



Q1 2017: RICS UK Construction and Infrastructure Market Survey

Sentiment positive but skill shortages remain an issue

- National workloads expectations improve
- Road and rail set to remain the fastest growing infrastructure sub sectors over next twelve months
- Quality of available workers cited as a barrier to growth

The results of the Q1 2017 RICS Construction Market Survey point to a pick up in the pace of output growth across the sector. A net balance of +27% reported an increase in total workloads, this is up from a reading of +18% recorded in Q4 2016. Although expectations for the next 12 months remain generally positive, they have softened slightly in the case of employment and profit margins. The shortage of skilled labour persists and is again cited as a factor dampening growth.

During Q1 2017, the private commercial sector reported the strongest acceleration in the pace of growth compared to the last quarter. In this sector, 31% more respondents reported an increase in total workloads, rising from 18% in Q4 2016. This represents the most positive result since Q1 2016 indicating strong growth despite fears that Brexit could dampen activity. Additionally, the private housing sector remains strong. The private housing category has reported the greatest net balance in comparison to all other categories since Q1 2013. During the latest quarter, 34% more respondents cited an increase in private housing output rather than a decrease. It is also worth noting that the pace of growth also increased across all sectors. This points to a more widespread improvement relative to the last three quarters of 2016 (which portrayed more modest growth).

The net balance on Infrastructure workloads increased at the national level. The most significant increases are expected in rail, road and energy categories over the next 12 months. This comes at no surprise as these three are viewed as the most promising sectors in infrastructure anyway. Overall 60% of respondents felt that repair and maintenance work of existing structures is the most needed type of investment in their area whilst 40% felt investment in new projects was necessary.

At the same time, tender prices are expected to rise in the next 12 months in both the building and civil engineering sectors, with the former sector expected to face comparatively greater price pressures. Specifically, 69% more respondents believe tender prices will go up in the building sector (rather than fall). The expected increase in tender prices may signal rising costs and shrinking profit margins for firms. This is line with the net balance on 12 month expectation of profit margins easing from +26% in Q4 2016 to +18% in Q1 2017.

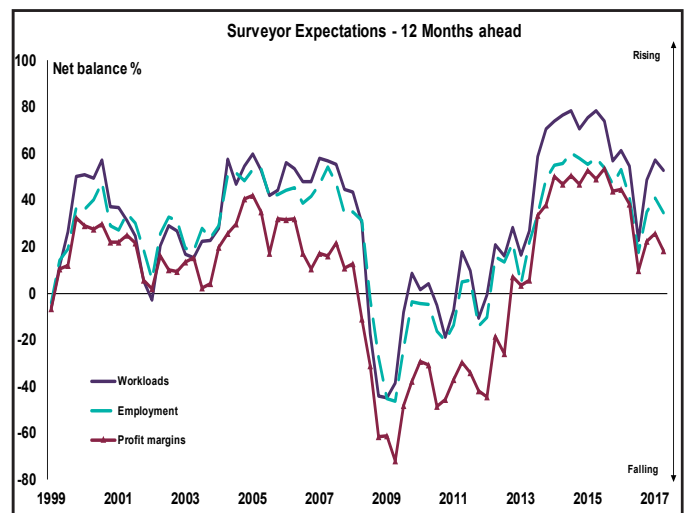
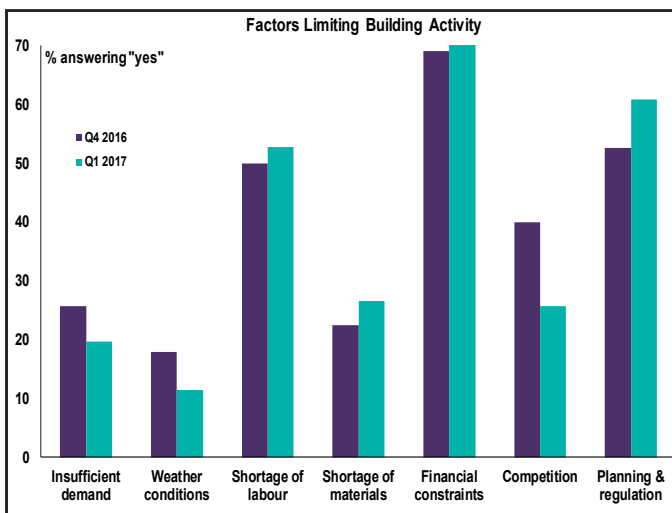
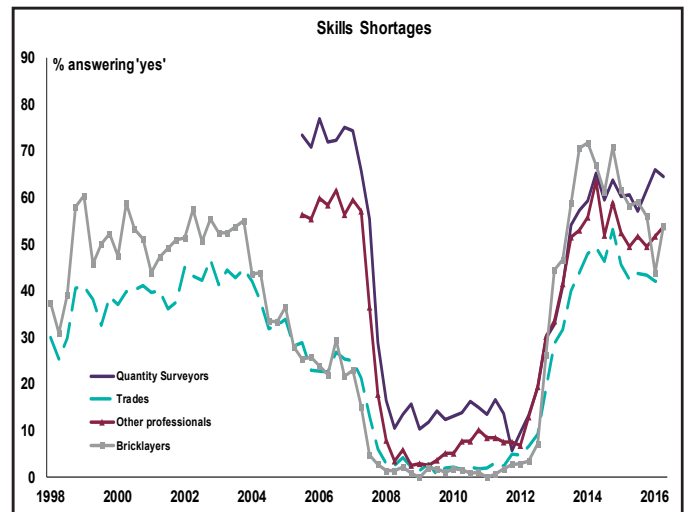
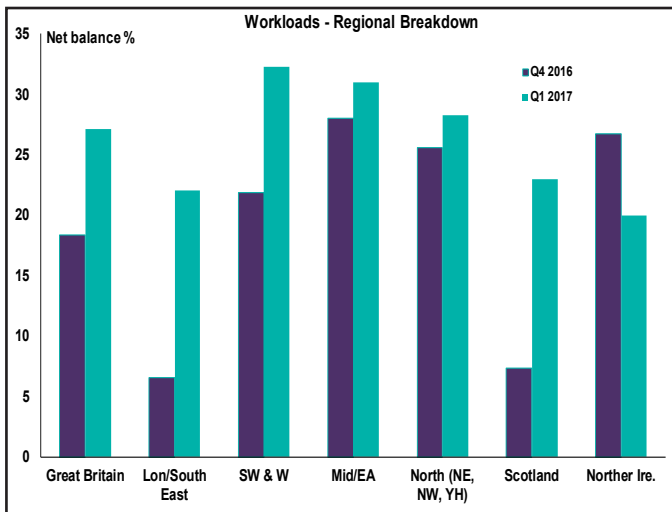
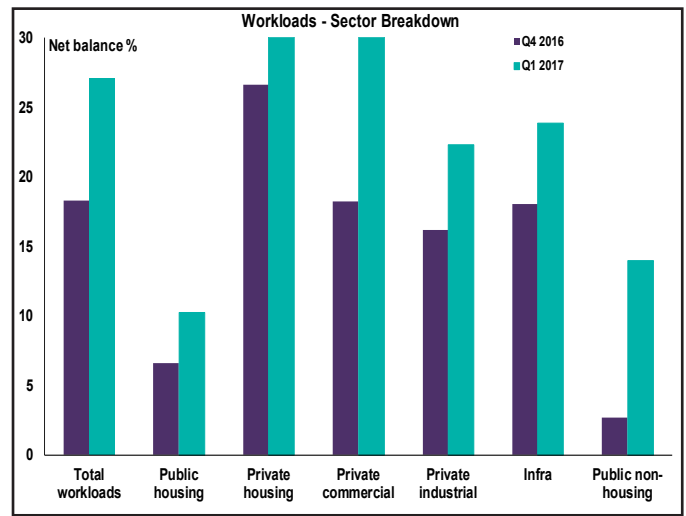
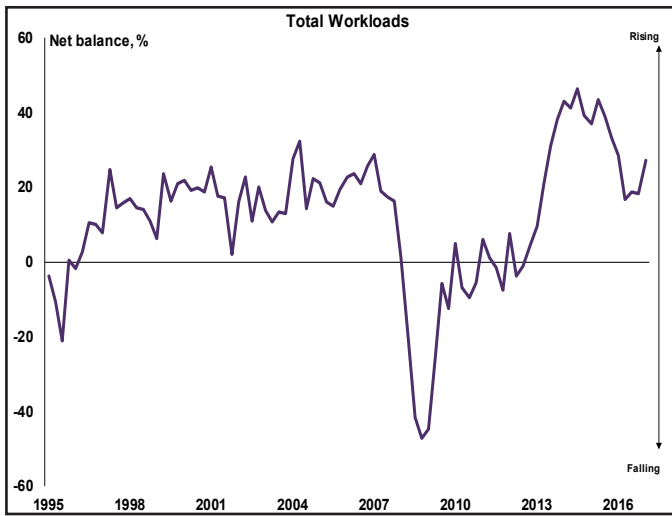
Skill shortages are still sighted as a significant problem with 53% of respondents stating a shortage of skilled labour to be a key impediment to growth. This is slightly up from 50% in the last quarter. In recent reports, the proportion of respondents noting skill shortages to be the major barrier to growth had come down, albeit modestly. However, the latest results along with surveyors' comments suggest labour shortage pressure across the UK construction sector may be intensifying once more. Meanwhile, 65% of respondents reported insufficient availability of quantity surveyors, with skill shortages in this area becoming increasingly prominent since 2012. The shortage of bricklayers also remains a problem. Although the strain caused by a lack of bricklayers lessened slightly in the previous quarter, this was reversed in Q1, as 54% of respondents cited a shortage of bricklayers (up from 44%).

Survey results point to the quality of available workers (rather than quantity) being the principle driver of skill shortages, with 67% of respondents taking this view. Looking at this further, 59% of contributors feel that improved education pathways and training would be the most effective policy response to alleviate labour supply pressures, whilst 31% of contributors feel direct government subsidisation of training would be the most effective.

Financial constraints are still the most significant obstacle to growth in the sector, with 70% of respondents now seeing this as an issue. Planning and regulation remains a significant impediment to growth with 61% of respondents citing this as an obstacle (up from 53% in Q4 2016).

Regionally all parts of the UK have observed an increase in the pace of output growth in Q1, with the exception of Northern Ireland. The was due to the pace of growth slowing within the infrastructure, private industrials and public non-housing sectors. Output growth gathered the most pace in London and the South East where the net balance rose from +7% to +22%.

Construction market indicators



Chartered Surveyor market comments

London

Alexander Francis, BPP Construction Consultants LLP, Ilford, a.francis07@hotmail.co.uk - Britain's exit from the EU and the French and German political elections will have an impact on the construction industry in my area mostly for skilled workers and also regarding pressure for tighter immigration policy.

Bola Abisogun FRICS, Urbanis Limited, London, bola@urbanis.co.uk, 020 7608 0808 - Local demand for construction services has increased and such demand remains unmet due to a skewed allocation of work streams being awarded to larger national firms at the expense of local firms, who whilst competent and available, remain excluded.

Jules Pointon, Cole Park Associates, Twickenham, jules@cpa1.org.uk, 07500123277 - Government to encourage small businesses financially.

Nicholas Roberts MRICS, njroberts Design & build ITd, London, nicholas@njroberts.co.uk, 07515719133 - The cancellation of the CITB scheme affected the route by which British born youngsters could enter into the construction field. This or a similar scheme needs to start again.

Nigel Bellamy, 8build limited, London, n.bellamy@8build.co.uk, 07831 195879 - Delay in clients making decisions which is making planning of resource increasingly difficult.

Paul French, Set Square Surveyors, London, paul.french@setsquaresurveyors.co.uk, 0207 375 6390 - Activity has held up in the face of Brexit uncertainty. Recruitment of quality Building Surveyors at reasonable cost continues to be problematic.

Richard Petterson LLP, Hother Associates LLP, Wimbledon, rpeterson@hother.co.uk, 02089477999 - Demand for new projects lagged after the referendum, but appears to be steady. Planning remains a major barrier to new starts.

Shame Makore MRICS, London Borough of Ealing, London, smakore@mail.com, +447502405090 - Reduced government funding.

Tim Reeves, Bidwells, London, tim.reeves@bidwells.co.uk, 020 3761 3639 - Uncertainty following Brexit and market conditions and forces to come over the coming months.

South East

Andrew Cottrell MRICS MCIOB, Bouygues UK, Oxford, andrew.cottrell@bouygues-uk.com, 07919 205936 - The area is highly competitive. Lowest price at tender seems still to be a Client's favoured procurement method rather than judging on a technical approach and understanding of a scheme. A lot of local projects finish late, incur claims.

Andy Martin MRICS, FQSi., PDD Surveyors, Milton Keynes, andy.martin@pddsurveyors.com, 01908 690630 - Brexit is still gripping the Construction Economy, leaving uncertainty with investors and in turn is having a detrimental effect on workload.

Chris Tunbridge, BLB Surveyors, Brighton And Hove, chris.t@blbsurveyors.co.uk, 01273 301888 - Brighton was suffering greatly from the pressure on workforce due to the London market. That does seem to have slightly shifted with some slowing in the London bubble however workflow in south east seems to be strong still.

Jason Farnell FRICS, Commercial Risk Management Limited, London, jason.farnell@crmanagement.co.uk, 01494 778963 - We have observed that the climate in construction is cautious - after the Brexit result there were some knee-jerk project cancellations but this may also have been convenient. Since then contractors generally seem to be optimistic.

Keith Gale MRICS, Hampshire County Council, Winchester, keith.gale@hants.gov.uk, 01962 847271 - We, in conjunction with local Universities, have set up Degree Apprenticeships which

will hopefully encourage new entrants into the work stream, retain and grow a new cohort of talent.

Mark Phillips MRICS, ELLISTON STEADY & HAWES LTD, Ipswich, mark.phillips@eshbuilding.co.uk, 07973 824992 - The holding back of new housing investment by housing associations.

Nick Wilson, Network rail, Brighton, nick.wilson@networkrail.co.uk, 07713242170 - The pending immigration controls due to Brexit will impact skills shortages.

Paul Sharp FRICS, JTAconsulting, Banstead, paul@jtaconsult.com, 01737 361148 - Lack of essential trade skills.

Peter Hutley, Cons table Homes Limited, Chelmsford, peter.hutley@me.com, 07738 705072 - Lack of resources and response times from planning authorities.

Philip Boulcott, ARTELIA UK, London, philip.boulcott@uk.artelgroup.com, 02072690450 - As a consultancy, our main constraint is finding good quality candidates at sustainable salaries. In managing construction projects, Principal Contractors are at capacity and their supply chains are equally stretched.

North East

Charles Laidlaw, CL Cost Consultants Limited, Newcastle Upon Tyne, charleslaidlaw@clcostconsultants.co.uk, 01912737796 - Lack of inward investment. Private investment is sluggish. Government policy not working in the North East.

Ian Millar MRICS, Michael Jarrett Ltd, Newcastle Upon Tyne, ian@immccc.co.uk - Too many graduates are told they are able to work as Project Managers etc. instead of learning the basics such as being able to take off quantities and produce a Bill of Quantities.

Michael Foggon FRICS, Faithful+Gould, Newcastle Upon Tyne, michael.foggon@fgould.com, 07803261178 - Other than housing and student accommodation private developers still have little appetite to speculatively invest in the north east.

Peter Carruthers MRICS, Summers Inman Construction & Property Consultants, Newcastle Upon Tyne, peter.carruthers@summers-inman.co.uk, 0191 2841121 - A combination of skills shortages and a buoyant market supports a slow but steady rise in tender prices. New starts remain strong. Looking ahead, we can see a long-term pipeline of future work.

Stephen Whaley FRICS, Northumbrian Water Limited, Durham, stephen.whaley@nwl.co.uk, 0191 3016492 - More improvements needed in infrastructure funding are vital for the region to grow.

North West

Andy Clode, Network Rail, Stafford, andrew.clode@networkrail.co.uk - IR35.

Charles Nixon FRICS, Thornber and Walker, Preston, charlesnixon@thornberandwalker.co.uk, 01772 722288 - There are large number of new housing developments in the local area but little sign of any additional infrastructure i.e. relief roads, schools etc. being provided to cope with the increase in people and traffic.

Stuart Dick, Arcadis, Manchester, stuart.christal@gmail.com, 07917871740 - The PRS Market is booming precontract but very few projects are making it to site because of poor estimation.

T Mallinson, hodkinson mallinson, Chester, t.mallinson@hodmal.co.uk, 01244329505 - General attractiveness as a profession.

Chartered Surveyor market comments

Tony Doherty, Capita property and Infrastructure Special project, Stockport Work, Warrington Live., tony.doherty@capita.co.uk, 0161 475 2675 - Hi work load, high competition, fear of rising fees and losing work, increased profit demands driving business.

Yorkshire and Humber

Mark Hunt MRICS, Mott MacDonald, Chester-Le-Street, mark.hunt@mottmac.com, - Delivery processes (planning/tender/target cost setting) have slowed down work programme.

Michael Stewart MRICS, Babcock, Sheffield, mike.stewart@babcockinternational.com, 07957180338 - There is a falling workload leading to more competitive pricing.

Richard Webster, DKP Consulting Ltd, Harrogate, richard.webster@dkp-qs.co.uk, 01423 870890 - Quality of young people trying to enter the industry.

Robert Baverstock, Castle Owen, Sheffield, b.baverstock@castleowen.com, 0114 2331126 - Lack of a coordinated approach and framework to generating works.

South West

Andrew Whitehurst, BDP, Bristol, andrew.whitehurst@bdp.com, 07785 373871 - Brexit uncertainty.

Jestyn Coke FRICS, A Jestyn coke, Blandford, ajc@ajesyncoke.co.uk, 01258 454029 - The reduction in non-academy school capital funds is affecting employment of small builders.

Paul Bennett MRICS, ravenslade, Exeter, pbennett@ravenslade.co.uk, 01392 367979 - Definite uptake in confidence and commercial workload in particular.

Paul Butler MRICS, Arcadis, Exeter, paul.butler@arcadis.com, 07818525918 - Hinkley Point we are told will lead to an increase in labour prices of around 10-12%.

Peter Fell FRICS, Watson Bertram & Fell, Bath, peter@wbf-bath.co.uk, 01225337273 - Uncertainty over the economy following Brexit affecting long term investment decisions.

Wales

Andrew Banfield, Interserve, Swansea, andrew.banfield@interserve.com, 07918740911 - Restrictions and timing of Business Case Approval with Welsh Government.

Mark Davies MRICS, MSDavies, Cardiff, mark.davies@msdavies.co.uk, 07917434988 - South Wales is starting to witness the effect of Hinkley Point Power Station construction and the migration of formwork carpenters, steel fixers etc. migrating for better salaries. This must have an effect of salaries/wages in South Wales.

Mark Downer MRICS, WYG, Mold, mark.downer@wyg.com, 01352 706207 - After an extremely busy last quarter of 2016/2017 financial year, pressure has reduced slightly but we remain busy and working to full capacity.

Nicholas A Jones MRICS, Wrexham County Borough Council, Wrexham, nic.jones@wrexham.gov.uk, 01978 315456 - The first phase of the Super Prison in Wrexham (HMP Berwyn) has just opened and this has distorted the market place for resources in the sub-region of North Wales.

West Midlands

Andy Irvine FRICS, Cushman & Wakefield, Birmingham, andy.irvine@cushwake.com, 0121 697 7222 - Article 50 well and truly delivered - let's see how this impacts on overall business sentiment at both macro and micro levels.

Lee Jones MRICS, QUANTEM CONSULTING LLP, Birmingham, lee.jones@quantem.co.uk, 01212339222 - Lack of competition in some key supply chains.

Paul Anderson, RLF, Birmingham, paul.anderson@rlf.co.uk, 0121 456 1474 - It is becoming increasingly difficult to source contractors via any form of traditional tender process, this particularly applies to major design and build contracts where there is a reduced appetite for contractors to absorb risk within tenders.

Phil Hodges, Ridgeways Chartered Quantity Surveyors, Redditch, phil@ridgewaysqs.co.uk, 01527894514 - Difficulty in attracting and keeping office and site based workers skilled in traditional works. It seems many workers can only predict short term at present and are therefore currently attracted more by money than unpredictable security.

Tracy Markham, TM Building Surveyors, Balsall Common, tracy@tmbuildingsurveyors.co.uk, 07739721072 - The banks are now saying to customers that they have to have their own approved surveyor to carry out Building Surveys, especially Nat West. I understand that Mortgage valuations are restricted but not Building Surveys.

East Midlands

David Fielding MRICS, MCInstCES, Highways England, Sutton-In-Ashfield, david.fielding@highwaysengland.co.uk, 07711917570 - There perhaps needs to be a pathway into the industry for people above apprenticeship ages, i.e. those aged 25+.

David Morris MRICS, Tompkins Robinson Surveyors, Wellingborough, davidm@tompkinsrobinsonsurveyors.co.uk, 01933 223307 - Encouragement needed for school leavers and trainees to enter the industry.

Peter Chappell, Faithful+Gould, Doncaster, pchappell@callnetuk.com, 01302745885 - Volatile employment situation involving some sectors of Surveying staff.

East

Andrew Mouldsdales frics, Bs initiative ltd, Newmarket, adm@bsinitiative.co.uk, 07825 700461 - Limited numbers of qualified professionals.

Ian Slater MRICS, DIO, Bury St Edmunds, ianslater22@live.com, 01284850993 - Although there are some substantial housing developments planned in West Suffolk for completion over the next 10 years the investment in the wider infrastructure and provision of job opportunities is lagging behind these developments.

Scotland

Alexander S Millar FRICS, Millar Surveying Services, Greenock, millarsurveying@googlemail.com, 01475 745555 - Depopulation.

George Watson FRICS, Hacking and Paterson, Glasgow, gwatson@hackingandpaterson.co.uk, 0141 248 5693 - Given the maintenance and repair section in which I am generally involved it is noticeable that the quality of tradesperson has dipped possibly relating to the revival of new build projects and the migration of skilled trades to this sector.

Rod Shaw MRICS, Thomson Gray, Edinburgh, rod.shaw@thomsongray.com, 0131 226 5076 - The recent proposals for Indyref 2 can only have a detrimental impact on longer term investment plans with increased uncertainty for the Scottish Economy.

Chartered Surveyor market comments

Northern Ireland

Adrian Petticrew MRICS, McNicholas, Belfast, adrian.petticrew@mcnicholas.co.uk, 07733123419 - The lack of a functioning government at Stormont poses sustained risks for a construction industry which is still heavily reliant on public expenditure for a significant part of its workload. Major decisions on projects and forward strategy is on hold.

Belfast Office, Turner & Townsend, Belfast, andrew.mckeown@turntown.co.uk, 0238 9044 6999 - Tender Prices likely to increase mainly due to MEP elements increasing (skill shortages and uplift in material costs).

Brian Jamison, NICS, Belfast, brianjamisonqs@yahoo.co.uk, 02890253638 - Brexit is making eastern European operative move elsewhere to avoid the xenophobia displayed by the little Englanders.

Gerard Lundy MRICS, Graham Asset Management Ltd, Belfast, gerard.lundy@graham.co.uk, 07818575575 - Brexit and Assembly (political) uncertainty.

Kerr Houston MRICS, Johnston Houston, Belfast, kerr.houston@johnstonhouston.com, 02890330133 - Shortages of skilled professional staff are becoming apparent within the market. Significant private sector investment also gaining momentum with increased competition amongst financial institutions.

Mark Lynch MRICS, TMV CONSULTANTS, Newry, marklynch@tmvc.co.uk, 02830269145 - Although there have been some green shoots indicating an improvement in activity, locally, these are slow at coming to fruition and are little more than an appetiser rather than the main course. Overseas prospects remain more appealing.

Norman Lambe MRICS, Earney contracts Ltd, Lisburn, norman@earneycontracts.co.uk, 02892638269 - Suspension of devolved government and no budget set for current financial year.

Contributor details

London

Alexander Francis, BPP
Construction Consultants LLP,
Ilford, a.francis07@hotmail.co.uk

Aston Woodward, Oxygen Asset
Management, London, aston.
woodward@oxygenam.com,
02074276990

Ben Woolf, GDST, London,
b.woolf@wes.gdst.net,
02073936666

Bola Abisogun FRICS, Urbanis
Limited, London, bola@urbanis.
co.uk, 020 7608 0808

Brian Young MRICS, Leslie
Clark, London, b.young@lclark.
com, 02074370775

Chloe David-Sheldrick, Mace,
London, chloe.davidsheldrick@
macedevelopments.com,
07985744274

Chris Bickers, Skanska,
Loughton, chrisbickers@email.
com, 07846877400

Chris Reeves MRICS, Currie and
brown, London, bristolwest21@
hotmail.co.uk

Chris Webster MRICS,
Faithful + Gould Ltd., London,
chris.webster@fgould.com,
07774192593

Daiga Cassell, Skanska UK,
Dartford, daiga_cassell@yahoo.
co.uk

David Holmes FRICS, Carillion,
National, david.holmes@
carillionplc.com, 07702636624

David Singleton, Durkan Ltd,
Hitchin, ds_2009@live.co.uk

David Watts MRICS, Rougemont
Property Consultants Ltd,
Guildford, harry.watts@rouge-
mont.com

Edward Gallagher MRICS,
EPG Qty Surveying, Newry,
eddie62g@hotmail.co.uk,
07740240919

Fergal Shaw MRICS, BCM
SCAFFOLDING, London,
fergalshaw@bcmcaffolding.
co.uk, 02072524688

Gabor Tabori MRICS, CEG Ltd,
London, gabor.tabori@ceg.co.uk,
07795110739

Georgina Bishop, AECOM,
London, georgina.bishop@
aecom.com, 07729940884

Grant Wright Bsc Mae
FRICS FCABE, Grant Wright
Associates LLP, London, grant
@grantwrightassociates.com,
02084408808

Harry Davies, Harry Davies,
Consultant QS, Stanmore,
harrydavies@f2s.com,
02089585243

Jenny Evans, LBH, Uxbridge,
jennyevans5691@gmail.com

Joe Cherrington, Sir Robert
McAlpine, St Albans, joe.
cherrington@googlemail.com

John Bradbury MRICS,
VolkerFitzpatrick, Norwich,
bradbuj1@live.co.uk

John Smith MRICS, Heasmans
Ltd, Cheshunt, john.smith19@
ntlworld.com, 07850 169244

Jules Pointon, Cole Park
Associates, Twickenham, jules@
cpa1.org.uk, 07500123277

Kamran Shokar MRICS,
TPS Consult Ltd, Redbridge,
shokar3@gmail.com,
07956303014

Keith Andrews, Arcadis, London,
keith.andrews19@btinternet.
com, 01582832267

Keith Mildren, KMPS Ltd,
London, kmildren@kmpsltd.com,
07980298094

Kevin Keegan MRICS, JRL
Group, Borehamwood, kevin.
keegan@jrlgroup.co.uk,
07703596991

Kevin Omar, Prime Estates
Property Management Ltd,
London, k.omar@prime-estates.
co.uk, 02073557910

Leslie Fair, Jackson Coles
LLP, London, leslie.fair@
jacksoncoles.co.uk, 020
76088600

Mahmoud Shahadi,
Transport for London, London,
mahmoudshahadi@hotmail.
co.uk, 07415411655

Mark Warren MRICS, BPM
PProject Management Ltd,
London, mark.warren@bpm-
london.com, 02074874432

Matthew Whitehead MRICS,
Stace LLP, Epping, Essex,
m.whitehead@stace.co.uk,
07801751015

Michael Bailey, BAILEY-
CONSULTING, South Croydon,
michael.bailey@bailey-
consulting.co.uk, 02086458030

Michael Gent, Arcadis, London,
michael.gent@arcadis.com

Mike Shannon MRICS,
Transport for London, London,
mikeshannon@tfl.gov.uk

Natasa Antoniou, COSTAIN,
London, natmb1@hotmail.com,
07808515289

Nicholas Roberts MRICS,
njroberts Design & build ITd,
London, nicholas@njroberts.
co.uk, 07515719133

Nigel Bellamy, 8build limited,
London, n.bellamy@8build.co.uk,
07831 195879

Nitin Boodhun MRICS, Arcadis
LLP, London, nitin.boodhun@
arcadis.com, 020 7812 2975

Oliver Cousins, Cumming
Europe, London, ocousins@
ccorpintl.com, 07843336662

Paul Bourne, Transport For
London, London, pdbourne@
gmail.com, 07956954108

Paul French, Set Square
Surveyors, London, paul.
french@setsquaresurveyors.
co.uk, 0207 375 6390

Paul Sherwood MRICS,
John Rowan and Partners,
London, psherwood@jrp.co.uk,
07866418080

Richard Corby MRICS,
Shaw and Company, Purley,
richard_corby@yahoo.co.uk,
02086601206

Richard Petterson LLP, Hother
Associates LLP, Wimbledon,
rpettersen@hother.co.uk,
02089477999

Richard Taylor MRICS, london's
surveyors, London, richard@
lcsv.co.uk, 07860866113

Robert Mitchell, Norman Rourke,
Beckenham, enquiries@
londonsurveyors.co.uk,
07836524917

Robert Pilliner MRICS, RJP
Commercial Management
Services Ltd, Chester,
robertpilliner@gmail.com, 07341
342915

Ronan Campfield, Wates,
London, ronan.campfield@
wates.co.uk, 07902968220

Shame Makore MRICS,
London Borough of Ealing,
London, smakore@mail.com,
+447502405090

Simon Birchall MRICS, Equals,
Surbiton, simon.birchall@
btinternet.com, 07970321755

Stephen Fullen, Morgan Sindall
Construction & Infrastructure
Ltd, Bedford, steve.fullen@gmail.
com, 01234771384

Tim Reeves, Bidwells, London,
tim.reeves@bidwells.co.uk, 020
3761 3639

Tim Young mrics, John Rowan
and Partners, London, tyoung@
jrp.co.uk, 07970686905

Ulduz shahabi, Aecom, London,
uz.shahabi@gmail.com

Will Rowden, Bidwells, London,
will.rowden@bidwells.co.uk,
0776769193

Zoe Wilson MRICS, Zoe Wilson
MRICS, Essex, zoe2609@
hotmail.com

South East

Adrian Gale, MPP (Murphy
Price Partnership), Teddington,
adriangale@mppnet.co.uk, 020
8401 8770

Aman Chahal MRICS,
Arcadis LLP, Letchworth,
amanschahal90@gmail.com,
07584041445

Andrew Cottrell MRICS MCI0B,
Bouygues UK, Oxford, andrew.
cottrell@bouygues-uk.com,
07919 205936

Andy Martin MRICS, FQSi., PDD
Surveyors, Milton Keynes, andy.
martin@pddsurveyors.com,
01908 690630

Barry Jones, Edwards Jones
Surveying Consultancy, Oxted,
info@ejsurveying.co.uk, 01342
888459

Brian Carroll, Hastoe Housing
Association, London, bcarroll@
hastoe.com, 07771 534674

Contributor details

Chris Christou, Johnsons, Essex, christopher_christou@yahoo.co.uk, 07718897877

Chris Lawson MRICS, McBains Cooper, Maidenhead, chrislawson1997@outlook.com, 07800675121

Chris Tunbridge, BLB Surveyors, Brighton And Hove, chris.t@blbsurveyors.co.uk, 01273 301888

Colin Chambers, Clarion Chartered Surveyors, Burgess Hill, colin@clarionsurveyors.com, 01444250722

David Williams MRICS, procare group limited, Watford, davidwilliams@procare.co.uk, 07801 653420

George Brennan MRICS, Brennan Associates, St Albans, george@brennan.ltd, 01727 751174

Huw Lewis, Avignon management Ltd, Milton Keynes, huw@avignonm.ltd, 07774493664

Ian Moore, Spring Building Consultancy, Surbiton, ian.moore@springbc.co.uk, 020 3544 7703

James Way, Dixon Wright Building Consultants Ltd, London, jw@dixonwright.co.uk, 07768 927669

Jason Farnell FRICS, Commercial Risk Management Limited, London, jason.farnell@crmanagement.co.uk, 01494 778963

John Perkins MRICS, John Perkins Associates, Petts Wood, john@johnperkinsassociates.com, 07798 798041

Julian Stokes MRICS, Julian Stokes Management Ltd, Reading, julian@jsmonline.co.uk, 0118 321 8293

Keith Gale MRICS, Hampshire County Council, Winchester, keith.gale@hants.gov.uk, 01962 847271

Kevin Wall, Rider Hunt International, Guildford, kevinwall@outlook.com

Mark Phillips MRICS, ELLISTON STEADY & HAWES LTD, Ipswich, mark.phillips@eshbuilding.co.uk, 07973 824992

Martin Bates, Martin Bates Consultancy Limited, Warlingham, martin@martinbates.com, 08444780400

Matthew Secker MRICS, British Land, London, matthew.secker@britishland.com, 02074672871

Nick Ireland, Savills (UK) Limited, Southampton, nireland@savills.com, 023 8071 3918

Nick Wilson, Network rail, Brighton, nick.wilson@networkrail.co.uk, 07713242170

Nigel Gibbs FRICS, VolkerFitzpatrick Ltd, East Grinstead, nigel.gibbs@volkerfitzpatrick.co.uk

Paul Miller, Calfordseaden LLP, London, pmiller@calfordseaden.com, 01689 888212

Paul Sharp FRICS, JTAconsulting, Banstead, paul@jtaconsult.com, 01737 361148

Paul Stephenson MRICS, KSP Consultancy LLP, Fareham, paulstephenson@ksp-fareham.co.uk, 01489 578811

Peter Hutley, Cons table Homes Limited, Chelmsford, peter.hutley@me.com, 07738 705072

Peter Way MRICS, Morgan Sindall, Cambridge, peter.way@morgansindall.com, 07712877803

Philip Boulcott, ARTELIA UK, London, philip.boulcott@uk.artelagroup.com, 02072690450

Richard Doherty MRICS, Faithful+Gould, Cambridge, richard.doherty@fgould.com, 01223814001

Richard Trotman MRICS, Hadland Manning Bullock & Partners Limited, Banbury, richard@quantity-surveyors.co.uk, 01295 731844

Rob Bathurst, Drake & Kannemeyer LLP, Godalming, r.bathurst@dkgroup.co.uk, 01483425744

Stephen Taylor, Taylor Associates (UK) Ltd, Canterbury, stephen.taylor@taylorassoc.co.uk, 01227 457 471

Steve Willington AssocRICS, Goadsby (Survey & Valuation) Ltd, Bournemouth, steve.

willington@goadsby.com, 01202550000

Thomas Belcham, Briggs and Forrester engineering, Bognor Regis, tom.belcham@sky.com, 07734962983

Tim Allen MRICS, Denton Homes Limited, Thames Ditton, tim@dentongroup.com, 0208 398 7575

Victor Bradley, Summers Inman LLP, London, victor.bradley@summers-inman.co.uk, 0208 549 8863

North East

Andrew Cross, Neil Worland Partnership, Middlesbrough, andrewcross@neilworland.co.uk, 01642 324519

Andrew Fradgley MRICS, Thornton-Firkin LLP, Newcastle Upon Tyne, andrewfradgley@thorntonfirkin.com, 01912327318

Charles Laidlaw, CL Cost Consultants Limited, Newcastle Upon Tyne, charlesglaidlaw@clcostconsultants.co.uk, 01912737796

Colin Smith MRICS, Thornton-Firkin, Newcastle Upon Tyne, colin.smith@thorntonfirkin.com, 0191 2327318

Darrin Marshall MRICS, Lumsdon Wood Partnership, Durham, darrin.marshall@lumsdonwood.co.uk, 01913882174

David Lough MRICS, Galliford Try, Newcastle Upon Tyne, david.lough@gallifordtry.co.uk, 07718516512

Elizabeth Taylor, Turner & Townsend, Stockton On Tees, elizabeth.taylor@turntown.co.uk, 07834745770

George M Penrice, Sanderson Weatherall, Newcastle Upon Tyne, george.penrice@sw.co.uk, 01912612681

Ian Millar MRICS, Michael Jarrett Ltd, Newcastle Upon Tyne, ian@immccc.co.uk

Jeff Alexander MRICS, Surgo construction limited, Newcastle Upon Tyne, jeffalexander@surgo.co.uk, 07725602194

Josephine Garvey, Turner & Townsend, Saltburn, jrg-123@live.ie, 07800654222

Mark Lawton MRICS, Laing O'Rourke, Newcastle Upon Tyne, mlawton@laingorourke.com, 07990551246

Michael Foggon FRICS, Faithful+Gould, Newcastle Upon Tyne, michael.foggon@fgould.com, 07803261178

Neil Worland FRICS, Neil Worland Partnership, Middlesbrough, neilworland@neilworland.co.uk, 01642324519

Paul Reed MRICS, Gentoo Homes, Sunderland, paul.reed@gentoohomes.com, 01915255179

Peter Carruthers MRICS, Summers Inman Construction & Property Consultants, Newcastle Upon Tyne, peter.carruthers@summers-inman.co.uk, 0191 2841121

Sean McKeon MRICS, Artis Consulting Ltd, Newcastle Upon Tyne, sean.mckeon@artisconsultingltd.co.uk, 07852273665

Simon Knox MRICS, BAM Construction Ltd, Newcastle, smknox@hotmail.co.uk

Stephen Bottom, AHR Building Consultancy Ltd, Huddersfield, stephen.bottom@ahr-global.com, 01484 537411

Stephen Whaley FRICS, Northumbrian Water Limited, Durham, stephen.whaley@nwl.co.uk, 0191 3016492

North West

Adrian Pollock, ARP Building Consultancy Limited, Liverpool, adrianp@arpbuildingconsultancy.co.uk, 0151 601 3658

Andrew Jackson MRICS, Ian S Parr, Chartered surveyors, Bury, andrew@iansparr.co.uk, 01204886785

Andrew Tallo MRICS, United Utilities, Preston, andrew.tallo@uuplc.co.uk, 07920 708359

Andrew Webster, Calvert & Webster, Rochdale, calvertwebster@btinternet.com, 01706 344826

Contributor details

Andy Clode, Network Rail,
Stafford, andrew.clode@
networkrail.co.uk

Antony Butterfield, Arcadis,
Manchester, antony.butterfield@
arcadis.com, 07917307787

Barrie Pitt MRICS, Cheshire
East Council, Crewe, barrie.
pitt@cheshireeast.gov.uk,
01270686118

Bryan Roberts MRICS, RIDGE
LLP, Liverpool, broberts@ridge.
co.uk, 0151 236 0946

Carl Bamber, United Utilities,
Manchester, carl.bamber@
hotmail.co.uk, 07854939343

Charles J Pearson MRICS,
CJPandE Projects, Altrincham,
charlie@cjpande.co.uk,
07970781686

Charles Nixon FRICS,
Thornber and Walker,
Preston, charlesnixon@
thornberandwalker.co.uk, 01772
722288

Chris Campbell, Chris Campbell
Property Services Ltd, Stockport,
chriscamqs@gmail.com,
07815798668

Colin Eldridge MRICS, AECOM,
Manchester, colin.eldridge@
aecom.com, 0161 601 1700

David Barrow MRICS, AA
Projects Ltd, Liverpool,
davebarrow@aaprojects.co.uk,
01514302340

Eamonn Cookson MRICS,
Eamonn T. Cookson & Company
Limited, Southport, eamonn.
cookson@etcqs.com, 01704
537411

Fiona Hull, Construction
Q, Stockport, fiona.hull@
constructionq.co.uk, 07974
253310

Gary Bulloch, Savills,
Manchester, gbulloch@savills.
com, 0162 2777247

Gordon Clark FRICS, IMA PS,
Johnstons (Cumbria) Limited,
Cockermouth, gordon@
johnstons.co.uk, 01946 694970

John Boys MCI OB MRICS, B&E
Boys Ltd, Rossendale, info@
beboys.co.uk, 01706 211 368

John K Luddington MRICS,
ECM Associates Ltd, Altrincham,
john@ecmassociates.co.uk,
0161 929 1928

John Stockton, Hawthorn
Estates NW Ltd, Preston,
johnstockton1@sky.com,
07880742208

Mark Baron DIPQS MRICS,
AECOM, Liverpool, mark.
baron@aecom.com,
07808168209

Mark Dando Assoc RICS
MCI OB, Pick Everard, Stockport,
mark.dando2@icloud.com,
07730 218114

Mark Gordon MRICS, FG2
Limited, Mold, mpgordon06@
gmail.com, 07572214626

Mark Griffiths, Homes and
Communities Agency, Chester,
markgriffiths66@btinternet.com,
07541358452

Mark Prendergast, Halton
Borough Council, Liverpool,
mark.prendergast@halton.gov.
uk, 0151 511 8580

Michael Hicks, The University
of Manchester, Manchester,
michael.hicks-2@manchester.
ac.uk, 0161 275 2282

Michael Hornby, Michael Hornby
Consultants Ltd, Lytham St
Annes, mhconsultltd@outlook.
com, 07946373034

Mike Hyde RICS, The Casey
Group Ltd, Manchester, mike.
hyde@casey.co.uk, 01706 341
121

Mike Lomas FRICS, John Gibbs
Partnership, Winsford, mike@
johngibbspartnership.co.uk,
01606551498

Nicholas Wdowczyk MRICS,
Walker Sime Limited,
Huddersfield, nwdowczyk@
walkersime.co.uk, 01618729955

Nick Szpunar, Cassidy & Ashton
Preston, Preston, nickszpunar@
cassidyashton.co.uk,
01772258356

Paul Chadwick, Carillion PLC,
Liverpool, paul.chadwick@
carillionplc.com, 07891568805

Paul Grocott, psg-design,
Warrington, design@psg-design.
co.uk

Peter Boyce, Laing O'Rourke,
Newton-Le-Willows, pboyce@
laingorourke.com, 07469 412039

Peter Vinden FRICS, The Vinden
Partnership, Man He, pvinden@
vinden.co.uk, 01204 362888

Peter W Simcock MRICS
MCI OB, PWS Associates,
Preston, peter_simcock01@
hotmail.com, 07742 641983

Philip Harvey MRICS, Harbey
& Co [Quantity Surveyors] Ltd,
Manchester, pharvey@harveyc.
co.uk, 0161 833 49494

Richard Barnes FRICS, Vinden,
Manchester, rbarnes@vinden.
co.uk, 07958 996375

Robin Taylor, , Stockport, robin.
etaylor@btinternet.com, 0779
353 6195

Russ Cairns MRICS, GVA,
Manchester, russ.cairns@gva.
co.uk

Simon Cummins MRICS, Jacobs
UK Ltd, Manchester, simon.
cummins@jacobs.com, 07919
468498

Stephen Gittins, Ridge &
Partners LLP, Liverpool,
sgittins@ridge.co.uk, 0151 236
0946

Stewart Holland, Peacock
Stevens & Co Ltd, Liverpool,
stewart_holland@
peacockstevens.co.uk,
01512187953

Stuart Dick, Arcadis,
Manchester, stuart.christal@
gmail.com, 07917871740

T Mallinson, hodkinson
mallinson, Chester, t.mallinson@
hodmal.co.uk, 01244329505

Tony Doherty, Capita property
and Infrastructure Special
project, Stockport Work,
Warrington Live., tony.doherty@
capita.co.uk, 0161 475 2675

Yorkshire and Humber

Adam Gilliver MRICS, Galliford
Try, Doncaster, adam.gilliver@
me.com, 07710 169366

Adrian Thompson,
Faithful+Gould, Sheffield,
adrian.thompson@fgould.com,
07812318356

Alistair Brusby MRICS, Faithful
& Gould, Elloughton, alistair.
brusby@redline.karoo.co.uk,
07815902577

Anthony J Kay FRICS FCIArb
FAE FCABE CBuildE, Anthony J
Kay, Sheffield, ajk@anthonyjkay.
co.uk, 01246296494

Christopher Taylor MRICS,
Arcadis, Harrogate,
ctaylor1978@yahoo.com,
07813799387

Danielle Ford, Gardiner &
Theobald, Leeds, d.ford@
gardiner.com, 01132848903

David Drake, Jacobs, Leeds,
david.drake@jacobs.com, +44.
(0)113.242.6771

David Hewitt, HEWITT
ASSOCIATES LTD, Grimsby,
davidhewitt@hewittassociatesltd.
co.uk, 07758782705

Gordon Firth FRICS, Firth
Partnership, Barnsley, g.firth@
firth.co.uk, 01226 206021

Ian Dawson AssocRICS, East
Riding of Yorkshire Council,
Beverly, daws@daws.karoo.
co.uk, 01482564818

John English MRICS, John
English Associates LTD,
Beverly, surveyors@
johnenglish.co.uk, 01482 887474

Lucy Kitchener, CBA, Barnsley,
lucykitchener@outlook.com,
07467222744

Mark Denton, Auburn Ainsley
Ltd, Sheffield, m.denton@
auburnainsley.co.uk, 07976
284198

Mark Hunt MRICS, Mott
MacDonald, Chester-Le-Street,
mark.hunt@mottmac.com,

Michael Brearey FCIOB CMgr
FCMI FQSi AssocRICS, RDF
Building Services Ltd, Wakefield,
michael.brearey@rdfbuilding.
com, 01132319910

Michael Stewart MRICS,
Babcock, Sheffield, mike.
stewart@babcockinternational.
com, 07957180338

Neil Leetham, White Hindle
and Partners, Leeds, neil@
wholimited.co.uk, 07824897301

Contributor details

Nicholas O'Leary MRICS,
Faithful+Gould, Leeds,
nick.o'leary@fgould.com, +44
(0) 1133 066 600

Paul Arrandale, Arrandale
& Associates, Bradford,
p.arrandale@yahoo.com, 01274
588755

Paul Neal FRICS, Wakefield
and District Housing, Wakefield,
pneal@wdh.co.uk, 01977
724439

Richard East AssocRICS, NPS
Humber Ltd, Hull, richard.east@
nps.co.uk, 01482 816172

Richard Webster, DKP
Consulting Ltd, Harrogate,
richard.webster@dkp-qs.co.uk,
01423 870890

Robert Baverstock, Castle
Owen, Sheffield, b.baverstock@
castleowen.com, 0114 2331126

Stephen Brigg MRICS, Michael
Eyres Partnership LLP, Bradford,
stephen.brigg@eyres.co.uk,
01274 480011

South West

Adrian Stenning BSc (Hons)
FRICS, Stenning & Co Ltd, Bath,
adrian.stenning@stenningandco.
com, 07812980175

Alan Pope ARICS, Gledds
Energy Limited, Gloucester,
alan.pope@gleeds.co.uk,
01452596453

Andrew Whitehurst, BDP, Bristol,
andrew.whitehurst@bdp.com,
07785 373871

Chris Barrow MRICS, Ministry of
Defence, Chippenham, chrissy.
barrow@talktalk.net, 07974
431458

Christopher Veysey BSc MRICS,
Christopher Veysey, Exeter,
chris.veysey@virginmedia.com,
013982 366525

David Gillard, Jenkins Hansford
Partnership, Exeter, jhpexeter@
btconnect.com, 01392 255066

David Partridge MRICS,
Summerfield Developments
(SW) Ltd, Taunton, dpartridge@
summerfield.co.uk, 01823257961

David Perry MRICS, Wm G
Weller & Son Ltd, Redruth,
david@wmweller.co.uk,
01209215621

Doug Lloyd, Kier Constuction,
Plymouth, doug.lloyd@kier.co.uk,
07814716215

Gary Taylor MRICS, Robinson
White Partnership, Exeter,
garytaylor@robinson-white.com,
01392 824444

Jennifer Cox, Network rail,
Bristol/London, jennifer.cox@
networkrail.co.uk, 07739778462

Jestyn Coke FRICS, A
Jestyn coke, Blandford, ajc@
ajesyncoke.co.uk, 01258 454029

John Mullen, John Mullen
Building Surveying, Bath, john@
johnmullenbuildingsurveying.
co.uk, 01225447108

John Robbins, Leslie Clark,
Bristol, j.robbins@lclark.com,
0117 973 8195

Jonatha Watch AssocRICS,
Bouygues UK, Verwood,
andover.southern@hotmail.com,
07455991595

Malcolm White, The Robinson
White Partnership Ltd, Exeter,
malcolmwhite@robinson-white.
com, 01392 824444

Matthew Williams MRICS,
Stratton Creber commercial,
Truro, matthewwilliams@
scctruro.co.uk, 07834996419

Neill Dowsett MRICS, Edmond
Shipway LLP, Bath, neill.
dowsett@shipway.co.uk,
07917635823

Paul Bennett MRICS,
ravenslade, Exeter, pbennett@
ravenslade.co.uk, 01392 367979

Paul Bridges MRICS, Leslie
Clark, Bristol, p.bridges@lclark.
com, 01179738195

Paul Butler MRICS, Arcadis,
Exeter, paul.butler@arcadis.com,
07818525918

Peter Fell FRICS, Watson
Bertram & Fell, Bath, peter@wbfbath.co.uk, 01225337273

Philip Rumbelow MRICS,
WT Hills Ltd, Exeter, philip.
rumbelow@wthills.com,
01392218010

Phill Baker, Baker Ruff
Hannon, Taunton, pbaker@
bakerruffhannon.co.uk, 01823
251356

Robert Jervis FRICS,
Quantum International Ltd,
Haslemere, bob.jervis@
quantuminternational.tv, 07747
771236

Stephen Taylor FRICS, Severn
River Crossing PLC, Bristol,
stephen.taylor@severnbridge.
co.uk, 01454 635041

Wales

Alan Davies, Wynne
Construction, Bodelwyddan,
alan.davies@wynneconstruction.
co.uk, 01745586666

Andrew Banfield, Interserve,
Swansea, andrew.banfield@
interserve.com, 07918740911

Arwyn Jones MRICS, Dawnus,
Bangor, arwynejones@hotmail.
com

Dylan Davies MRICS,
ChandlerKBS, Cardiff, ddavies@
chandlerkbs.com, 07899902581

Gareth Davies, ChandlerKBS,
Cardiff, gdavies@chandlerkbs.
com, 02920352300

Geraint Morgan MRICS,
Watkin Jones Group, Bangor
, Gwynedd, geraint.morgan@
watkinjones.com, 07778966738

Gregory Payne MRICS, Sandals
Resorts International, Penarth,
gregrobertpayne@icloud.com,
07519636223

Howard Stein, Howard C Stein
MRICS Chartered Quantity
Surveyor, Wrexham, howard.
stein@talk21.com, 01978
842453

Johan Den Hartog, Arcadis,
Cardiff, johan.denhartog@
arcadis.com, 07342088368

Lisa Tudor MRICS, Jones Bros
Ruthin (Civil Engineering) Co Ltd,
Ruthin, lisa@jones-bros.com,
07717578744

Mark DAVIES MRICS, Welsh
Government, Pontypridd,
mdavies1968@gmail.com,
07787154367

Mark Davies MRICS, MSDavies,
Cardiff, mark.davies@msdavies.
co.uk, 07917434988

Mark Downer MRICS, WYG,
Mold, mark.downer@wyg.com,
01352 706207

Martyn Clouter, Arcadis, Cardiff,
martyn.clouter@arcadis.com,
07837898095

Neil Taylor FRICS,
ChandlerKBS, Cardiff, ntaylor@
chandlerkbs.com, 029 2035
2300

Nicholas A Jones MRICS,
Wrexham County Borough
Council, Wrexham, nic.jones@
wrexham.gov.uk, 01978 315456

Peter Simpson AssocRICS,
Denbighshire County Council,
Denbigh, peter.simpson@
denbighshire.gov.uk, 01824
706706

Steve Gray, Wrexham County
Borough Council, Wrexham,
steve.gray@wrexham.gov.uk,
01978 315486

Thomas Evans, T I EVANS
Consultancy Limited, Cardiff,
tom-evans123@hotmail.co.uk,
07800893444

Wyn Walters FRICS, Cuddy
Group, Swansea, w.walters@
cuddy-group.com, 07584 163283

West Midlands

Alan Carter, ABC Solutions (UK)
Ltd, Redditch, alan.carter@
abcsolutions.co.uk, 01527
587200

Andrew Baker MRICS, Andrew
Baker Associates, Hereford,
ab@andrewbakerassociates.
co.uk, 07966 000686

Andrew Bradley, Austin Newport
Group, Birmingham, abradley@
austinnewport.co.uk, 07971
802227

Andy Irvine FRICS, Cushman &
Wakefield, Birmingham, andy.
irvine@cushwake.com, 0121 697
7222

Darren Bayley, HS2 Ltd,
Birmingham, darren.bayley@
hs2.org.uk, 07920 414046

David Ash, Highways
England, Birmingham,
cocobananabongo@aol.com

David Crump MRICS,
Greenwood Projects
Ltd, Lichfield, dbc@
greenwoodprojects.com,
01543414777

Contributor details

David Shakeshaft MRICS,
Constructing Systems Limited,
Birmingham, dshakeshaft@csltd.
org, 07768600827

Graeme Bills, Carillion
Construction Ltd, Wombourne,
graeme.bills@carillionplc.com,
07802905155

Lee Jones MRICS, QUANTEM
CONSULTING LLP, Birmingham,
lee.jones@quantem.co.uk,
01212339222

Mark Delaney, Highways
England, Birmingham, mark@
salt-works.co.uk, 07886354411

Matthew Collins MRICS, Arcadis
LLP, Derby, matt.collins@
arcadis.com, 07824 122440

Nigel Jones MRICS, Surveying
Plus, Coventry, nigel@surveying.
plus.com, 07818044039

Paul Anderson, RLF,
Birmingham, paul.anderson@rlf.
co.uk, 0121 456 1474

Paul Angus MRICS, The Angus
Eliot Partnership Ltd, Coventry,
paulangus@anguseliot.com,
07702201170

Paul Atkinson, Carillion, Stratford
Upon Avon, atkinsonp@
btopenworld.com, 07484111350

Paul Beeston FRICS, Rider
Levett Bucknall, Birmingham,
paul.beeston@uk.rlb.com, 0121
503 1500

Paul Houston MRICS,
Balfour Beatty, Birmingham,
paul.s.houston@gmail.com,
07483245382

Peter Griffin MRICS, Nicol
Thomas, Birmingham, pg@
nicolthomas-birm.co.uk, 01902
398222

Phil Hodges, Ridgeways
Chartered Quantity Surveyors,
Redditch, phil@ridgewaysqs.
co.uk, 01527894514

Stephen Cox, Highways
England, Brierley Hill, stephen.
cox@highwaysengland.co.uk,
03004702923

Toby Bowser, Hortons' Estate
Ltd, Birmingham, tbowser@
hortons.co.uk, 01212366481

Tracy Markham, TM Building
Surveyors, Balsall Common,
tracy@tmbuildingsurveyors.
co.uk, 07739721072

East Midlands

Adam Brooks, GRC, Nottingham,
abrooks@grcuk.com,
07471149286

Andrew Page, Concept Project
Management (Consultants) Ltd,
Nottingham, apage@conceptpm.
co.uk, 07970210017

Anish Chhatralia MRICS,
Faithful + Gould, Leicester,
anish.chhatralia@fgould.com,
01159574806

David Fielding MRICS
MCIInstCES, Highways England,
Sutton-In-Ashfield, david.
fielding@highwaysengland.
co.uk, 07711917570

David Limb MRICS, Cynergi Ltd,
Newark, david.limb@cynergi.
info, 01636605324

David Morris MRICS,
Tompkins Robinson Surveyors,
Wellingborough, davidm@
tompkinsrobinsonsurveyors.
co.uk, 01933 223307

Diane Anstey, Anstey &
Associates, Northampton,
danstey@ansteyassociates.
co.uk, 01604770633

Diane Gair, White Rock
Services, Chesterfield,
dianegair@whiterockservices.
co.uk, 07824 896387

Emma Hibbert, Bowmer &
Kirkland Ltd, Derby, e.hibbert@
bandk.co.uk, 01773 853131

Mark O'Neill MRICS, KAM
Project Consultants, Milton
Keynes, marko@kampcl.com,
07739 635499

Martin Pearce MRICS, J
TOMLINSON LTD, Chesterfield,
busypees@aol.com, 07738-
597549

Peter Chappell, Faithful+Gould,
Doncaster, pchappell@callnetuk.
com, 01302745885

Peter Tyers FRICS, Peter Tyers
Associates, Loughborough,
petertyers@ivixor.net, 01509
842280

Richard Cann, PRO Building
Control, Grantham, rcann007@
me.com, 07799896524

Rob Walker FRICS, Walker
Building Solutions, Ashby De La
Zouch, robwalker@btinternet.
com, 01530 411949

Robin Pearson, Cvs, Newark,
robin.j.pearson@icloud.com,
07958140343

Sarah Davidson FRICS, Gleeds,
Nottingham, sarah.davidson@
gleeds.co.uk, 0115 9778000

Thomas Mascari MRICS,
Bentley Project Management,
Nottingham, tom@
bentleyprojectmanagement.
co.uk, 01159830157

East

Alistair Forbes MRICS, Forbes
Associates, Saffron Walden,
info@forbesassociates.co.uk,
01799 52770

Andrew moulsdale frics, Bs
initiative ltd, Newmarket, adm@
bsinitiative.co.uk, 07825 700461

Anthony Holden, Aecom,
Cambridge, tony.holden@
aecom.com, 07515609410

Chris Keeble BScDipProjMan
MRICS, Gill Associates, Ipswich,
ckeeble@gillassociates.co.uk,
01473 214646

Daniel Turner MRICS, MLM
Building Control Ltd, Ipswich,
daniel.turner@mlm.uk.com,
01473 231100

Dean Sibley MRICS, Anglia
Building Surveying, Cambridge,
dsibley@angliasurveyors.com,
01954 250302

Iain Ballantyne, AECOM,
Cambridge, iain.ballantyne@
aecom.com, 07872912666

Ian Slater MRICS, DIO, Bury St
Edmunds, ianslater22@live.com,
01284850993

Keith Cowley, Capita Real Estate
& Infrastructure, Cambridge,
keith.cowley@capita.co.uk,
01223 799000

Leon Beards MRICS, The
Churchmanor Estates Company
PLC, Ipswich, lb@churchmanor.
com, 07775930885

Martin Clark MRICS MCI OB,
EAM DEVELOPMENTS,
Brandon Suffolk, martinclark04@
btinternet.com, 01842815610

Mike Yelland MRICS, Michael
Yelland Associates Ltd, St Neots,
michael.yelland@ntlworld.com,
07980871149

Nick Mills MRICS; MCIInstCES;
ACIOB; MIIRSM; DipSM, BT
Facilities Services, Cambridge,
nicholas.s.mills@bt.com, 07436
542384

Philip Sciberras MRICS,
Crawford & Co, Ipswich,
sciberp@gmail.com, 07802
591346

Raymond Burch, Marstan
BDB, Cambridge, ray.burch@
marstanbdb.com, 01223 675 975

RJ Franklin MRICS, Robinson
& Hall LLP, Bedford, rjf@
robinsonandhall.co.uk, 01234
352201

Robert Sturman MRICS,
R&D Construction Ltd,
Bury St Edmunds, robert@
randdconstruction.co.uk, 01359
259574

Seamus McEvoy Assoc. RICS,
SEH IPSWICH LTD, Ipswich,
seamus.mcevoy@sehipswich.
co.uk, 07831595543

Suzanne Sewell, NPS Property
Consultants Ltd, Norwich,
suzanne.sewell@nps.co.uk,
01603 706706

Scotland

Adam Wilson MRICS, Amey,
Glasgow, adam.wilson@amey.
co.uk, 07801988023

Alexander S Millar FRICS, Millar
Surveying Services, Greenock,
millarsurveying@googlemail.
com, 01475 745555

Brian Horsburgh FRICS,
BINNIE MURRAY AND
HUTTON, Glasgow, brian@
binniemurrayhutton.co.uk,
07769655077

Bruce Sturrock MRICS,
McTaggart Construction Ltd,
Glasgow, bcsturrock@aol.com,
01416398086

Colin Wilson, Trident Building
Consultancy Ltd, Glasgow,
colin.wilson@tridentbc.com,
01412294520

David Weir MRICS, Capital
Development Consultants
LLP, Cumnock, david@
capitaldevelopment.co.uk,
07778521247

Edward Freeman, Network Rail,
Glasgow, edward.freeman@
networkrail.co.uk, 07974006574

Contributor details

Elsbeth Craigie, , Edinburgh,
elsbeth.craigie@scottishwater.
co.uk, 07704303130

Gary Sloan, p3 Consulting,
Glasgow, gs@p3-consulting.
co.uk, 07557 473715

George Watson FRICS, Hacking
and Paterson, Glasgow,
gwatson@hackingandpaterson.
co.uk, 0141 248 5693

Graeme Scott, Whitecross
BC, Glasgow, graeme.scott@
whitecrossbc.co.uk

Ian Morrison MRICS, Hunter and
Morrison Ltd, Lerwick, ian@
hunter-morrison.co.uk, 01595
690080

Jack Mc Kinney, Galbraith
& Lawson, Glasgow,
j.mckinney2006@tiscali.co.uk,
07946602908

Jim Sneddon MRICS, Summers
Inman Construction & Property
Consultants, Edinburgh, jim.
sneddon@summers-inman.
co.uk, 0131-455-9700

Robert Connor MRICS,
KLM Partnership, Dundee,
bobconnor@klmp.co.uk, 01382
739511

Rod Shaw MRICS, Thomson
Gray, Edinburgh, rod.shaw@
thomsongray.com, 0131 226
5076

Stephen Barker MRICS, Jacobs
UK Ltd, Helensburgh, stepheng.
barker@jacobs.com, 01436
674321

Stephen Daniels MRICS, MB
Langmuir & Hay (UK) Ltd.,
Glasgow, stephen.daniels@
langmuirandhay.com, 0141
3326266

Wendy Smith MRICS, Morgan
Sindall, Glasgow, wendy.
smith@morgansindall.com,
07725897935

Northern Ireland

Adrian Kearney, Kearney
Consult Ltd, Belfast, adrian@
kearneyconsult.com,
02890388395

Adrian Petticrew MRICS,
McNicholas, Belfast, adrian.
petticrew@mcnicholas.co.uk,
07733123419

Belfast Office, Turner &
Townsend, Belfast, andrew.
mckeown@turntown.co.uk, 0238
9044 6999

Brian Jamison, NICS, Belfast,
brianjamisonqs@yahoo.co.uk,
02890253638

Edwin Clarke MRICS, V B Evans
PPLP, Belfast, edwin.clarke@
vbevans.com, 02890457000

Garfield Armstrong, RJ
McKelvey Ltd, Belfast, garfield@
mckelveyconstruction.co.uk,
07843596491

Gerard Lundy MRICS, Graham
Asset Management Ltd, Belfast,
gerard.lundy@graham.co.uk,
07818575575

Gerard McCaffrey RICS,
GABRE UK LTD, Omagh,
g.mccaffrey@gabrielhughes.
com, 02882240391

James Sammon FRICS,
Sammon, Belfast, j.sammon@
sammon.eu, 028 9024 9800

Jeff McCreanor MRICS
MCInstCES MCI Arb, Graham
Construction, Portadown,
jeffrey.mccreanor@gmail.com,
07788876240

John Dowse, Moore McDade
Dowse, Belfast, john@mmdqs.
com, 02890460099

Kerr Houston MRICS, Johnston
Houston, Belfast, kerr.
houston@johnstonhouston.com,
02890330133

Mark Lynch MRICS, TMV
CONSULTANTS, Newry,
marklynch@tmvc.co.uk,
02830269145

Norman Lambe MRICS,
earney contracts ltd, Lisburn,
norman@earneycontracts.co.uk,
02892638269

Peter Carson, V B EVANS &
COMPANY, Belfast, peter@
vbevans.com, 02890457000

Richard Collins, Collis Design,
Omagh, collinsdesign@
talktalkbusiness.net, 028
82249229

Sean Maguire, RPP Architects
Ltd, Belfast, s.maguire286@
btinternet.com, 028 90245777

Tom Campbell, Piperhill
Bioenergy Limited, Lurgan,
campbelltom@sky.com,
07711842587

Notes to editors

About:

- The RICS Construction Market Survey is a quarterly sentiment survey of Chartered Surveyors who operate in the UK.

Total contributions in Q1 2017 = 332

Regions:

- The 'headline' national readings cover Great Britain.
- Specifically the 5 regions that make up the national readings are: 1) London and South East 2) South West/Wales 3) Midlands/East Anglia 4) North West/ North East/ Yorks & Humber and 5) Scotland, with the data on Northern Ireland not included in the headline figure.
- The national data is regionally weighted.

Questions asked:

- Which area are you completing the survey for?
- With regards to infrastructure, how have workloads changed across the following sub sectors over the last three months?
 - Which infrastructure subsector do you think will see the strongest growth in output over the coming 12 months?
 - Regarding the infrastructure sector, what type of investment is most needed in your area?
- How has the total level of New and R&M workloads changed over the last three months?
- Have any of the following factors impacted building activity over the last three months?
- What are your company's expectations in each of the following areas over the next 12 months?
- At what level of capacity is your business currently operating? (as a % of full capacity)
- Has your company (or your contractors) experienced skills shortages in the latest three months for the following occupations:
- What are your company's expectations for tender prices in each of the following areas over the next 12 months?
- Do you currently employ or train workers via a formal apprenticeship scheme?
- What is the main driver of skill shortages?
- Which policy action would most alleviate labour supply pressures?

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (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).

- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Contacts - Economics team

Janet Guilfoyle

Market Surveys Administrator

+44(0)20 7334 3890

jguilfoyle@rics.org

Simon Rubinsohn

Chief Economist

+44(0)20 7334 3774

srubinsohn@rics.org

Jeffrey Matsu

Senior Economist

+44(0)20 7695 1644

jmatsu@rics.org

Tarrant Parsons

Economist

+44(0)20 7695 1585

tparsons@rics.org

Kisa Zehra

Economist

+44(0)20 7695 1675

kzehra@rics.org



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve.

We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

United Kingdom RICS HQ
Parliament Square, London
SW1P 3AD United Kingdom
t +44 (0)24 7686 8555
f +44 (0)20 7334 3811
contactrics@rics.org
Media enquiries
pressoffice@rics.org

Ireland
38 Merrion Square, Dublin 2,
Ireland
t +353 1 644 5500
f +353 1 661 1797
ricsireland@rics.org

Europe
(excluding UK and Ireland)
Rue Ducale 67,
1000 Brussels,
Belgium
t +32 2 733 10 19
f +32 2 742 97 48
ricseurope@rics.org

Middle East
Office G14, Block 3,
Knowledge Village,
Dubai, United Arab Emirates
t +971 4 446 2808
f +971 4 427 2498
ricsmenea@rics.org

Africa
PO Box 3400,
Witkoppen 2068,
South Africa
t +27 11 467 2857
f +27 86 514 0655
ricsafrica@rics.org

Americas
One Grand Central Place,
60 East 42nd Street, Suite 2810,
New York 10165 – 2811, USA
t +1 212 847 7400
f +1 212 847 7401
ricsamericas@rics.org

South America
Rua Maranhão, 584 – cj 104,
São Paulo – SP, Brasil
t +55 11 2925 0068
ricsbrasil@rics.org

Oceania
Suite 1, Level 9,
1 Castlereagh Street,
Sydney NSW 2000, Australia
t +61 2 9216 2333
f +61 2 9232 5591
info@rics.org

North Asia
3707 Hopewell Centre,
183 Queen's Road East
Wanchai, Hong Kong
t +852 2537 7117
f +852 2537 2756
ricsasia@rics.org

ASEAN
10 Anson Road,
#06-22 International Plaza,
Singapore 079903
t +65 6635 4242
f +65 6635 4244
ricssingapore@rics.org

Japan
Level 14 Hibiya Central Building,
1-2-9 Nishi Shimbashi Minato-Ku,
Tokyo 105-0003, Japan
t +81 3 5532 8813
f +81 3 5532 8814
ricsjapan@rics.org

South Asia
48 & 49 Centrum Plaza,
Sector Road, Sector 53,
Gurgaon – 122002, India
t +91 124 459 5400
f +91 124 459 5402
ricsindia@rics.org