National Association Construction Frameworks

By the public sector, For the public sector

Market Intelligence Report

Q3 2023

Overview

Every quarter, NACF's Main Contractors gather market intelligence from within the construction industry.

Data is collected for 10 high level construction trades across 7 cities within the UK. This data is grouped into 5 regions: South, London, Wales, Midlands, and the North.

This information is used to identify national and regional market trends and forecast for the following year by commenting on changes in tender workload, employment, building costs and material & labour availability.

The NACF shares this information amongst partners in order to highlight key areas of risk that may impact future project delivery.

This data is also made publicly available to the benefit of the wider industry and can be used to help specialist suppliers better manage their workflows and labour forces to serve NACF's contractors in the best way possible.

Comparison to Q2 2023: Overview

Tender Workload

Average increase in tender workload across all regions	**3%**
Carpentry & Joinery	**9%**
Windows	**8%**
Tower Crane	**-6%**
Steelwork	**-6%**

Building Cost

Average increase in building cost across all regions	**4%**
Groundworks	**6%**
Concrete Frames	**5%**
M&E	**5%**
Windows	**5%**

Material Availability

Average change in material lead time across all regions	**1 week**
Windows	**4 weeks**
M&E	**2 weeks**
Groundworks	**2 weeks**
Dry Lining	**2 weeks**

Employment

Average increase in employment across all regions	**1%**
M&E	**2%**
Groundworks	**1%**
Concrete Frame	**1%**
Brickwork	**1%**

Comparison to Q2 2023: Overview

South

Tender Workload
No change in average tender workload (3% less than national average)

- 14% increase for Brickwork
- 8% increase for Windows
- 6% increase for Curtain Walling
- 13% decrease for Tower Crane
- 13% decrease for Steelwork

Building Cost
The average increase in building cost was 2% (2% less than national average)

- 6% increase in M&E
- 5% increase in Groundworks
- 4% increase in Dry Lining
- 2% decrease in Steelwork

Material Availability
No change in average lead time (1 week better than national average)

- 2 week lead time increase for Dry Lining
- 2 week lead time increase for Carpentry & Joinery
- 1 week lead time increase for Concrete Frame

Employment
The average increase in employment was 1% (equal to national average)

- 4% increase for M&E
- 3% increase for Concrete Frame
- 2% increase for Groundworks
- 3% decrease for Curtain Walling

Comparison to Q2 2023: Overview

Wales

Tender Workload

The average increase in tender workload was 4% (1% greater than national average)

- 33% increase for Carpentry & Joinery
- 3% increase for Dry Lining
- 3% increase for Brickwork
- 5% decrease for Steelwork
- 8% decrease for Groundworks

Building Cost

The average increase in building cost was 3% (1% less than national average)

- 7% increase for Brickwork
- 5% increase for Dry Lining
- 5% increase for Groundworks
- 5% decrease in Steelwork

Material Availability

The average increase in lead time was + 1 week (equal to national average)

- 3 week lead time increase for Curtain Walling
- 2 week lead time increase for Carpentry & Joinery
- 2 week lead time increase for M&E
- 1 week lead time increase for Steelwork

Employment

No change in average employment (1% less than national average)

- 1% increase for Brickwork
- 1% increase for Carpentry & Joinery
- 2% decrease for Steelwork
- 3% decrease for Dry Lining

Comparison to Q2 2023: Overview

Midlands

Tender Workload
The average increase in tender workload was 1% (3% less than national average)

- 4% increase for M&E
- 3% increase for Brickwork
- 1% decrease for Steelwork
- 4% decrease for Tower Crane

Building Cost
The average increase in building cost was 2% (2% less than national average)

- 8% increase for Carpentry & Joinery
- 7% increase for Brickwork
- 3% increase for Dry Lining
- 2% increase for Steelwork

Material Availability
No change in average lead time (1 week less than national average)

- 1 week lead time increase for Groundworks
- 1 week lead time increase for M&E

Employment
No change in average employment (1% less than national average)

- 1% increase for Dry Lining
- 1% decrease for Brickwork

Comparison to Q2 2023: Overview

North

Tender Workload

The average increase in tender workload was 5% (2% greater than national average)

- 13% increase for Carpentry & Joinery
- 12% increase for Groundworks
- 10% increase for Concrete Frame
- 10% increase for Windows

Building Cost

The average increase in building cost was 6% (2% greater than national average)

- 20% increase for Concrete Frame
- 14% increase for Steelwork
- 10% increase for Groundworks
- 8% increase for Windows

Material Availability

The average increase in lead time was 3 weeks (2 weeks greater than national average)

- 10 week increase for Windows
- 5 week increase for Concrete Frame
- 4 week increase for Groundworks
- 3 week increase for M&E

Employment

The average increase in employment was 1% (equal to national average)

- 3% increase for Carpentry & Joinery
- 3% increase for Brickwork
- 2% increase for Groundworks
- 1% increase for Curtain Walling

Comparison to Q2 2023: Overview

London

Tender Workload

The average increase in tender workload was 6% (3% greater than national average)

- 19% increase for Concrete Frame
- 10% increase for Dry Lining
- 8% increase for Curtain Walling
- 8% increase for Windows

Building Cost

The average increase in building cost was 3% (1% less than national average)

- 6% increase for Curtain Walling
- 6% increase for Windows
- 5% increase for Groundworks
- 4% increase for M&E

Material Availability

The average increase in lead time was 1 week (equal to national average)

- 4 week lead time increase for Dry Lining
- 3 week lead time increase for M&E
- 2 week lead time increase for Windows
- 2 week lead time increase for Curtain Walling

Employment

The average increase in employment was 1% (equal to national average)

- 4% increase for M&E
- 3% increase for Windows
- 3% increase for Curtain Walling
- 3% decrease for Carpentry & Joinery

National Forecast Q3 2024

Overview

Forecast to Q3 2024: Overview

Tender Workload

Average increase in tender workload across all regions +2%

- Increase for Carpentry & Joinery +4%
- Increase for Concrete Frame +4%
- Increase forSteelwork +4%
- Increase for Windows +3%

Building Cost

Average increase in building cost across all regions +5%

- Increase for Dry Lining +9%
- Increase for Concrete Frame +8%
- Increase for Groundworks +5%
- Increase for Brickwork +5%

Forecast to Q3 2024: Overview

Material Availability

Average increase in material lead time across all regions is +1 week

- Increase of weeks for Windows +3 weeks
- Increase of weeks for M&E +2 weeks
- Increase of weeks for Concrete Frame +1 week
- Increase of weeks for Groundworks +1 week

Employment

Average increase in employment across all regions +1%

- Increase for M&E +3%
- Increase for Dry Lining +3%
- Increase for Curtain Walling +2%
- Increase for Concrete Frame +1%

National
Association
Construction
Frameworks

By the public sector,
For the public sector