



Q1 2018: RICS UK Construction and Infrastructure Market Survey

Workloads remain resilient despite near-term volatility in output

- Capacity constraints sustain workloads at a steady and moderate pace
- Small and medium-sized firms are most impacted by financing constraints
- 63% of respondents report working for an employer with formal hiring policies in place to support workplace diversity

The results of the Q1 2018 RICS Construction and Infrastructure Market Survey paint a picture of continued resilience with a net balance of 23% of surveyors reporting their workloads to have risen. While 63% of respondents noted weather conditions as a factor limiting activity, the week-long snowstorm brought on by the “Beast from the East” in February was not enough to slow the pace of growth in a sector already facing limited spare capacity. Indeed, our quarterly series has indicated moderate but steady growth since early 2016. This trend broadly comports with year-on-year data on new orders for construction and other surveys gauging construction confidence when adjusted for volatility.

The tone of the data in Q1 was positive across all sub-sectors with both new work and R&M activity rising steadily. Private housing reported the strongest rise in workloads with 36% more respondents citing an increase rather than a decrease (compared to 27% in the previous quarter) - the most positive since the beginning of 2016. Meanwhile, growth in activity across the private commercial and industrial categories was broadly unchanged and in-line with the average of the past two years with net balances of 19% and 16%, respectively. A soft patch was most observable in the public sector where the pace of workloads slowed to a net balance of +10% in housing and +8% in non-housing, down from 19% and 11%, respectively.

In infrastructure, 21% more contributors reported a rise rather than a fall in workloads. Nationally, respondents expect the rail and energy categories to post the most significant increases in construction output over the coming 12 months.

Higher input costs and a shortage of labour continue to restrict growth in profit margins, with a modest net balance of +15% of respondents expecting a rise in margins over the coming year, compared to 12% in the previous quarter. While cost pressures may ease later this year as the effect of a strengthening pound takes hold, expectations on profit margins are still well below the three-year average of 40% recorded between 2014 and 2016. That said, tender prices are expected to rise over the next 12 months with 63% and 57% more respondents in the building and civil engineering sectors, respectively, envisaging price pressures to remain an issue.

Besides the one-off factors related to inclement weather,

surveyors reported difficulties with financial constraints (76% of responses), planning delays (66%) and labour shortages (60%) as the primary impediments to growth. In an extra question added this quarter, 85% of respondents were of the view that small and medium-sized firms are the most impacted by constraints on financing. Comments left by contributors continue to highlight Brexit-related uncertainties, and the “unpredictability” engendered by recent events such as Carillion, as weighing on investment decisions. Lender behaviour is likely to be impacted by such risk aversion as well.

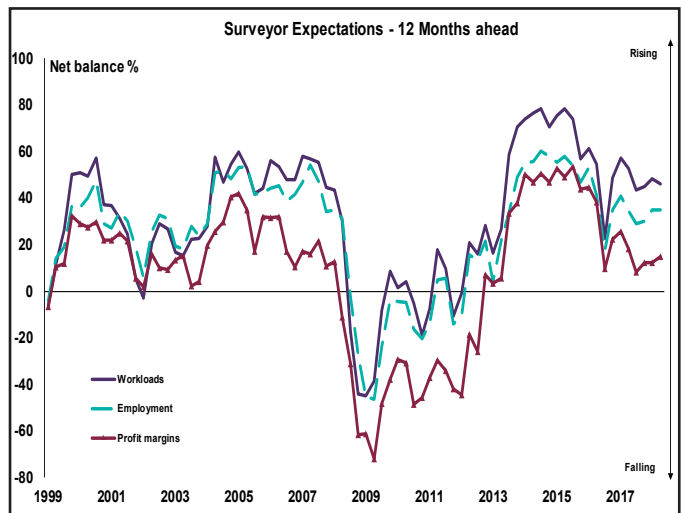
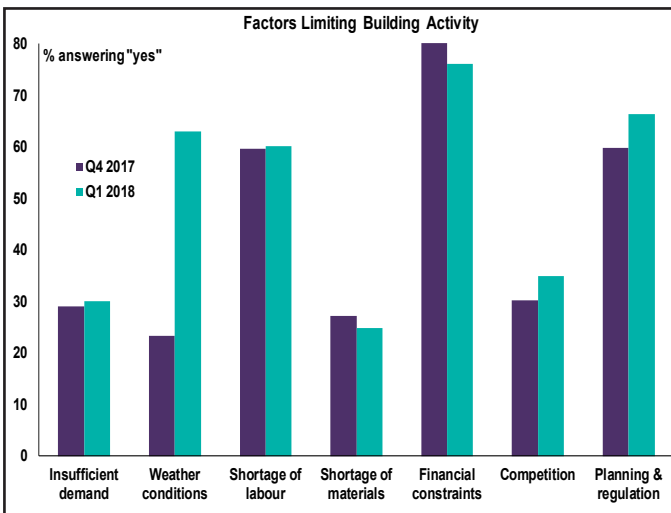
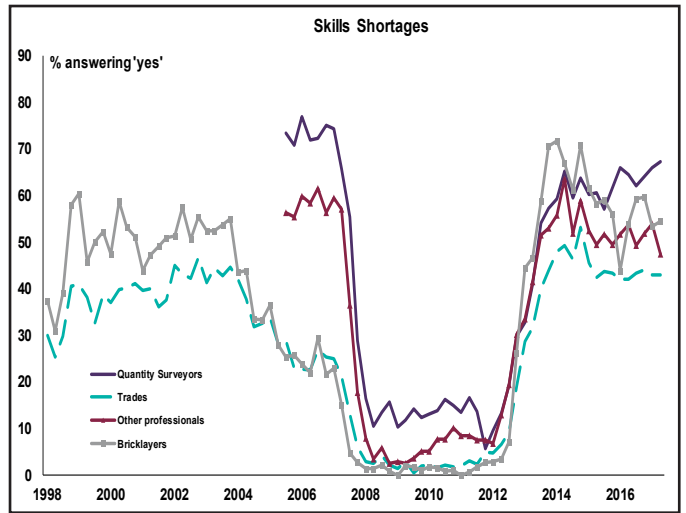
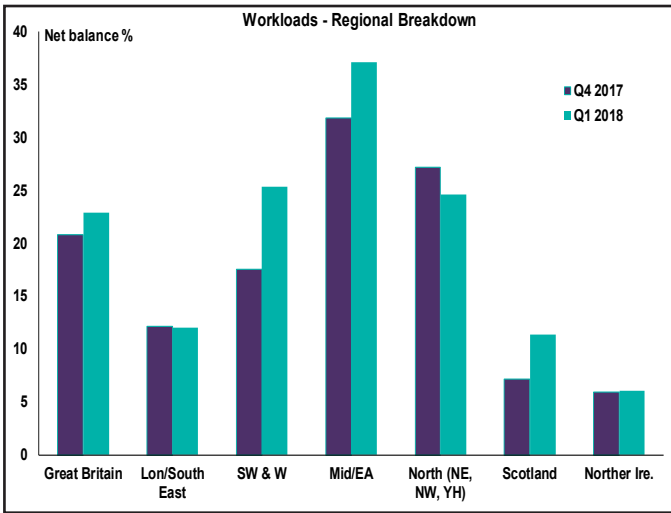
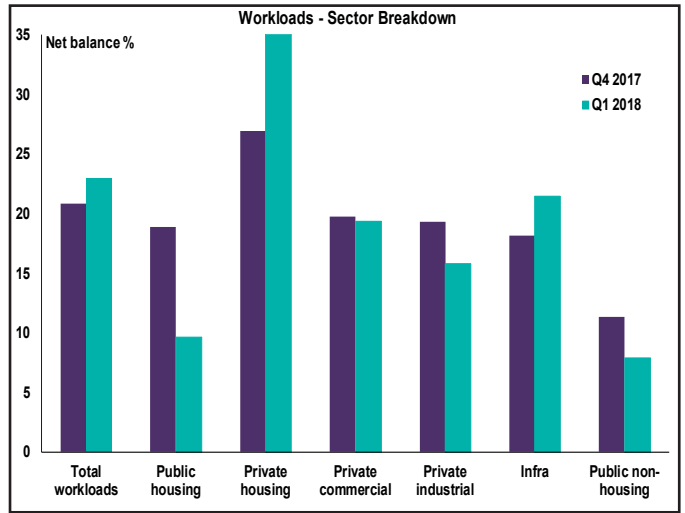
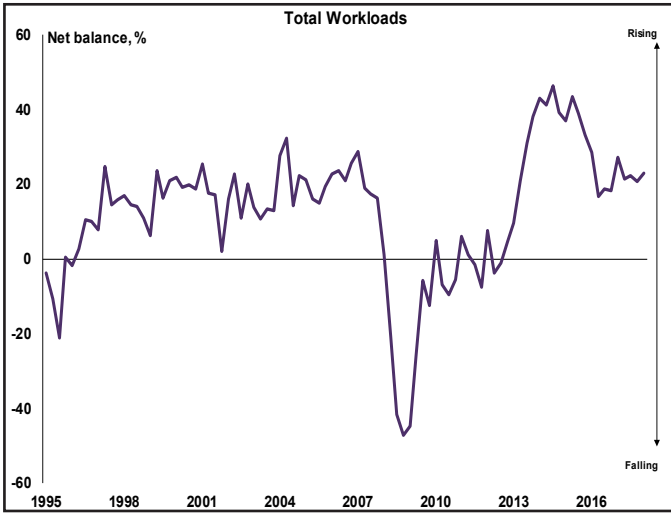
The lack of sufficiently skilled workers remains an obstacle for many businesses, particularly with regard to professional services such as quantity surveying. Labour shortages remain at elevated levels after having eased throughout 2016 with 60% of contributors in Q1 citing this as an impediment to growth. Indeed, the share of respondents reporting insufficient availability of quantity surveyors was the highest in ten years. While just over half of respondents now cite bricklayers as difficult to source, this role continues to be the most challenging to fill when compared to other trades.

Meanwhile, only 63% of respondents report working for an employer with formal hiring policies in place to support diversity in the workplace. Broadening the pool of applicants to include more women and minority groups could help to develop a more sustainable pipeline of talent into the industry.

Despite the constraints that firms have been facing recently, surveyors remain relatively upbeat. A net balance of 46% of respondents foresee workloads continuing to rise over the coming 12 months, while the figure stands at 35% for employment expectations. This is broadly unchanged from the previous quarter and in-line with the average of the past two years.

Workloads are now reported to be increasing across all geographic regions, with an acceleration in the pace of growth in the Midlands and Southwest. While private commercial and industrial activity stalled in Scotland, this was partially offset by its infrastructure sector which expanded from a net balance of -13% to +8% in Q1. The outlook for the year ahead is particularly sanguine in the North and Scotland where both activity and employment are expected to improve.

Key indicators



Chartered Surveyor market comments

London

Peter Bensted BSc MRICS, London, Fenton Associates, peter@fentonassociates.co.uk, 02032145000 – Brexit related uncertainty.

Richard Petterson, London, Hother Associates LLP, rpetterson@hother.co.uk, 02089477999 - Brexit uncertainty and planning issues continue to hold back activity.

Andrew Venn, Sutton, Wicksteeds Consultants LLP - Quantity Surveyors, AndrewVenn@Wicksteeds.co.uk, 02086611831 - Clients appreciate, more than can be recalled over recent decades, that early involvement of a Quantity Surveyor prevents schemes blossoming beyond their available budget. Contractors are selectively pricing only projects with Bills of Quantities.

Tom Yoxall, London, WxY London, tomyoxall@wxy.london, 07958451226 - Demand is extremely patchy at the moment and it seems more often luck than judgement for those who are busy.

Tony Bradbury FCIQB, Windsor, The Blackberries, tonyjbradbury@btinternet.com - Payment terms retention should be reduced.

Martin Bates, Warringham, Martin Bates Consultancy, martin@martinbates.com, 07774264229 - Political leadership insecurities and the anticipation of Brexit.

Paul Farrow MRICS, Billericay, Marks and Spencer Plc, paul.farrow1977@me.com - Retail is being heavily impacted by the way in which the public have changed their shopping habits which is having a detrimental impact on traditional High Streets. Rents are too high in High Street locations forcing retailers to invest in .com.

Jonathan Blewitt, Newcastle, Twoplustwo, jonathanblewitt10@gmail.com, 07830792042 - Shortage of good quantity surveyors.

Peters Akinmolayan FRICS, London, Shabeckint Consulting, Shabeckint@gmail.com, 7840144162 - Shortage of storage spaces and lack of trade coordinating and communication on the weekly look ahead of programmes should be addressed to minimise and encourage fast tracking of projects.

Nigel Bellamy, London, 8build limited, n.bellamy@8build.co.uk, 07831 195879 - The media talking the market down unnecessarily over Brexit for their own agenda; this is not based on market reality.

Tim Taylor FRICS, Bolton, Deacon and Jones, tim.taylor@deaconandjones.com, 07970445689 - Uncertainty in the economy, site values too high, planning constraints.

Nasir Khan FCIQB, Milton Keynes, Network Rail, Nasirahmed.khan@networkrail.co.uk, 07718004019 - When operating nationally it is an interesting perspective that providing information on one region is sometimes almost identical for all of the regions.

South East

Adrian Cowell BSc (Est Man) FRICS, Brentwood, WG Edwards Surveyors Ltd, surveyors@wgedwards.co.uk, 01277 810820 - Delay due to Brexit.

Clive Tatlock, East Horsley, CTA Surveyors, clive@ctasurveyors.com, 01483284091 - I have found there is considerable demand for smaller jobs under £100,000 and less, but very few contractors who are interested in taking on works of this lower value.

Ian Minty, Ashford, Barton Minty, ian@bartonminty.co.uk - I personally feel the lack of positive movement with Brexit impacts on client decision making.

John O'Sullivan, Watford, Oxhey Hall Consulting Ltd, john.osullivan@oxheyhall.com, 07944 559583 - Impact of the Carillion liquidation.

Kathryn Bourke, Watford, Whole Life Ltd., enquiries@wholelifeld.co.uk, 07527774312 - Low confidence around Brexit issues. Many jobs are on hold.

Darren Eva, MRICS, Hornchurch, Essex, RSWE Chartered Surveyors, Darren@rswe.co.uk, 07983 808882 - Over zealous regulation on brownfield sites causing unreasonable delays.

David Norris BA Hons, MRICS, Oxford, PSP Construction Consultants Limited, dnorris@pspconsultants.co.uk, 01865 883870 - Oxford is a niche market and tenders/workloads are largely dictated by the level of activity at the university and its colleges.

Robert Smith MRICS, Caversham, Fw6064, Robsmithqs@gmail.com, 07917607533 - Poor procurement practices.

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

Keith Gale, Winchester, Hampshire County Council, keit.gale@hants.gov.uk, 01962 847271 - Supply and demand seem to be in transition within the construction sector at the moment. Uncertainty regarding funding and growth is beginning to impact upon delivery with commencement of a number of projects becoming stalled.

Robin Goddard BSc FRICS, Dorking, Brodie Plant Goddard, robin.goddard@bpg.co.uk, 01306 887070 - The effects of Brexit and the Grenfell disaster are impacting on local authority plans and expenditure. They have both caused a degree of uncertainty which has acted to slow down what authorities were planning to do.

North West

Paul Walker BSc MRICS MCIARB MAPM, York, Twoplustwo Commercial Services Ltd, paul@two-plus-two.com, 07901000393 - A steady increase in work in certain sectors, especially as we enter Spring, needs to be met with a growing supply of trades and professionals. Recent liquidations are a concern.

John Boys MCIQB MRICS, Rossendale, B&E Boys Ltd, john.boys@beboys.co.uk, 01706 211 368 - Demand for good quality new-build family homes continues. Appears uncertainty in commercial sectors at moment; might simply link to 'financial year ends' rather than Brexit. Decisions in construction slow at moment. Industrial space demand remain strong.

Anthony Dillon MRICS, Manchester, Willmott Dixon, anthony.dillon@willmotttdixon.co.uk, 01619473960 - Following the Carillion demise clients are looking in far greater detail at the strength of balance sheet prior to contract.

Nick Wdowczyk MRICS, Huddersfield, Walker Sime Limited, nwdowczyk@walkersime.co.uk, 01618729955 - The recent demise of Carillion has had a big impact on the construction market for high value construction projects (£50m+) with there now being limited competition.

Mark Bond MRICS, Manchester, WSP, mark.bond@wsp.com, 07876562880 - Too many tenders are heavily weighted on lowest price which does not guarantee best value and can lead to disputes.

Yorkshire and Humberside

Alan Dickinson FRICS, Hull, Dukes Sutton & Dickinson, dickinsonqs@dickinsonqs.karoo.co.uk, 01482 657371 - The North/South divide and poor transport networks.

Chartered Surveyor market comments

South West

David Perry MRICS, Redruth, Wm G Weller & Son Ltd, david@wmweller.co.uk, 01209 215621 - A general skills shortage remains a significant influence on tender prices.

Martyn Stubbs MRICS, Bath, Nixey Powell Partnership Limited, matynstubbs@nixeypowell.co.uk, 07803 177010 - It would appear that there are two areas of concern, firstly the uncertainty caused by Brexit and secondly the lack of funding.

Keith Farmer, Wellington Somerset, Keith Farmer Building Services Ltd, keith.farmer@keithfarmer.co.uk, 07919050812 - Planning delays on smaller projects.

Paul Bennett, Exeter, Ravenslade, pbennett@ravenslade.co.uk, 01392 367979 - The progression of the Hinckley Point C project is now starting to have a noticeable effect on the labour resource and skills availability for other projects within the immediate area.

A.J. Coke FRICS, Blandford, ajc@ajestyncoke.co.uk, 01258 454029 - We have found the new housing estates are sucking out the trades from those serving the existing housing stock and raising the rates of pay.

Wales

Geraint Morgan MRICS, Llangefní, Watkin Jones and Son Ltd, geraint.morgan@watkinjones.com, 07778966738 - Exchange rate has caused increased cost with materials and components ordered from EU countries.

Robert Fisher BSc MRICS, Swansea, Robert Fisher Ltd, info@robertfisherlimited.co.uk, 01792720010 - There has been a large increase in demand for smaller projects, up to £124k. Demand is outstripping supply. Project tender costs are rising, and commencement dates are lagging, as clients prefer to wait for the right contractor. Everyone's busy!

Andrew Banfield MRICS, Swansea, Interserve Construction, andrew.banfield@interserve.com, 07918740911 - Uncertainty on Swansea Tidal Lagoon.

West Midlands

Phil Hodges MRICS, Redditch, Ridgeways Chartered Quantity Surveyors, phil@ridgewaysqs.co.uk, 01527894514 - A number of SME contractors we deal with expressing concerns that their workload is predictable only in the short term with little guarantee of a future flow of work.

Patrick Cluxton MRICS, Birmingham, Cluxton, pjcluxton@blueyonder.co.uk, 01213603302 - Brexit.

Paul Stone, Sutton Coldfield, Chalcroft Construction, paulstonie@gmail.com, 07527189614 - Diminished margins in a highly competitive market with rising costs.

Tracy Markham, Solihull, TM Building Surveyors, Tracy@tmbuildingssurveyors.co.uk - Little new stock coming to market.

Stuart Wilson MRICS, Lichfield, Willmott Dixon Construction Limited, stuart.wilson@willmott Dixon.co.uk, 07966048673 - Major risk placement onto main contractors from the employer.

Michael Davies MRICS, Birmingham, PMP Consultants, michaeld@pmpconsultants.co.uk, 01215856340 - Shortage of mid-sized contractors.

Lee Jones MRICS, Birmingham, Quantem Consulting LLP, lee.jones@quantem.co.uk, 07930371605 - Sufficient competition in major supply chains for larger projects is causing constraints due to a limited workforce.

Andy Irvine BSc FRICS, Birmingham, Cushman & Wakefield, andy.irvine@cushwake.com, 1216977222 - The 'Carillion effect' is very noticeable; number of projects on hold, impact on 3rd party sub-contractors, and introduces the 'who's next' syndrome adding further unease into the general arena as opposed to opportunity.

East Midlands

David Morris MRICS, Wellingborough, Tompkins Robinson Surveyors, davidm@tompkinsrobinsonsurveyors.co.uk, 01933 223307 - Demand very strong for QS services in our region and around the country.

Adrian Cox, Alfreton, Derbyshire, Waystone Limited, adrian.cox@waystone.co.uk, 01773524510 - Regulation, red tape and poor council / public sector or public company attitudes.

Eastern

Chris Keeble BSc Dip Proj Man MRICS, Ipswich, Gill Associates, ckeebble@gillassociates.co.uk, 01473 214646 - Fee levels remain squeezed by companies putting forward fees at below realistic levels. This does little to promote the value and expertise of the Surveying profession.

Jonathan, Watford, Salt Building Surveying Limited, admin@saltbuildingsurveying.co.uk, 01923 236023 - Generally negative reports in the media about the construction industry particularly in the wake of Grenfell and Carillion.

Peter Harper FRICS, Ipswich, Peter G Harper Associates Ltd, peter@pgharperassoc.co.uk, 07887628439 - Inappropriate contract condition and risk allocation. Also, inadequate design and detailing, and insufficient thought as to how the designs can be implemented, often causing significant additional costs that are invariably borne up by employers.

RJ Franklin MRICS, Bedford, Robinson & Hall LLP, rjf@robinsonandhall.co.uk, 01234 352201 - Many contractors continue to be committed with longer lead-in start times for new projects. Shortages of labour and materials make it extremely challenging to manage projects.

Raymond Burch FRICS, Cambridge, Marstan BDB, ray.burch@marstanbdb.com - Uncertain times mean that clients are cautious about committing to new projects.

Scotland

Meirion Thomas, Glasgow, Babcock Rail Limited, meirion.thomas@babcockinternational.com, 07786028203 - The effects of Brexit are yet to be fully felt.

Scott Birch MRICS, Inverness, Morrison Construction, Sjb_2190@hotmail.co.uk, 07835766281 - Uncertainty surrounding leaving the EU and associated funding.

Northern Ireland

Norman Lambe MRICS, Lisburn, Earney Contracts Ltd, norman@earneycontracts.co.uk, 02892638269 - Lack of devolved government.

Derek Wilson, Magherafelt, FP McCann, dwilson@fpmccann.co.uk, 028 79642558 - The lack of a functioning Stormont Assembly continues to restrict expenditure on public works generally, particularly in the civil engineering sector where we are seeing jobs being lost while our infrastructure visibly deteriorates.

Stephen John Weatherup, Belfast, SJ Weatherup, Sjweatherup@outlook.com, 07712935516 - Very low tendering driving the perception of costs overall down.

Contributor details

London

Alexander Bradley, London, Kier Group, alexander.bradley@kier.co.uk, 07947893524

Alexandre Dansette, London, A. Lamb Associates Ltd., alex.dansette@gmail.com, 07871767249

Andrew Coombe, Hornchurch, ARC Commercial Management, mail@arccmsl.com,

Andrew Venn, Sutton, Wicksteeds Consultants LLP - Quantity Surveyors, AndrewVenn@Wicksteeds.Co.UK, 02086611831

Angela Henry, London, Hibiscus Property Consultancy Limited, angela@hibiscuspc.co.uk, 07956174990

Blair Murphy MRICS, London, Measom Dry Line, Blair.Murphy@measom.co.uk, 07811214349

Brendan Twomey, London, Berkeley Homes, brendan.twomey@berkeleygroup.co.uk, 07818013905

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

Chris Burke MRICS, London, F+G, Chrisburke189@brinternet.com, 07468484470

Chris Webster MRICS, London, Faithful+Gould, chris.webster@fgould.com, 02071213075

David Allen FRICS, London, phe, david.allen@phe.gov.uk, 02083276010

David Betteridge, Petts Wood, Orpington, Murray Birrell, david.betteridge@murraybirrell.co.uk, 01689898288

David Holmes, London, Carillion, david.holmes@carillionplc.com, 07702636624

Emma Kelly MRICS, London, Hyperion Decorators Ltd, emma@hyperiondecorators.co.uk

EP Gallagher, Newry, EPG Qty Surveying Ltd, eddie62G@hotmail.co.uk, 07740 240919

Fergal Shaw, London, BCM Scaffolding, fergalshaw@bcmsscaffolding.co.uk, 07956937506

Graham Bennett MRICS, London, MHBC, gbennett@thisismhbc.com, 07967589328

Guy Solway, London, Faithful + Gould, guy.solway@fgould.com, 07740922923

Harry L Davies FRICS, Stanmore, Middlesex, Harry L Davies, harryldavies33@gmail.com, 02089585243

Jim Briggs, London, Corrigan Street, jb@corriganstreet.com, 07909984881

John Tracey-White FRICS, London, Independant consultant, jtraceyw@dircon.co.uk, 0207 791 7924

Jonathan Batt, London, RBS, jonathan.batt@rbs.co.uk, 02070630190

Jonathan Blewitt, Newcastle, Twoplustwo, jonathanblewitt10@gmail.com, 07830792042

Jules Pointon MRICS, twickenham, CPA, jules@cpa1.org.uk, 07500123277

Julian Coxell MRICS ACIARB, London, JNC Consult, julian@jnc-consult.com, 07415126983

Justin Bird FRICS, London, BTP Group, justinbird@btpgroup.com, 020 7725 1700

Khrystal Johnson, London, Blakeney Leigh Limited, Khrystal@blakeneyleigh.co.uk, 07718180912

Khrystal Johnson, London, Blakeney Leigh Ltd, khrystal@blakeneyleigh.co.uk, 07718180912

Khrystal Johnson, London, Blakeney Leigh Ltd, khrystal.johnson@blakeneyleigh.co.uk, 07718180912

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

Louisa Reynolds, London, Macegreen Consulting Ltd, louisareynolds@macegreen.co.uk, 07957771140

Mark McDonagh MRICS, Rickmansworth, MQS Solutions Ltd, mcdonagh_mark@hotmail.com, 07967644006

Martin Bates, Waringham, Martin Bates Consultancy, martin@martinbates.com, 07774264229

Nasir Khan FCIArb, Milton Keynes, Network Rail, Nasirahmed.khan@networkrail.co.uk, 07718004019

Nick Curran, London, eight20 Thames Water Alliance, nick@fusion-commercial.co.uk, 07710479574

Nigel Bellamy, London, 8build limited, n.bellamy@8build.co.uk, 07831195879

Paul Arthur, Earlsfield, Turner & Townsend, paul.arthur@turntown.co.uk, 07765117925

Paul Daborn, Brentwood, Telehouse Corporation of Europe Limited, paul.daborn@uk.telehouse.net, 07850605935

Paul Farrow MRICS, Billericay, Marks and Spencer Plc, paul.farrow1977@me.com

Paul Healey, Hoddesdon, Mace Cost Consultancy, Pheal79@gmail.com, 01992 468270

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

Paul Willis, London, Constructive Management, paul.willis@c-management.co.uk, 07748708513

Peter Bensted BSc MRICS, London, Fenton Associates, peter@fentonassociates.co.uk, 02032145000

Peter Bushnell, Olney, Peter Bushnell Associates, peter@peterbushnell.com, 01234 714447

Peters Akinmolayan FRICS, London, Shabeckint Consulting, Shabeckint@gmail.com, +447840144162

R Alan Saunderson, London, Mace Limited, Asaunderson@live.co.uk, 07939905831

rafudin bacchus, london, tfl, rafbacchus@hotmail.co.uk, 07956657398

Reece Costain, London, Gleeds Management Services, reece.costain@gleeds.co.uk, 07718804149

Richard Petterson, London, Hother Associates LLP, rpetterson@hother.co.uk, 02089477999

Simon Beeley, London, Knight Frank, simon.beeley@knightfrank.com, 07989680353

Sivakumaran Sivaramalingam, Qatar, Hyundai Engineering and Construction Co., Ltd., pssiva7989@gmail.com, +97433480017

Stewart McGil, London, Skanska UK Plc, stewart.mcgill@skanska.co.uk, 07779998704

Stuart Birrell, London, Murray Birrell, stuart@murraybirrell.co.uk, 07774 698444

Sue Barrett, London, TFL, sue.barrett@tube.tfl.gov.uk, 07808129965

Terry Moore MRICS, Gravesend, Taylor Woodrow, terry-moore@blueyonder.co.uk, 07771583956

Tim Reeves MRICS, London, Bidwells, tim.reeves@bidwells.co.uk, 07584206298

Tim Taylor FRICS, Bolton, Deacon and Jones, tim.taylor@deaconandjones.com, 07970445689

Tom Yoxall, London, WxY London, tomyoxall@wxy.london, 07958451226

Tony Bradbury FCIOB, Windsor, The Blackberries, tonyjbradbury@btinternet.com

South East

Adrian Cowell BSc (Est Man) FRICS, Brentwood, WG Edwards Surveyors Ltd, surveyors@wgedwards.co.uk, 01277 810820

Allan Queen, Watford, Barton Minty, allan@bartonminty.co.uk, 07811162251

Charlie Biggers, Oxford, TMD Building Consultancy, Charlie.Biggers@tmdbc.co.uk, 01865 260 600

Contributor details

Claudia Miedzianowska BSc MRICS, Horsham, Stiles & Co Chartered Surveyors, claudiaied@hotmail.co.uk, 07790600456

Clive Tatlock, East Horsley, CTA Surveyors, clive@ctasurveyors.com, 01483284091

Colin Forater, Nationwide, Neilson Projects, cforster@neilsonprojects.co.uk

Darren Eva, MRICS, Hornchurch, Essex, RSWE Chartered Surveyors, Darren@rswe.co.uk, 07983 808882

David Norris BA Hons, MRICS, Oxford, PSP Construction Consultants Limited, dnorris@pspcconsultants.co.uk, 01865 883870

Davinia Potterton MRICS, Gosport, Hampshire County Council, davinia.potterton@hants.gov.uk, 07590 304947

Dominic Gibberd, London, JLL, dominic.gibberd@eu.jll.com

Graham Bush, Eton Wick, FISco UK Limited, graham.bush@fiscouk.com, 07771586851

Ian Jupp, Caterham, Huntley Cartwright, ian@huntleycartwright.co.uk, 01883347004

Ian Minty, Ashford, Barton Minty, ian@bartonminty.co.uk

John Bingham MRICS, MCIQB, Woking, McCloskey & Bingham, john@mccloskeyandbingham.com, 01483 770642

John O'Sullivan, Watford, Oxhey Hall Consulting Ltd, john.osullivan@oxheyhall.com, 07944 559583

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

Kathryn Bourke, Watford, Whole Life Ltd., enquiries@wholelifefld.co.uk, 07527774312

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

Paul Dean MRICS, Kings Langley, Langley Construction Consultants Ltd, paul@langleyconstructionconsultants.co.uk, 07872040999

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

Peter Kent FRICS, Worthing, FT Allen Ltd, peterk@ftallen.co.uk, 01903 708950

Philip Wiese MRICS, Ampthill, KAM Project Consultancy Ltd., philw@kampcl.com, 07741634230

Richard Moody MRICS, Ipswich, Balfour Beatty, richard.moody@balfourbeatty.com, 07896903890

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

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

Robert Smith MRICS, Caversham, Fw6064, Robsmithqs@gmail.com, 07917607533

Robin Goddard BSc FRICS, Dorking, Brodie Plant Goddard, robin.goddard@bpg.co.uk, 01306 887070

Sandra Mullins MRICS, Luton, Luton Borough Council, sandramullins74@gmail.com, 07892891988

Simon Levine, Wood ham, Pangbourne College, d.s.levine@btinternet.com, 01189766690

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

Tim Allen MRICS, Thames Ditton, Denton Homes Limited, tim@dentongroup.com, 0208 3987575

North East

Andrew Fradgley MRICS, Newcastle Upon Tyne, Thornton-Firkin LLP, andrewfradgley@thorntonfirkin.com, 0191 232 7318

David Dent, Sunderland, Identity Consult, David.dent@identityconsult.co.uk, 07834337496

David Straughan, Newcastle upon Tyne, Northumberland Estates, david.straughan@northumberlandestates.co.uk, 07720093337

Derek Askew, Redcar, AC Surveys Ltd, derek@ac-surveys.co.uk, 07794469393

Eric James Bagley FRICS, Gateshead, Gateshead Council, bagleye@pobroadband.co.uk, 0191 488 5202

George Penrice, Newcastle upon Tyne, Sanderson Weatherall, george.penrice@sw.co.uk, 01912690106

George Penrice, Newcastle upon Tyne, Sanderson Weatherall, george.penrice@sw.co.uk, 07901710665

Keith Buglass MRICS, Newcastle upon Tyne, Cunningham Lindsey, keith.buglass@cl-uk.com, 07767382374

Kwasi Bentil, Tyne and Wear, Key Property Solutions Ltd, Kwasi.bentil@yahoo.com, 07883403709

Marcus Lidster, Whitby, Mulgrave Estate, marcus.lidster@mulgrave.net, 01947893239

Michael Brown AssocRICS, Newcastle, Carillion, michael.brown16@carillionplc.com, 07747830643

Michael Whieldon, Middlesbrough, Turner & Townsend, Mike.Whieldon@turntown.co.uk, 07553856009

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

Paul Reed BSc (Hons) MRICS, Sunderland, Gentoo Homes, Reed.paul1@sky.com, 01915255179

Peter Carruthers, Newcastle upon Tyne, Summers Inman Construction & Property Consultants, peter.carruthers@summers-inman.co.uk, 01912468373

Russell Craig MRICS, Newcastle upon Tyne, Sir Robert McAlpine, R.craig@srm.com

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

Simon Knox MRICS, Newcastle, BAM Construction Ltd, sknox@bam.co.uk

Simon Noel, Newcastle upon tyne, SGN Construction Consulting Ltd, simon.greggnoel@btinternet.com, 07584242379

North West

Alan O'Neill, Liverpool, Balfour Beatty, alanrobertoneill@outlook.com, 07854759629

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

Andrew Webster FRICS, Rochdale, Calvert & Webster, calvertwebster@btinternet.com, 01706 344 826

Andrew West, Cockermouth, Day Cummins Limited, andy.west@day-cummins.co.uk, 01900 820700

Anthony Dillon MRICS, Manchester, Willmott Dixon, anthony.dillon@willmottdixon.co.uk, 01619473960

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

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

David R. Williams MRICS, Liverpool, University of Liverpool, david.r.williams@liverpool.ac.uk, 0151 794 2562

Dominic Horridge MRICS, Warrington, OBI Property Ltd., dhorridge@obiproperty.co.uk, 0161 237 1717

Gary Bulloch, Manchester, Savills, gbulloch@savills.com, 07870555826

Gordon Clark FRICS, Carlisle, Johnstons Chartered Quantity Surveyors, gordon@johnstons.co.uk, 01946 694970

Contributor details

John Boys MCI0B MRICS, Rossendale, B&E Boys Ltd, john.boys@beboys.co.uk, 01706 211 368

John Stockton, Preston, Hawthorn Estates Ltd, john@hawthornestatesnw.net, 07880742208

Jonathan Davies MRICS, Buxton and Stockport, jonathan v davies chartered surveyors, jonathanvdavies@hotmail.co.uk, 01298 72860

Mark Bond MRICS, Manchester, WSP, mark.bond@wsp.com, 07876562880

Mathew Cribb MRICS, Liverpool, Collabora Consulting, matc@ccqs.co.uk, 07920 118849

Michael Hornby, Blackpool, Michael Hoorby Consultants Ltd, emaitch2@gmail.com, 07946373034

Nicholas Abbott FRICS, Manchester, Simon Fenton Partnership LLP, nick.abbott@sfp-mcr.co.uk, 0161 827 7878

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

Paul Walker BSc MRICS MCI Arb MAPM, York, Twoplustwo Commercial Services Ltd, paul@two-plus-two.com, 07901000393

Paul Walsh MRICS, Liverpool, Laing O'Rourke, pwalsh2702@yahoo.co.uk, 07791560423

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

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

Steve Brown MRICS, Manchester, GVA, steve.brown@gva.co.uk, 0101 956 4313

William Rees, Lytham, Holden and Lee, williamrees9@gmail.com

Yorkshire and Humberside

Alan Dickinson FRICS, Hull, Dukes Sutton & Dickinson, dickinsons@dickinsons.karoo.co.uk, 01482 657371

Alastair Kennedy, Sheffield, Castle Owen, a.kennedy@castleowen.com, 07931931628

Amanda Addy, Sheffield, Asquith Development Project Management Ltd, amanda@adpm.co.uk

David Bishop, Doncaster, dba project and Cost Consultancy Ltd, david@dbamanagement.co.uk, 01302719919

David Hewitt mrics, Grimsby, Hewitt Associates, info@hewittassociatesltd.co.uk, 07758782705

Glen Anderson MRICS, Leeds, Projex Building Solutions, glen.anderson@projex-solutions.com, 07798875534

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

Ian Dawson AssocRICS, Hull, East Riding Of Yorkshire Council, daws@daws.karoo.co.uk, 07890852237

Kerry Bollington, Sheffield, Sheffield City Council, kerry.bollington@gmail.com, 07872 642840

Lucy Kitchener AssocRICS, Barnsley, Horizon Care & Education Group Ltd, Lucykitchener@outlook.com, 07467222744

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

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

Nick O'Leary MRICS, Leeds, Faithful+Gould, Nick.O'Leary@fgould.com, +441133066600

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

Philip Wigham FRICS, York, Align Property Partners, philip.wigham@alignpropertypartners.co.uk, 01609 797382

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

Robert Kirkpatrick MRICS, Sheffield, Monaghans, robert.kirkpatrick@monaghans.co.uk, 0114 249 2000

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

Stewart Nicholson MRICS, Hull, NPS Humber Ltd, stewart.nicholson@nps.co.uk, 01482 816160

South West

A.J. Coke FRICS, Blandford, a.jestyn coke, ajc@ajestyncoke.co.uk, 01258 454029

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

Andrew Bosman MRICS, Bristol, Gardiner & Theobald LLP, a.bosman@gardiner.com

Andrew Waite, Bideford, Torrridge DC, rics@devonstone.co.uk

Charlotte Arnell, Bristol, Turner & Townsend, northam87@gmail.com

Christopher Veysey BSc MRICS, Exeter, Christopher Veysey, chris.veysey@yahoo.com, 07872188549

Daniel Rich, Bristol, GVA, daniel.rich@gva.co.uk, 01179885332

David Packer MRICS, Exeter, Robinson White Partnership, davidpacker@robinson-white.com, 01392 824444

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

David Perry MRICS, Redruth, Wm G Weller & Son Ltd, david@wmweller.co.uk, 01209 215621

Gary Taylor MRICS, Exeter, The Robinson White Partnership, garytaylor@robinson-white.com, 07747024219

Gemma Foster, London, AECOM, gemma.foster@aecom.com, 0782574560

Gregor Rorrison, Bristol, Redrow Homes, gregor.rorrison@redrow.co.uk, 07503213104

Hazel Noble MRICS, Poole, Mcnaughts, Hnoble@mcnaughts.co.uk

John Robbins, Bristol, Leslie Clark, j.robbins@lclark.com, 0117 9738195

Julian Kinder MRICS, Bournemouth, McCarthy & Stone, julian.kinder@mccarthyandstone.co.uk, 01202 362203

Keith Farmer, Wellington Somerset, Keith Farmer Building Services Ltd, keith.farmer@keithfarmer.co.uk, 07919050812

Malcolm White, Exeter, The Robinson White Partnership, malcolmwhite@robinson-white.com, 01392824444

Mark Bond, Perranporth, Bond Lloyd Consulting Ltd, mbond07@btinternet.com, 07801 586520

Martyn Stubbs MRICS, Bath, Nixey Powell Partnership Limited, matynstubbs@nixeypowell.co.uk, 07803 177010

Michael Selby, Exeter, Arcadis, michael.selby@arcadis.com, 07920070807

Nathan Cole MRICS, Trowbridge, Tremain Powell Partnership, colenr@hotmail.com,

Nick Blackman MRICS, Bristol, Building Dynamics, nick@buildingdynamics.co.uk, 0117 287 2138

Nigel Tansley MRICS, Dursley, Gloucestershire, R Williams Building, nigeltansley@hotmail.com, 07967456242

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

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

Paul Montague, Bristol, Alder King, pontague@alderking.com, 07990891018

Peter Fell FRICS, Bath, Watson Bertram & Fell, peter@wbf-bath.co.uk, 01225 337273

Philip Rumbelow, Exeter, WT Hills Ltd, philip.rumbelow@wthills.com, 01392 218010

Contributor details

Robert Sandrey MRICS,
Keynsham, Wessex Water,
robandvicsandrey@gmail.com

Steve Nightingale, Bath,
Bloq Management, steve@
bloqmanagement.co.uk

Steve Willington AssocRICS,
Bournemouth, Goadsby
(Survey & Valuation) Ltd, steve.
willington@goadsby.com,
01202550000

Toby Welstead, Bournemouth,
RPS, Toby.welstead@gmail.com,
07876896763

Tony McKenty, Bath, Bodek
Blue Ltd, tm@bodekblue.com,
07792638402

Wales

Andrew Banfield MRICS,
Swansea, interserve
construction, andrew.banfield@
interserve.com, 07918740911

Anthony Waters MRICS, Cardiff,
ChandlerKBS, anthonywaters@
hotmail.com, 07393465716

Edmund Champion MRICS,
Cardiff, Principality Building
Society, ecampion@principality.
co.uk, 07778164154

Geraint Morgan MRICS,
Llangefni, Watkin Jones and
son Ltd, geraint.morgan@
watkinjones.com, 07778966738

Greg Payne, Cardiff, gleeds,
gregobertpayne@icloud.com,
07519636223

Ian Bolt, Cardiff, Mott
MacDonald, ian.bolt@mottmac.
com, 02920 467874

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

Matt Wales MRICS, Cardiff,
WSP, matthew.wales@wsp.com,
07980692084

Neal Cockerton MRICS,
Nantwich, Flintshire County
Council, neal46cw@gmail.com,
07909881152

Robert Fisher BSc MRICS,
Swansea, Robert Fisher Ltd,
info@robertfisherlimited.co.uk,
01792720010

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

West Midlands

Andy Irvine BSc FRICS,
Birmingham, Cushman &
Wakefield, andy. Irvine@
cushwake.com, +441216977222

Anthony Underwood, Solihull,
Grimes Finishings Ltd, anthony@
grimesuk.com

David Lang MRICS, Wrexham,
Viaduct Ltd, dlang.longueville@
gmail.com, 07917268248

David Shakeshaft MRICS,
Birmingham, constructing
systems limited, dshakeshaft@
cslltd.org, 07768600827

david sillitoe, worcester, impart
links, d.sillitoe@impartlinks.com

Fergus Thompson-Yates,
Birmingham, NCS Property
Consultants Limited,
Fergusthompsonyates@ncspl.
com, 07545642239

Garrie Weatherley MRICS,
Birmingham, RPS Consulting
Services Ltd, garrie.weatherley@
rpsgroup.com, 0121 622 8520

Krystal Knights MRICS,
Leamington, Stace LLP,
k.knights@stace.co.uk,
07803888432

Lee Jones MRICS, Birmingham,
Quantem Consulting LLP,
lee.jones@quantem.co.uk,
07930371605

Michael Davies MRICS,
Birmingham, PMP Consultants,
michaeld@pmpconsultants.
co.uk, 01215856340

Neil Chater, West Bromwich,
Hawthorn Consulting,
hawthornchater@gmail.com,
07710175110

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

Patrick Cluxton MRICS,
Birmingham, Cluxton,
pjcluxton@blueyonder.co.uk,
01213603302

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

Paul Beeston FRICS,
Birmingham, Rider Levett
Bucknall, paul.beeston@uk.rlb.
com, 0121 503 1545

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

Paul Stone, Sutton Coldfield,
Chalcroft Construction,
paulstonie@gmail.com,
07527189614

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

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

Sean Armer MRICS MCIInstCE,
Burntwood, WSP, seanarmer@
gmail.com, 07948567475

Stephen Cox FRICS, Dudley,
Highways England, stephen.
cox@highwaysengland.co.uk,
03004702923

Steve Lamb BSc MRICS MAPM,
Burwell, sbh, steve.lamb@sbh.
co.uk

Stuart Wilson MRICS,
Lichfield, Willmott Dixon
Construction Limited, stuart.
wilson@willmott Dixon.co.uk,
07966048673

Tim Jones FRICS, Baddesley
Ensor, Atherstone St. James
Ltd, Timj42@icloud.com,
07580118658

Tracy Markham, Solihull, TM
Building Surveyors, Tracy@
tmbuildingsurveyors.co.uk,

East Midlands

Adrian Cox, Alfreton, Derbyshire,
Waystone Limited, adrian.cox@
waystone.co.uk, 01773524510

Andy Graham, Derby, The
Vinden Partnership, agraham@
vinden.co.uk, 01159475334

David Fielding, Nottingham,
Highways England, david.
fielding@highwaysengland.
co.uk, 07711917570

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

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

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

Geoff Eaton MRICS, Derby,
Geoff Eaton & Associates Ltd,
geoff.eaton1@ntlworld.com,
07747370337

Ian J Purser, Huntingdon, VIP
Consultancy Limited, office@
vipconsultancy.co.uk, 01480
426555

Louise St John MRICS,
Nottingham, Bentley Project
Management, louise@
bentleyprojectmanagement.
co.uk, 07399425746

Mark O'Neill MRICS, Milton
Keynes, KAM Project
Consultants, marko@kampcl.
com, 01908 662021

Paul Clarkson MRICS,
Nottingham, AMBA Estates Ltd,
paulclarkson@ambaestates.
com, 07496679953

Paul Wheatley MRICS, Lincoln,
Lincolnshire County Council,
paul.wheatley@lincolnshire.gov.
uk, 01522 550600

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

Philip Banner, Derby, Network
Rail, philip.banner@networkrail.
co.uk, 07784133636

Richard Morris, Derby, Richard
Morris Associates Ltd, richard@
rmak.co.uk, 07931388863

Rob Walker, Ashby de la Zouch,
Leicestershire, Walker Building
Services, robvwalker@btinternet.
com, 07854 526009

Robert William Holmes
MRICS, Leicester, HC One,
randrholmes@outlook.com,
01530231901

Tom Mascari MRICS,
Nottingham, Bentley Project
Management, tom@
bentleyprojectmanagement.
co.uk, 07763625829

Tom Willis, Nottingham,
Underwood Carpenter, tom.
willis@ucteam.co.uk

Contributor details

Eastern

Allan Mason MRICS, Norwich,
BAM Nuttall Limited, John.
mason@bamnutall.co.uk, 01362
820575

Andrew Harper MRICS,
Cambridge, Harper
Consultancy Limited,
Harperconsultancylimited, 0781
863 5174

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

Ben Shove MRICS, Great
Blakenham, Trinity Construction
Consultancy Ltd, b.shove@
trinitycc.co.uk, 01473 858188

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

Daniel Habe AssocRICS,
Cambridge, ISG Fit Out &
Engineering Ltd, Daniel.Habe@
isgplc.com, 07583681485

Grace Harper MRICS,
Cambridge, AECOM, Grace.
harper@aecom.com,
07888714440

Janet Bassett, Letchworth
Garden City, Willmott Dixon
Construction Ltd, janet.
bassett@willmott Dixon.co.uk,
07779561585

Jonathan, Watford, Salt Building
Surveying Limited, admin@
saltbuildingsurveying.co.uk,
01923 236023

Peter Harper FRICS, Ipswich,
peter g harper associates ltd,
peter@pgharperassoc.co.uk,
07887628439

Raymond Burch FRICS,
Cambridge, Marstan BDB, ray.
burch@marstanbdb.com,

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

Trevor Vincent, Saffron Walden,
Trevor Vincent, t.vincent@
ntlworld.com, 07768942576

Scotland

Alexander Brodie MRICS,
Aberdeen, Balfour Beatty,
weebrodie27@icloud.com,
01224634888

Antonio Cabello, Edinburgh,
GLM, antoniocab@hotmail.com,
07582331280

Brian Horsburgh FRICS,
Glasgow, Binnie Murray
and Hutton, brian@
binniemurrayhutton.co.uk,
07769655077

Brian Taylor MRICS BSc,
Glasgow, Armour Construction
Consultants, b.taylor@armour.
co.uk, 07516598748

Catherine Sangha, Kinross,
Amey Highways Ltd, catherine.
sangha@amey.co.uk, 07834
162120

Gordon Wallace MRICS,
Stewarton, Magnox,
wallace12a@btinternet.com,
01560483382

Graeme Scott, Glasgow,
Whitecross Building
Consultancy Ltd, graeme.scott@
whitecrossbc.co.uk

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

Jim Sneddon MRICS, Edinburgh,
Summers Inman LLP, jim.
sneddon@summers-inman.
co.uk, 0131 455 9700

Kevin Branniff MRICS,
Glasgow, Branniff Joinery Ltd,
kevin_branniff@hotmail.co.uk,
07595986475

Marc Smith MRICS, Ayr,
South Ayrshire Council, marc.
smith2@south-ayrshire.gov.uk,
01292612463

Meirion Thomas, Glasgow,
Babcock Rail Limited, meirion.
thomas@babcockinternational.
com, 07786028203

Ramsay Blair MRICS, Alloa,
Amey Highways, r4msay@
hotmail.co.uk, 07835100844

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

Scott Birch MRICS, Inverness,
Morrison Construction,

Sjb_2190@hotmail.co.uk,
07835766281

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

Northern Ireland

Adrian Petticrew MRICS, Belfast,
McNicholas (Part of Kier Group),
adrian.petticrew@mcnicholas.
co.uk, 02890834101

Andrew McKeown MRICS,
Belfast, Turner & Townsend,
andrew.mckeown@turntown.
co.uk, 028 9044 6999

Danny Bonner MRICS, Eglinton,
Londonderry, Blas - Bonner
Loss Assessing & Surveying,
dannycbonner@yahoo.co.uk,
07855329348

David Francis, Belfast, N.I.
Department of Justice, dave.
francis@justice-ni.x.gsi.gov.uk

David Morgan, Belfast,
Johnston houston, David.
morgan@johnstonhouston.com,
07968619664

Derek Wilson, Magherafelt, FP
McCann, dwilson@fpmccann.
co.uk, 028 79642558

George Williamson MRICS,
Coleraine, Brian Canavan
Associates, geordiewilliamson@
hotmail.com, 07775500377

Geraldine Gordon, Belfast, GBC,
g.gordon31@hotmail.co.uk

Hans Stauch MRICS, Holywood,
NICS, h.stauch@ntlworld.com,
028 90809022

Ian Cuthbertson, Belfast,
Apleona GVA Asset
Management, ian.cuthbertson@
apleona.com, 028 9045 8990

James Wright, Belfast,
James Wright - Chartered
Building Surveyor, james@
wrightbuildingsurveying.co.uk,
07751533598

John Lynch, Belfast, John
Lynch Associates, johnlynch@
johnlynchassociates.com,
02890820909

Michael Small MRICS, Carryduff,
Michael Small, michael.small@
msi-it.co.uk, 07977534132

Norman Lambe MRICS,
Lisburn, Earney Contracts Ltd,
norman@earneycontracts.co.uk,
02892638269

Oliver Smith, Ballymena,
SurveyLink [NI] Ltd, ollie.smith@
tiscalico.uk, 07890 555108

Peter Carson FRICS, Belfast,
V B Evans & Company, peter@
vbevans.com, 028 9045 7000

Stephen John Weatherup,
Belfast, SJ Weatherup,
Sjweatherup@outlook.com,
07712935516

Methodology

About:

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

Total responses in Q1 2018 = 289

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:

1. Which area are you completing the survey for?
- 1b. How has the overall level of new orders changed over the last three months?
2. With regards to infrastructure, how have workloads changed across the following sub sectors over the last three months?
 - 3a. Which infrastructure subsector do you think will see the strongest growth in output over the coming 12 months?
 - 3b. Regarding the infrastructure sector, what type of investment is most needed in your area?
4. How has the total level of New and R&M workloads changed over the last three months?
5. Have any of the following factors impacted building activity over the last three months?
 - 5b. Which segment of the market do you feel is most impacted by constraints on financing?
6. What are your company's expectations in each of the following areas over the next 12 months?
7. At what level of capacity is your business currently operating? (as a % of full capacity)
8. Has your company (or your contractors) experienced skills shortages in the latest three months for the following occupations:
9. What are your company's expectations for tender prices in each of the following areas over the next 12 months?

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

Jeffrey Matsu

Senior Economist

+44(0)20 7695 1644

jmatsu@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