

Construction outlook: what's next for the industry?

On 25 June 2025, BCIS held a webinar entitled 'Construction outlook: what's next for the industry? During the webinar, attendees had the opportunity to submit questions.

Below is a selection of the questions that were submitted with answers from the webinar panel.

Q: How do you see the shortage in labour (skilled, unskilled and professional) affecting your new work output predictions?

A We expect labour availability to remain an issue for some time before the 'new' apprentices and trainees are available. But we predict some relaxation of the rules governing overseas labour as demand picks up.

Q: Which sector includes PBSA?

A It is classified as private new housing as the accommodation is provided by property developers.

Q: What do you mean by dynamism in one stage procurement? What signs of dynamism are you seeing?

A This was a comment from a panel member and assume it was referring to demand-led pricing based on market conditions.

Q: Are there notable regional variations in demand, cost pressure or growth outlook, particularly for areas like the East Midlands or the South West?

A Yes, there are regional variations as demand tends to centre around population, so London, the South East and East Midlands where cost/price pressures will be higher than other regions.

Q: Is investment in data centres growing as much as other countries?

A Not sure of the position internationally, but data centres in the UK have suffered as a result of planning backlogs and NIMBY objections so probably not as advanced as elsewhere as a result.

Q: Could this public-private partnership be used for trying to plug the gap in the new housing output forecast to hit the 300k houses per year if projects were planned and got off the ground in the next year leveraging private investment?

A Unlikely, as PPPs will be used primarily for social infrastructure where the government is sponsor. New housing is predominantly private and financed and built by property developers.

Q: Gateway 2 is also affecting the delivery of cladding remediation projects of existing HRBs and not just new construction applications.

A Agreed, the Gateway situation needs to be resolved rapidly.

Q: When could the Oxford Cambridge arc investments actually provide a positive impact to construction?

A I suspect it will be a while, but this is another reason we need sight of the government's project pipeline so we can see when projects are to be let.