National Association Construction Frameworks

By the public sector, For the public sector

Market Intelligence Report

Q4 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 Q3 2023: Overview

Tender Workload

Average increase in tender workload across all regions	1%
Carpentry & Joinery	7%
Brickwork	4%
M&E	3%
Tower Crane	-8%

Building Cost

Average increase in building cost across all regions	3%
Dry Lining	6%
Concrete Frame	5%
Windows	5%
Brickwork	4%

Material Availability

Average change in material lead time across all regions	1 week
Steelwork	4 weeks
Dry Lining	3 weeks
Windows	2 weeks
Carpentry & Joinery	2 weeks

Employment

Average increase in employment across all regions	2%
Brickwork	5%
M&E	4%
Carpentry & Joinery	3%
Curtain Walling	2%

Comparison to Q3 2023: Overview

South

Tender Workload

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

- 11% increase for Brickwork
- 3% increase for M&E
- 5% decrease for Curtain Walling
- 13% decrease for Tower Crane

Building Cost

The average increase in building cost was 3% (equal to national average)

- 7% increase for Brickwork
- 7% increase in M&E
- 4% increase in Dry Lining
- 3% increase for Concrete Frame

Material Availability

No change in average Material Lead Time (1 week less than national average)

- 2 week lead time increase for Carpentry & Joinery
- 1 week lead time increase for Brickwork
- 1 week lead time increase for Steelwork

Employment

The average increase in employment was 1% (1% less than national average

- 3% increase for Carpentry & Joinery
- 2% increase for M&E
- 1% increase for Dry Lining
- 1% decrease for Groundworks

Comparison to Q3 2023: Overview

Wales

Tender Workload
No change in average tender workload (1% less than national average)

- 10% increase for Curtain Walling
- 3% increase for Steelwork
- 5% decrease for Dry Lining
- 13% decrease for Groundworks

Building Cost
The average increase in building cost was 2% (1% less than national average)

- 5% increase for Dry Lining
- 5% increase for M&E
- 3% increase for Concrete Frame
- 2% increase for Groundworks

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

- 3 week lead time increase for M&E
- 3 week lead time increase for Dry Lining
- 1 week lead time increase for Steelwork
- 1 week lead time decrease for Brickwork

Employment
No change in average employment (2% less than national average)

- 2% increase for Carpentry & Joinery
- 2% increase for M&E
- 2% decrease for Steelwork
- 5% decrease for Dry Lining

Comparison to Q3 2023: Overview

Midlands

Tender Workload
The average increase in tender workload was 1% (equal to national average)

- 4% increase for Carpentry & Joinery
- 3% increase for M&E
- 1% increase for Curtain Walling
- 1% increase for Dry Lining

Building Cost
No change in average building cost (3% less than national average)

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

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

- 1 week lead time increase for Concrete Frame
- 1 week lead time increase for Dry Lining
- 1 week lead time increase for Tower Crane

Employment
The average increase in employment was 1% (1% less than national average)

- 8% increase for Dry Lining
- 1% increase for Carpentry & Joinery
- 1% increase for M&E

Comparison to Q3 2023: Overview

North

Tender Workload
The average increase in tender workload was 2% (1% greater than national average)

- 14% increase for Carpentry & Joinery
- 9% increase for Curtain Walling
- 7% increase for M&E
- 12% decrease for Dry Lining

Building Cost
The average increase in building cost was 4% (1% greater than national average)

- 20% increase for Concrete Frame
- 10% increase for Dry Lining
- 8% increase for M&E
- 8% increase for Windows

Material Availability
The average increase in lead time was 4 weeks (3 weeks greater than national average)

- 12 week increase for Steelwork
- 10 week increase for Dry Lining
- 4 week increase for Carpentry & Joinery
- 4 week increase for Windows

Employment
The average increase in employment was 4% (2% greater than national average)

- 15% increase for Brickwork
- 8% increase for Carpentry & Joinery
- 7% increase for Curtain Walling
- 5% increase for Windows

Comparison to Q3 2023: Overview

London

Tender Workload
The average decrease in tender workload was 1% (2% less than national average)

- 6% increase for Carpentry & Joinery
- 5% increase for Groundworks
- 3% increase for Concrete Frame
- 11% decrease for Tower Crane

Building Cost
The average increase in building cost was 3% (equal to national average)

- 6% increase for Steelwork
- 6% increase for Curtain Walling
- 6% increase for Dry Lining
- 6% increase for Windows

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

- 1 week lead time increase for Windows
- 1 week lead time increase for Curtain Walling
- 1 week lead time increase for Dry Lining

Employment
The average increase in employment was 1% (1% less than national average)

- 12% increase for M&E
- 3% increase for Brickwork
- 1% decrease for Concrete Frame
- 4% decrease for Dry Lining

National Forecast Q4 2024

Overview

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Forecast to Q3 2024: Overview

Tender Workload

Average increase in tender workload across all regions 4%

- 7% increase for Tower Crane
- 7% increase for Carpentry & Joinery
- 6% increase for M&E
- 5% increase for Groundwork

Building Cost

Average increase in building cost across all regions +4%

- 6% increase for Concrete Frame
- 6% increase for M&E
- 5% increase for Tower Crane
- 5% increase for Groundworks

Forecast to Q3 2024: Overview

Material Availability

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

- 4 week increase for Steelwork
- 2 week increase for M&E
- 2 week increase for Concrete Frame
- 1 week increase for Carpentry & Joinery

Employment

Average increase in employment across all regions +2%

- 6% increase for Carpentry & Joinery
- 4% increase for M&E
- 3% increase for Concrete Frame
- 2% increase for Brickwork

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