.co.uk - Lack of skilled labour.

Jonathan Nelson, Richard Utting Associates LLP, jonathan.nelson@rua.co.uk - Construction sector stimulus was a missed opportunity in November's budget. The UK construction sector is a proven route to GDP growth - urgent planning reform needed.

Kimberley Brown, The Design Partnership (Ely) Ltd, Kimbrown@thedesignpartnership.org - Delays in the planning process.

Laurence Black, Blacksurv Ltd, Laurence.black@btconnect.com - New Govt regs changing purchasing/conveyancing to Scottish system. This will be wholly taken over by Estate Agents and larger corporate firms supplying seller condition surveys, which will not be bespoke and provide minimal information. This will destroy many small companies.

Martin Cowell, University of Cambridge, martincowell1@gmail.com - I work at the University. We are currently spending constrained and are looking to make 5% savings year on year. That said, we have done much more work on strategic planning of the estate and thus sums of money are being allocated to make strategic improvements to the estate over the next 10 years.

Maynard C Grout, Maynard Grout Associates Limited, mgproperty@mail.com - Weak economic growth causing lack of confidence.

Michael Bond, Mick Bond Chartered Building Surveyor, Mjbond46@gmail.com - Lack of skilled labour. Lower consumer demand.

Michael Lawton, michael@trinitysolutions.org.uk - Commercial and estate agents driving rent and freehold costs above reasonable.

Nigel Heath, Nigel Heath FRICS, nheathfrics@btinternet.com - For Cambridge, continuing uncertainty in the pharmaceutical industry as a result of Brexit, isolationist policies promoted by Trump, and UK government indecision will hamper prospects of growth.

Philip Nicholson, Hainstone, philip.nicholson@hainstone.co.uk - The rising cost of employing apprentices is making it harder for businesses to justify taking them on. This increased financial burden may discourage apprenticeship pathways and push more young people toward full-time degrees rather than practical, work-based training.

Richard Courts, Courts & Co., Rac7114pl@yahoo.co.uk - Government policy.

Robert Franklin, Robinson & Hall, rjf@robinsonandhall.co.uk - Lack of competitive contractors willing to tender for the small jobs.

Saul Humphrey, Saul D Humphrey LLP, saul@sauldhumphrey.com - The hidden truth. Climate and biodiversity breakdown is coming.

Scott Barlow, Whybrow & Dodds Limited, s.barlow@whybrow.net - We are concerned about the impact Sizewell C will have on the local construction market, with the increase in material costs and also the shortage of skilled labour, pushing tender prices up. It will be increasing difficult for clients to deliver small to medium sized project competitively.

Simon Girling, SEH French Limited, simon.girling@sehfrench.co.uk - The project at Sizewell C will have a significant impact upon the local market place demanding personnel and materials which will seriously affect the local construction marketplace.

Simon Steele, Simon Steele, pigsty2palace@hotmail.com - Huge amount of infrastructure and housing construction occurring in the Norwich area.

Stephen Bacon, Precision QSing Ltd, Stephenbacon@precisionqsing.co.uk - Regulatory involvement - funding uncertainty and changes.

Steven M Owens, Mott MacDonald, steven.owens@mottmac.com - Lack of client funding to match accelerating costs due to increased in energy, tax and NI on businesses within the supply chain.

Scotland

Alan Smith, Pottie Wilson, alan@pottie-wilson.co.uk - Low investment for social housing. Too much regulation for private housing. Uncertainty over the budget.

Andrew McIntyre, Turner & Townsend, andy.mcintyre@turntown.co.uk - Minimal new private development growth outside of student accommodation buildings in Glasgow.

Bernadette Smith, The Smith Emsley Partnership Ltd, b.smith@smithemsley.co.uk - Substantial delays in progressing building warrants - apparently due to council's understaffing

Chris Grant, Carey Group, chris.grant@careys.co - Industry still suffering from out dated cost advice to clients.

Chris Marshall, Lundin Homes Ltd, chris_marshall@lundinhomes.com - Still experiencing major shortages in all sub contractor trades resulting in higher costs to build new homes.

Colin Brodie, The Rennie Partnership, colin.brodie@therenniepartnership.co.uk - Lack of local authority investment.

Colin Peacock, John Crawford & Co (Mechanical) Ltd, colin@crawfordmech.co.uk - Reduced work load has been a big problem and looks to continue this way for the next 6 months.

Colin R Smith, Hg Chartered surveyors, csmith@hg-group.co.uk - Labour shortages.

Colin Wilson, Trident Building Consultancy Ltd, colin.wilson@tridentbc.com - Lack of growth in the market.

Cyril L Farleigh, Farleigh Associates Chartered Surveyors, Cyril@farleighcs.com - Local authorities are understaffed and short of resources.

David Drummond, SP Energy Networks, ddrummond@spenergynetworks.co.uk - Contractor capacity to undertake new construction projects.

Douglas Jardine, Hayhill Developments, douglas@outlook.com - Planning bureaucracy and time taken to obtain planning consent.

Elaine Chan, ACERO Ltd, Elainechanonly@yahoo.com.hk - Weather issues, too cold and rainy in winter.

Gary Robert Wilson, WSD Scotland Ltd., gary@wsd-inverness.co.uk - As ever, the regulations, particularly Planning and Road Construction Consents are restricting Development and Costing the Industry vast amounts of wasted money. These require to be streamlined as a Matter of Urgency.

Graham Rennie, Qmile Group, graham.rennie@qmile.com - Local government policy decisions.

Hunter Kirkpatrick, Armour Construction Consultants, h.kirkpatrick@armour.co.uk - Delays in Planning Approvals; increased budget constraints on publicly funded projects.

John Keillor, Currie & Brown, jack.keillor@curriebrown.com - Scottish election in May/June 2026.

John Tulloch, Hatrick Bruce Limited, john.tulloch@hatrickbruce.co.uk - Lack of apprentices / apprenticeships.

Joseph Dunn, WildLand Build Limited, joe@wildland.scot - Our development is focused in the rural highlands therefore labour, availability and infrastructure capacity are our biggest challenges. Scottish Highlands is experiencing a drain on skilled trades people across the board. Lack of availability of good skilled is stifling development.

Mark Woods, John Crawford * Co (Mechanical) Ltd, mark@crawfordmech.co.uk - Reduction in spending on NHS infrastructure.

Roger Curtis, Historic Environment Scotland, roger.curtis@hes.scot - Decline in trade training provision by FE colleges.

Rupert Seager, Space Solutions, seager.rupert@gmail.com - North East Scotland bring adversely affected by political decisions stunting investment in the energy sector. This particularly relates to the oil industry which is moving its interests abroad instead of being brought in to develop the energy transition to renewable. Oil is still needed by the UK.

Simon Brooke, Currie & Brown, simon.brooke@curriebrown.com - Lack of MEP sub-contractor capacity.

Steven Hyde, D Blake & Co Ltd, steven.hyde@dblake.co.uk - Having previously said that recruitment and retention of trainee and skilled labour was the main issue we faced, we are now experiencing a drop in workload and reduced number of new tender enquiries.

Stewart Tennent, Bridgewater Building Solutions Ltd, Stewart@bridgewaterbuilding.co.uk - Increasing red tape and barriers to progress by Local and central government , costs incurred by lengthy delays on roads moving labour and materials , City councils apathy towards business , ie giving no space to park / load men and materials , delays to permits etc.

Stewart Wilson, Highland Council, alisonm.wilson@btinternet.com - Demand for labour is high, can be difficult to obtain competitive tenders.

Stuart Dennett, Ailsa TH Ltd, s.dennett@ailsa-th.com - Delay with Statutory Authority consents.

Thomas David Martin, Martin Aitken Associates Ltd, tom.martin@martinaitkenassociates.co.uk - Planning regulation and output from Scottish Water and Power companies relating to infrastructure.

Northern Ireland

Arthur Connell Nugent, Young -Nugent, achn488@outlook.com - Lack of sewage treatment capacity.

Chris Mccollum, Mccollumconservation, Chris@mccollumconservation.com - Poor planning by Northern Ireland executive.

David Fullerton, Fullerton Associates, david@fullerton-associates.co.uk - The continuing impact of Brexit on the NI economy and materials availability and cost.

Fergal MacKle, AG Wilson Civil Engineering, fergal@agwilsoncivilengineering.com - Lack of Government investment in Northern Ireland.

Gerard Casey, Gerard I Casey Chartered Quantity Surveyor, gicaseycqs@gmail.com - Lack of forward planning and investment in the public sewerage system is having a seriously detrimental effect on development in Northern Ireland.

Ian Wilson, Loughview Holdings Ltd, ianandheatherwilson@btinternet.com - Market prices is very volatile.

John Fitchie, Red Row Associates LTD, redrowassociates@gmail.com - Lack of proper government within the NI Assembly.

Marius Martin Blake, Marius Blake Associates, marius@mariusblakeassociates.com - Challenges of Brexit.

Mark Hughes, McNicholl Hughes, mark@mcnichollhughes.com - Lack of young people taking up trades and roles in construction.

Martin Harney, Harney Consulting, martin.harney@harneyconsulting.org - Trump.

Michael O'Donnell, Belfast City Council, odonnellmichael@belfastcity.gov.uk - Planning Policy.

Norman Lambe, Gibson Banbridge Ltd, Norman.lambe@gibsonbros.co.uk - In Northern Ireland, we continue to suffer with disjointed local government and insufficient funding. We anticipate slow release of new works for tendering and lengthy delays before contract award.

Paul Brogan, McQuillan Companies Limited, paul.brogan@mcqcos.com - We work in the highway maintenance sector funded by NI govt. This financial year has witnessed a drop of 40% to date in budget allocation for this type of work. As quarry owners, we are also seeing a 20% drop in stone sales indicative of the downturn in the construction sectors we service in NI.

Philip John Roy., Greencastle Surveying., philipjohnroy8491@gmail.com - Lack of Professional and Commercial Leadership by the current Government projecting negativity and lack of confidence in future growth potential.

Richard Collins, Collins Design, info@collinsdesignni.co.uk - Implementation of Social Housing legislation is adversely affecting the private development sector - it is politically driven without true understanding of the realities of the end product.

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 2025 = 1564

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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