National Association Construction Frameworks

By the public sector,
For the public sector

Market Intelligence Report

Q1 2024

Overview

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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 Q4 2023: Overview

Tender Workload

Average increase in tender workload across all regions	**4.6%**
Brickwork	**11%**
M&E	**11%**
Dry Lining	**10%**
Steelwork	**7%**

Building Cost

Average increase in building cost across all regions	**3.3%**
M&E	**6%**
Groundworks	**6%**
Dry Lining	**4%**
Brickwork	**3%**

Material Lead Time

Average change in material lead time across all regions	**0.7 weeks**
Groundworks	**2.7 weeks**
Steelwork	**1.9 weeks**
Dry Lining	**2.5 weeks**

Employment

Average increase in employment across all regions	**1.1%**
Steelwork	**5%**
Groundworks	**4%**
Windows	**2%**
Brickwork	**3%**

Comparison to Q4 2023: Overview

South

Tender Workload
The average increase in tender workload was 2.7% (1.9 less than national average)

- 18% increase for Steelwork
- 15% increase for M&E
- 6% increase for Dry Lining
- 12.5% decrease for Tower Crane

Building Cost
The average increase in building cost was 2.4% (0.9 less than national average)

- 6% increase for M&E
- 5% increase in Dry Lining
- 4% increase in Carpentry & Joinery
- 3% increase for Concrete Frame

Material Availability
Average change in material availability of 0.34 weeks (0.36 weeks less than national average)

- 1.3 week lead time increase for M&E
- 0.8 week lead time increase for Groundworks
- 0.6 week lead time increase for Brickwork
- 0.25 week lead time decrease for Concrete Frame

Employment
The average increase in employment was 0.7% (0.4% less than national average)

- 2% increase for Windows
- 2% increase for M&E
- 2% increase for Curtain Walling
- 1% increase for Groundworks

Comparison to Q4 2023: Overview

Wales

Tender Workload
The average decrease in tender workload was -0.3% (4.9% less than national average)

- 23% increase for Groundworks
- 6% increase for Steelwork
- 5% decrease for Brickwork
- 22% decrease for Carpentry & Joinery

Building Cost
The average increase in building cost was 1.7% (1.6% less than national average)

- 5% increase for Dry Lining
- 4% increase for Groundworks
- 3% increase for Brickwork
- 3% decrease for Steelwork

Material Availability
No average change in material lead time (0.7 weeks less than national average)

- 1.5 week lead time increase for Steelwork
- 0.79 week lead time increase for Carpentry & Joinery
- 0.8 week lead time decrease for Curtain Walling
- 3 week lead time decrease for Brickwork

Employment
No average change in employment (1.1% less than national average)

- 4% increase for Groundworks
- 3% decrease for Steelwork

Comparison to Q4 2023: Overview

Midlands

Tender Workload

The average increase in tender workload was 3.4% (1.2% less than national average)

- 28% increase for Dry Lining
- 9% increase for Tower Crane
- 6% increase for M&E
- 12% decrease for Carpentry & Joinery

Building Cost

The average increase in building cost was 1% (2.3% less than national average)

- 2% increase for M&E
- 2% increase for Steelwork
- 2% decrease for Curtain Walling

Material Availability

The average change in material lead time was +0.6 weeks (0.1 weeks less than national average)

- 3.7 week lead time increase for Dry Lining
- 1 week lead time increase for Concrete Frame
- 0.5 week lead time increase for Groundworks
- 0.3 week lead time decrease for Brickwork

Employment

The average increase in employment was 0.2% (0.9% less than national average)

- 3% increase for Dry Lining
- 2% increase for Curtain Walling
- 2% increase for Brickwork
- 7% decrease for Carpentry & Joinery

Comparison to Q4 2023: Overview

North

Tender Workload

The average increase in tender workload was 9.2% (4.6% greater than national average)

- 41% increase for Brickwork
- 9% increase for Carpentry & Joinery
- 7% increase for Groundwork
- 6% increase for Dry Lining

Building Cost

The average increase in building cost was 7.3% (4% greater than national average)

- 15% increase for Concrete Frame
- 10% increase for Groundworks
- 9% increase for Steelwork
- 5% increase for M&E

Material Availability

Average change in material lead time of + 1.5 weeks (2.2 weeks greater than national average)

- 7.4 week increase for Groundworks
- 6.1 week increase for Dry Lining
- 5.6 week increase for Steelwork
- 4.8 week increase for M&E

Employment

The average increase in employment was 3.7% (3% greater than national average)

- 19% increase for Steelwork
- 10% increase for Groundworks
- 5% increase for M&E
- 5% decrease for Brickwork

Comparison to Q4 2023: Overview

London

Tender Workload

The average increase in tender workload was 4.9% (0.3% greater than national average)

- 23% increase for M&E
- 18% increase for Concrete Frame
- 13% increase for Dry Lining
- 12% decrease for Groundworks

Building Cost

The average increase in building cost was 2.5% (0.8% less than national average)

- 9% increase for M&E
- 5% increase for Brickwork
- 4% increase for Dry Lining

Material Availability

The average change in material lead time was 0.88 weeks (0.1 weeks greater than national average)

- 5 week lead time increase for M&E
- 2.5 week lead time increase for Groundworks
- 1 week lead time increase for Carpentry & Joinery
- 0.5 week lead time decrease for Brickwork

Employment

The average increase in employment was -1.4% (2.1% less than national average)

- 3% increase for Concrete Frame
- 8% decrease for M&E
- 7% decrease for Dry Lining
- 3% decrease for Brickwork

National Forecast Q4 2024

Overview

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Forecast to Q1 2025: Overview

Tender Workload

Average increase in tender workload across all regions 7%

- 16% increase for Concrete Frame
- 11% increase for M&E
- 10% increase for Steelwork
- 6% increase for Groundwork

Building Cost

Average increase in building cost across all regions 6%

- 10% increase for Groundworks
- 8% increase for M&E
- 7% increase for Dry Lining
- 7% increase for Concrete Frame

Forecast to Q1 2025: Overview

Material Availability

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

- 2.6 weeks increase for Tower Crane
- 2.4 weeks increase for Steelwork
- 1.9 weeks increase for Groundworks
- 1.6 weeks increase for Concrete Frame

Employment

Average increase in employment across all regions 2%

- 8% increase for Brickwork
- 7% increase for M&E
- 6% increase for Windows
- 5% increase for Groundworks

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