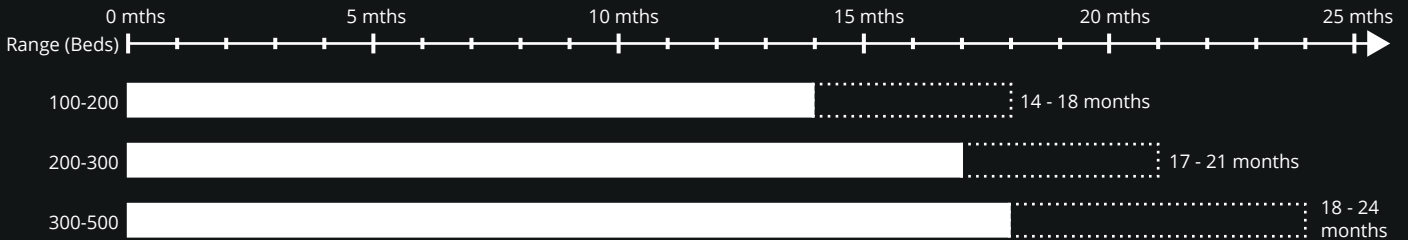


The benchmarking data has been collected from 434 projects from 2014 to 2022. Programmes with abnormal constraints have not been included in the benchmark data.

Key: Construction Duration Project Completion Range



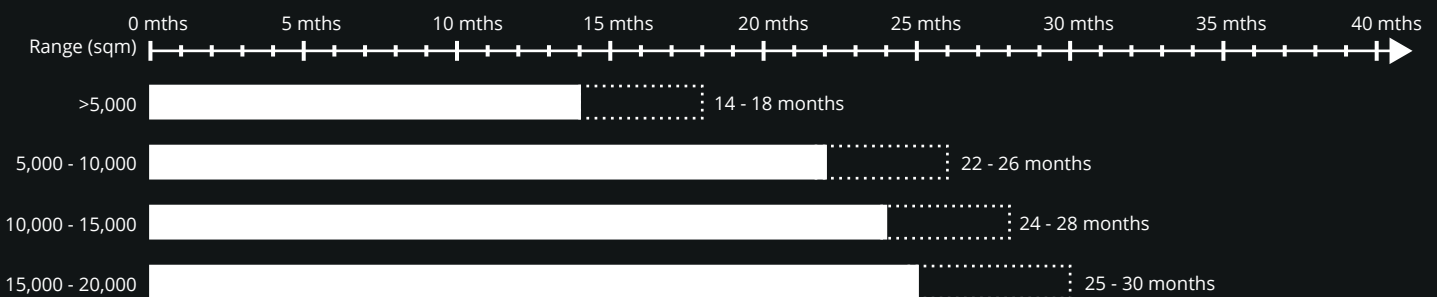
STUDENT ACCOMMODATION



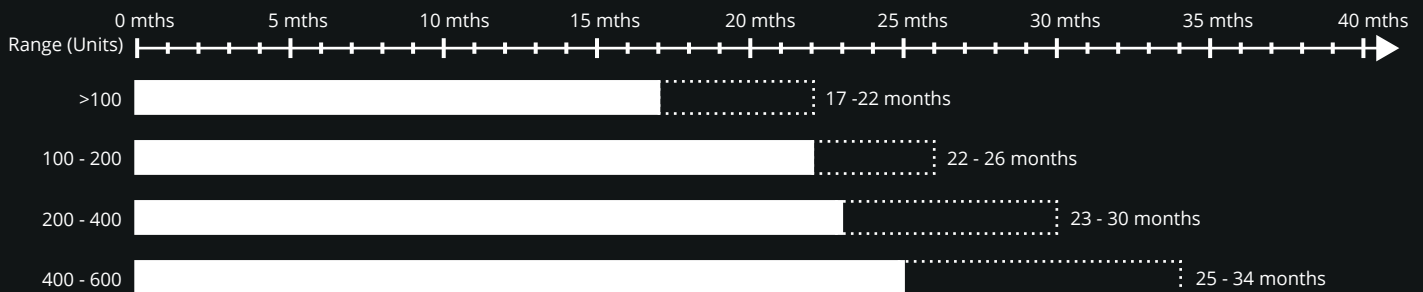
COMMERCIAL OFFICE - FIT OUT (CAT B)



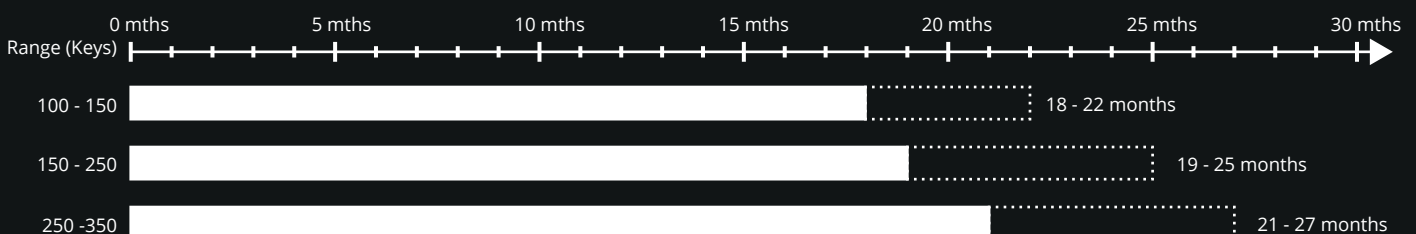
COMMERCIAL OFFICE - NEW BUILD (SHELL AND CORE - CAT A)



APARTMENTS (INCL. BASEMENTS)

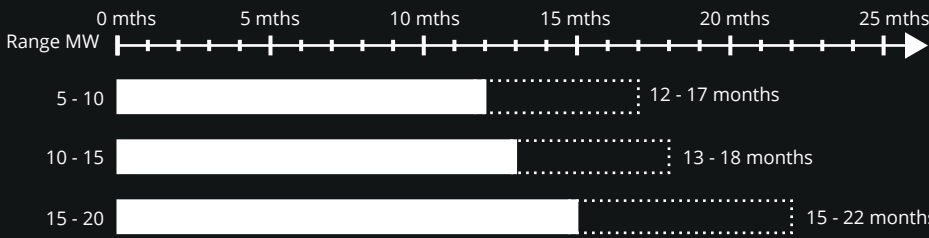


HOTELS/APARTHOTELS





DATA CENTRES*



* Assumes utilities and power is in place
** Assumes Client Direct Orders placed on Large Plant prior to start on site

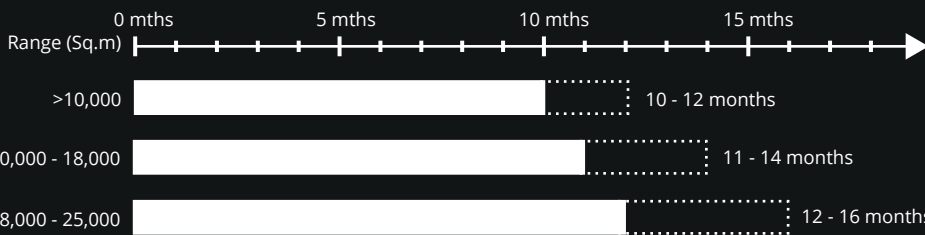


OVERALL DURATIONS

Overall programme durations did not change significantly in 2022. Following a few years of programme uncertainty and extended lead-in times, there was relatively more programme certainty in the market, with the impacts of Covid-19, Brexit and the Suez Canal blockage having abated. Contractors are procuring materials early due to commercial issues, which is beneficial to on-site teams. However, lead times for large DC equipment has in some cases doubled in recent months.



LOGISTICS & WAREHOUSING

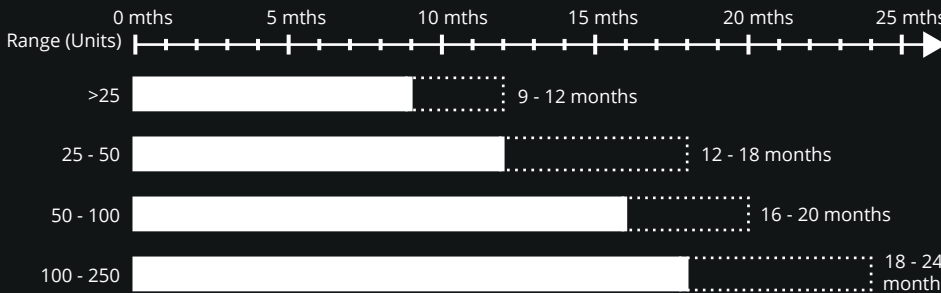


LABOUR

Main contractors have increasingly adopted a partnership approach with their sub-contractors, particularly on larger packages which is allowing better labour certainty moving from project to project. The increasing prevalence of MMC in the market has also assisted in alleviating the constrained labour market.



HOUSING



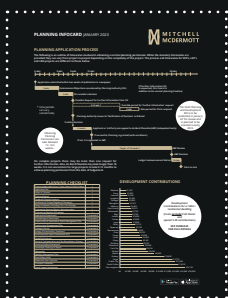
PRICE NEGOTIATIONS

Contractors continue to shop around and negotiate to minimise exposure to ongoing price hikes. Procurement is starting very early on projects, however suppliers cannot stand over prices for long, forcing contractors to store materials to reduce exposure to further price hikes and programme delays.



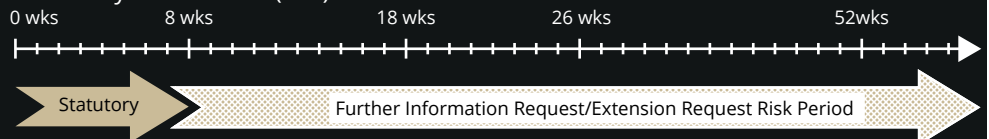
STATUTORY APPLICATIONS

PLANNING APPLICATION PROCESS



Click to follow link to Planning Infocard on soft copy

Fire Safety Certification (FSC)



The FSC approval process timelines vary greatly with the complexity of projects and the number of additional information requests from Fire Officers. The above duration is indicative, due to the large volume of FSC Applications currently in process with Building Control Authorities decision turnaround for the entire FSC process can take between 6 months and 1 year for complex projects. Online submissions are now accepted.

Disability Access Certification (DAC)



The Local Authority tend to issue a decision on applications within the 8 week statutory period, subject to conditions. However when queries are taken into account this can take longer.



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