

BCIS®

Economic Significance of Maintenance

2025 Report



ECONOMIC SIGNIFICANCE OF MAINTENANCE 2025

28-Jan-2025

Introduction

Repair and Maintenance (R&M) costs are the financial expenditure required to keep an asset functioning, usually at its current level of performance. R&M costs are crucial for the smooth operation of any organisation, and effective management of these expenses can lead to improve asset performance, reduce downtime, and cost savings in the long run. This report aims to evaluate the value of the work carried out in this sector of the economy.

Building maintenance and repairs significantly contribute to the nation's wealth and well-being. In this report, BCIS compares the estimated annual national expenditure on maintenance work to Gross Domestic Product (GDP) to demonstrate the importance of maintenance to the economy, the value of building stocks and the works needed to maintain them.

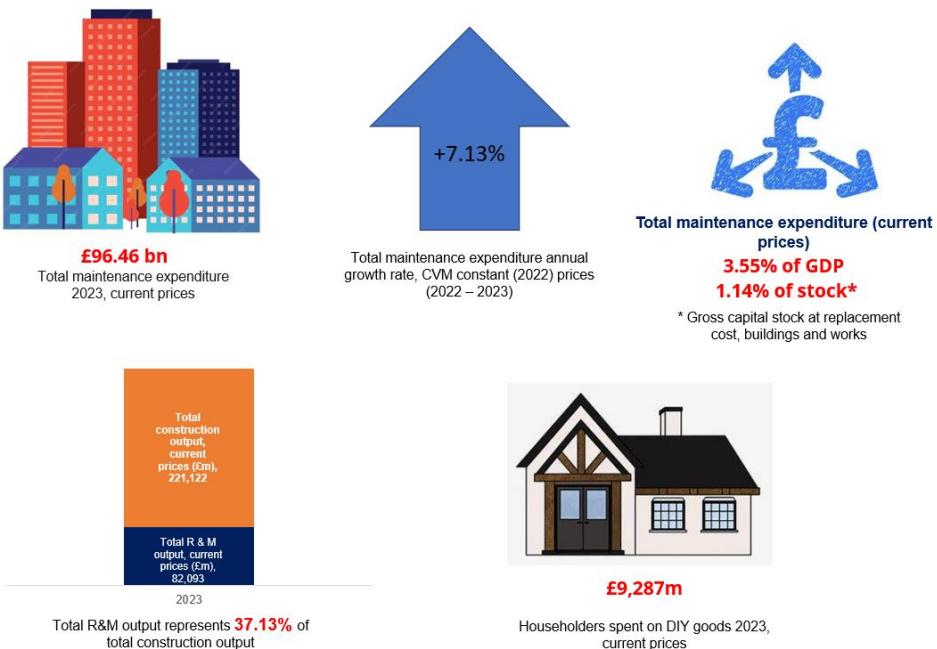
This report is an update of the BCIS special report Economic significance of maintenance 2024. It uses (as closely as possible) the same methodology as the 1972 report Building Maintenance – The Report of the Committee published by the Department for Environment, Food & Rural Affairs (DEFRA), formerly the Department of Environment (DOE). Although the statistics have been changed and the statistical basis is revised annually, it is no longer possible to update a continuous long-term constant price series (chain-linking), but every attempt has been made to provide a comparable analysis.

The 1972 DOE (now DEFRA) report provided an estimate of maintenance spending as a proportion of stock to be maintained, which later developed into a guideline to forecast maintenance costs for individual buildings and estates. However, the original figures and the numbers in the report are national spending estimates and cannot be applied to calculate the budget needs of specific properties. As BCIS has always highlighted, budgets for building maintenance must be generated by considering the condition of the buildings to be maintained, the level of quality to which they are required to be maintained, their occupation, and the use of the buildings.

Executive summary

- At current prices, total maintenance expenditure in 2023 is estimated to be £96.46bn (Table 1).
- At constant prices, annual growth of total maintenance expenditure was just over 7% in 2023 compared to 2022. Due to the COVID-19 lockdown, there was a fall in expenditure in 2020 but a strong recovery in 2021. In 2023, total maintenance expenditure grew by 22% over the pre-COVID year (2019) and a 34% increase was recorded over the period 2014 to 2023 (Table 2).
- At current prices, total R&M output accounted for 37% of total construction output in 2023, nearly 5% more than the previous year (Table 4).
- At current prices, total maintenance expenditure represented more than 3.5% of the Gross Domestic Product (GDP) in 2023, the highest recorded percentage in the past 10 years. It has gradually increased each year since 2020 (Table 8).
- At current prices, total building maintenance expenditure in 2023 accounted for 1.14% of the value of the gross capital cost of buildings and works. It has been a consistent ratio for the last 10 years and was 1.1% in 2014 (Table 9).
- At current prices, non-housing maintenance expenditure accounted for 1.14% of the replacement value of the non-housing stock of buildings and works maintained in 2023 and is a 7% increase on the previous year (2022). Housing maintenance expenditure in 2023 represents 1.13% of the replacement cost of the dwellings maintained, a 2% fall on 2022 (Table 10).
- At current prices, household expenditures on goods, services and insurance related to maintaining their homes accounted for nearly 1.1% of total consumer spending in 2023, almost equal to 2022 and 11.3% down on the pre-COVID year of 2019. This was 22% less than in 2020 when spending peaked during the first lockdown (Table 6).

- Occupier's DIY goods expenditure (at current prices) is £9,287m in 2023 (Table 7).



Source: ONS, BCIS

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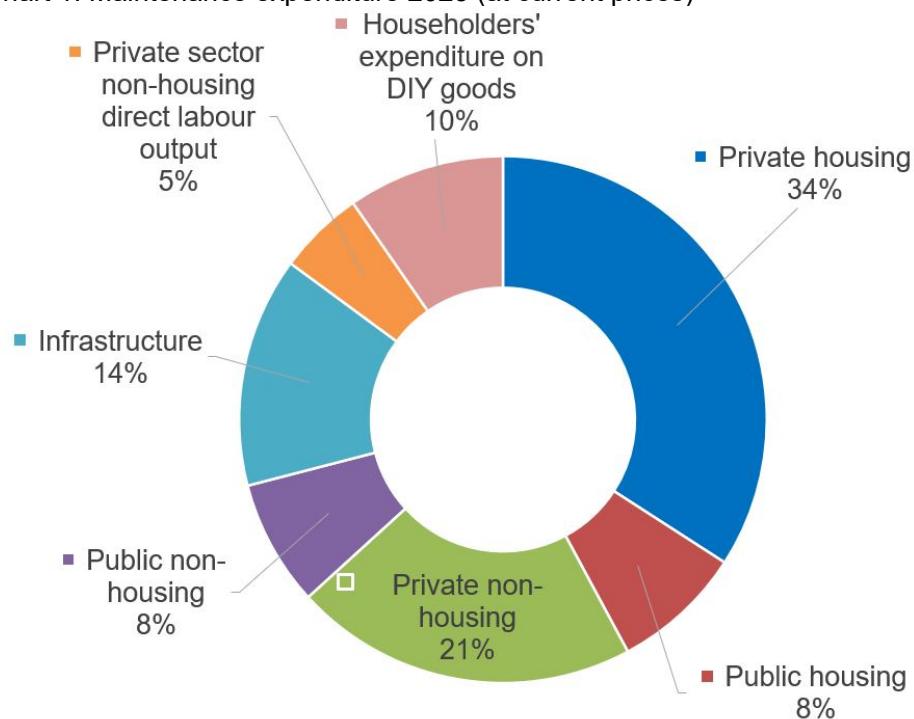
Section 1 Maintenance expenditure

Table 1: Maintenance expenditure in 2023, current prices

Sector	£ million
Private housing	32,918
Public housing	7,743
Private non-housing	20,326
Public non-housing	7,465
Infrastructure	13,641
Private sector non-housing direct labour output	5,082
Householders' expenditure on DIY goods	9,287
Total	96,462

Source: ONS, BCIS

Chart 1: Maintenance expenditure 2023 (at current prices)



Source: ONS, BCIS

1.1 Total maintenance expenditure

Total maintenance cost include construction R&M output, a provision for direct labour costs associated with non-housing in the private sector and the cost of DIY products purchased by householders.

Compared to 2022 (at constant prices) total maintenance expenditure increased by 7% in 2023, 15% more than its

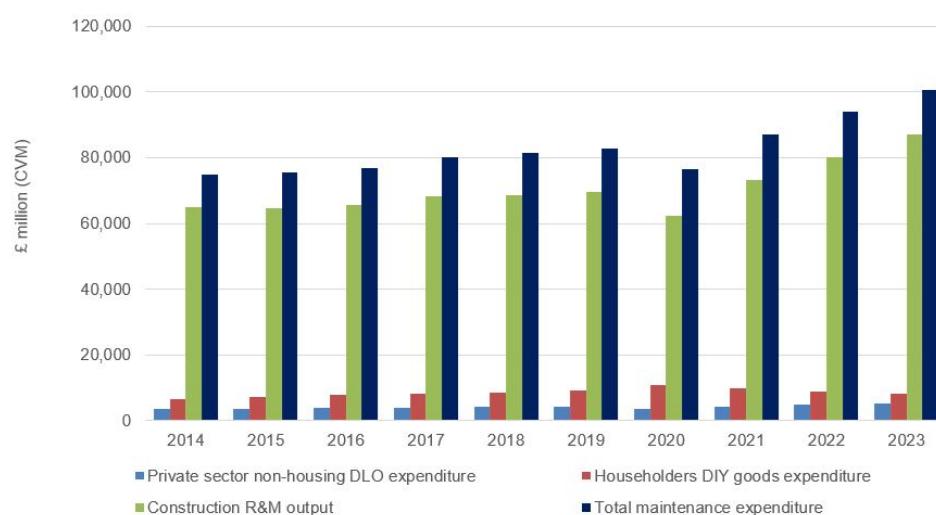
peak year-on-year growth in 2021.

Table 2: Total maintenance expenditure, CVM constant (2022) prices (£ million)

Year	Construction R&M output	Private sector non-housing DLO expenditure	Householders' DIY goods expenditure	Total maintenance expenditure
2014	64,860	3,482	6,625	74,967
2015	64,580	3,582	7,288	75,450
2016	65,470	3,747	7,778	76,995
2017	68,107	3,931	8,204	80,242
2018	68,716	4,156	8,485	81,357
2019	69,454	4,147	9,061	82,662
2020	62,339	3,557	10,705	76,601
2021	73,270	4,138	9,790	87,198
2022	80,091	4,842	8,932	93,865
2023	86,960	5,348	8,252	100,560

Source: ONS, BCIS

Chart 2: Maintenance expenditures CVM constant (2022) prices



Source: ONS, BCIS

1.2 Contractors' repair and maintenance output

Construction output is based on the ONS's official data on contractors' output. ONS records the output of contracting firms in the construction industry, which includes civil engineering works, general construction and demolition works, repairs, improvements, fixtures, fittings, services, and finishes to residential and non-residential buildings.

New work output figures include spending on site preparation, demolition, extensions, and significant alterations (i.e. improvements), but exclude housing improvements, extensions, alterations and house/flat conversions, which are under R&M. Conversions of existing houses for different purposes are treated as new construction works.

R&M output figures include all works to existing houses, including conversions and alterations, but not such works to other types of buildings. These figures might be seen as a slight underestimation of the overall amount of R&M to existing buildings because improvements and modification projects will always involve some substitute maintenance (i.e. maintenance work will be superseded by the improvement).

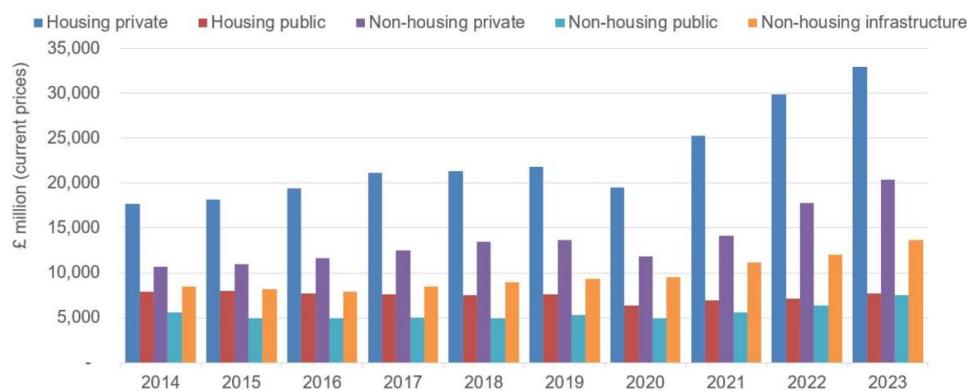
Changes to the method of calculating output figures were made in June 2010. These changes affect all historical figures at both current and constant prices. Full details of the current methodology can be found on the ONS website. [Construction output QMI - Office for National Statistics](#).

Table 3: Repair and maintenance output at current prices (£ million)

Year	Repair and maintenance							Total R&M	Total construction output		
	Housing			Non-housing							
	Private	Public	Total	Private	Public	Infrastructure	Total				
2014	17,661	7,925	25,585	10,632	5,539	8,511	24,682	50,267	135,202		
2015	18,162	8,014	26,176	10,985	4,875	8,140	24,000	50,176	141,446		
2016	19,408	7,712	27,120	11,659	4,909	7,871	24,439	51,559	150,550		
2017	21,095	7,649	28,744	12,508	5,028	8,475	26,011	54,754	163,810		
2018	21,364	7,462	28,826	13,437	4,882	8,971	27,290	56,116	168,402		
2019	21,774	7,597	29,371	13,652	5,263	9,299	28,214	57,585	176,815		
2020	19,515	6,363	25,878	11,799	4,902	9,524	26,225	52,103	152,431		
2021	25,239	6,943	32,182	14,165	5,611	11,178	30,954	63,136	177,964		
2022	29,844	7,148	36,992	17,758	6,401	12,056	36,215	73,207	206,608		
2023	32,918	7,743	40,661	20,326	7,465	13,641	41,432	82,093	221,122		

Source: ONS, BCIS

Chart 3: Repair and maintenance output at current prices



Source: ONS, BCIS

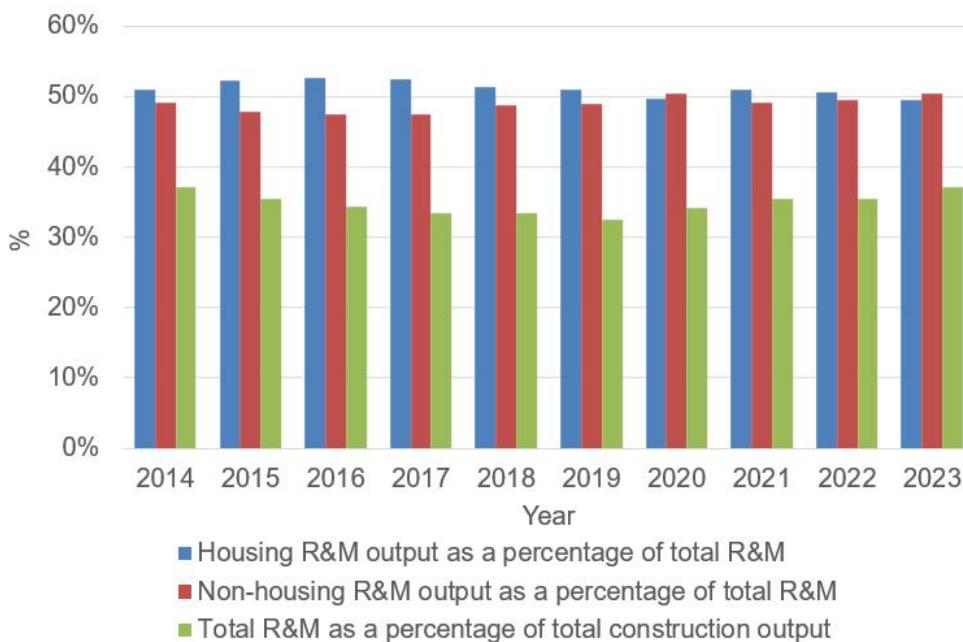
1.3 Contractors' repair and maintenance output summaries relative to total construction output

Table 4: Contractors' repair and maintenance analysis, current prices

Year	Housing R&M output as a percentage of total R&M	Non-housing R&M output as a percentage of total R&M	Total R&M as a percentage of total construction output
2014	50.9%	49.1%	37.2%
2015	52.2%	47.8%	35.5%
2016	52.6%	47.4%	34.2%
2017	52.5%	47.5%	33.4%
2018	51.4%	48.6%	33.3%
2019	51.0%	49.0%	32.6%
2020	49.7%	50.3%	34.2%
2021	51.0%	49.0%	35.5%
2022	50.5%	49.5%	35.4%
2023	49.5%	50.5%	37.1%

Source: ONS, BCIS

Chart 4: Contractors' repair and maintenance analysis, current prices



Source: ONS, BCIS

1.4 Private sector non-housing maintenance direct labour expenditure

Maintenance work carried out in the private sector by directly employed workers is not included in the construction output figures (Tables 3 and 4). This sector does not have easily accessible statistics to assess the figures. BCIS estimated the output for directly employed labour by analysing a small sample of private sector organisations. Based on the relationship between contract work and directly employed labour, it is estimated that direct labour costs make up about 25% of private sector expenditure on non-housing maintenance.

Table 5: Private sector non-housing maintenance expenditure, current prices (£ million)

Year	Contractors' output (Table 3)	Directly employed labour (25%)	Total
2014	10,632	2,658	13,290
2015	10,985	2,746	13,731
2016	11,659	2,915	14,574
2017	12,508	3,127	15,635
2018	13,437	3,359	16,796
2019	13,652	3,413	17,065
2020	11,799	2,950	14,749
2021	14,165	3,541	17,706
2022	17,758	4,440	22,198
2023	20,326	5,082	25,408

Source: ONS, BCIS

1.5 Housing maintenance expenditure by occupiers

The estimated total cost of maintenance consists of:

- The cost of householders' purchased DIY goods, but no allowance for their own labour cost.
- Dwellings repair services, including payments to carpenters, glaziers, decorators, electricians and plumbers.
- Dwellings insurance to pay for repairs and maintenance in the event of a breakdown.

Construction output data should include works on buildings carried out by contractors for householders or insurance firms. Therefore, the total maintenance expense estimate only includes the value of the DIY goods.

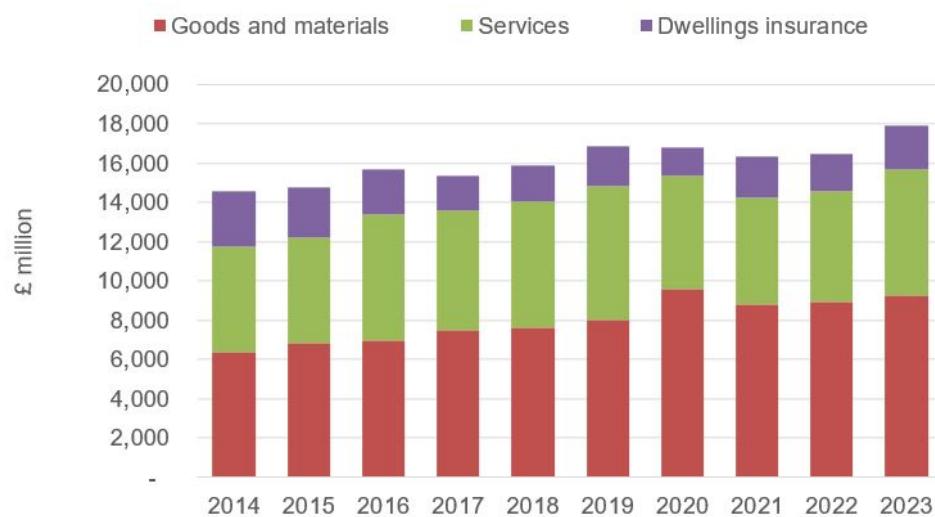
This estimate is derived from the Consumer Trends Survey, which separates private consumer spending into goods and services for regular household repair and maintenance, and services for routine household maintenance. Details of the survey and methodology are available on the ONS website. Consumer trends time series - Office for National Statistics.

Table 6: Housing maintenance expenditure by occupiers, current prices (£ million)

Year	Total consumer expenditure	Costs incurred by occupiers				Housing maintenance expenditure as a percentage of total consumer expenditure
		Goods and materials	Services	Dwellings insurance	Total	
2014	1,158,972	6,404	5,324	2,853	14,581	1.26%
2015	1,188,031	6,863	5,338	2,531	14,732	1.24%
2016	1,249,345	7,003	6,391	2,263	15,657	1.25%
2017	1,294,569	7,479	6,102	1,747	15,328	1.18%
2018	1,343,731	7,603	6,433	1,837	15,873	1.18%
2019	1,378,649	8,006	6,828	2,019	16,853	1.22%
2020	1,200,346	9,575	5,747	1,465	16,787	1.40%
2021	1,319,323	8,772	5,492	2,047	16,311	1.24%
2022	1,534,744	8,932	5,644	1,904	16,480	1.07%
2023	1,648,904	9,287	6,391	2,197	17,875	1.08%

Source: ONS, BCIS

Chart 5: Occupiers' expenditure on maintenance, current prices



Source: ONS, BCIS

- Goods and materials include items such as paint, wallpaper, plaster, tiles and small plumbing items.
- Services include fees paid to plumbers, electricians, carpenters, glaziers, decorators, etc.
- Dwellings insurance includes the cost of insuring the building, but not the contents.

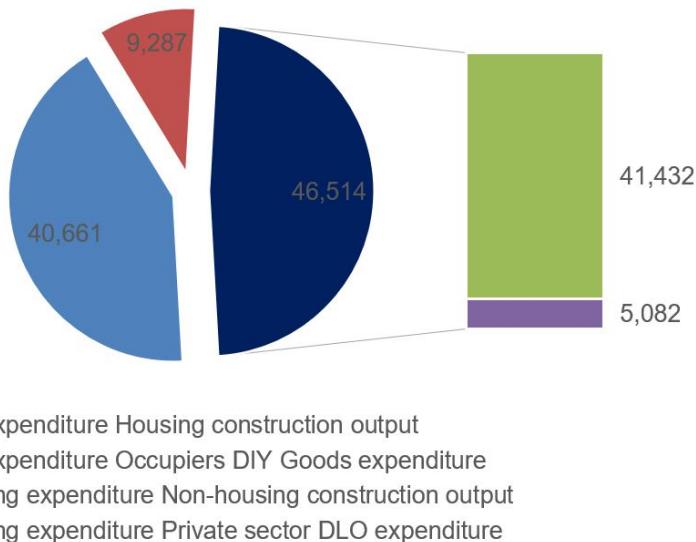
1.6 Housing and non-housing total maintenance expenditures

Table 7: Maintenance expenditure summaries, current prices (£ million)

Year	Housing expenditure			Non-housing expenditure		
	Housing construction output	Occupiers' DIY goods expenditure	Total	Non-housing construction output	Private sector DLO expenditure	Total
2014	25,585	6,404	31,989	24,682	2,658	27,340
2015	26,176	6,863	33,039	24,000	2,746	26,746
2016	27,120	7,003	34,123	24,439	2,915	27,354
2017	28,744	7,479	36,223	26,011	3,127	29,138
2018	28,826	7,603	36,429	27,290	3,359	30,649
2019	29,371	8,006	37,377	28,214	3,413	31,627
2020	25,878	9,575	35,453	26,225	2,950	29,175
2021	32,182	8,772	40,954	30,954	3,541	34,495
2022	36,992	8,932	45,924	36,215	4,440	40,655
2023	40,661	9,287	49,948	41,432	5,082	46,514

Source: ONS, BCIS

Chart 6: Housing and Non-housing maintenance expenditure 2023 current prices (£ million)



Source: ONS, BCIS

Section 2 Maintenance expenditure and Gross Domestic Product (GDP)

GDP is the primary indicator of economic growth in the UK, based on the value of goods and services produced during a specific time. Growing GDP indicates that the economy is expanding and that the nation has access to more resources, such as goods and services, income, and profits.

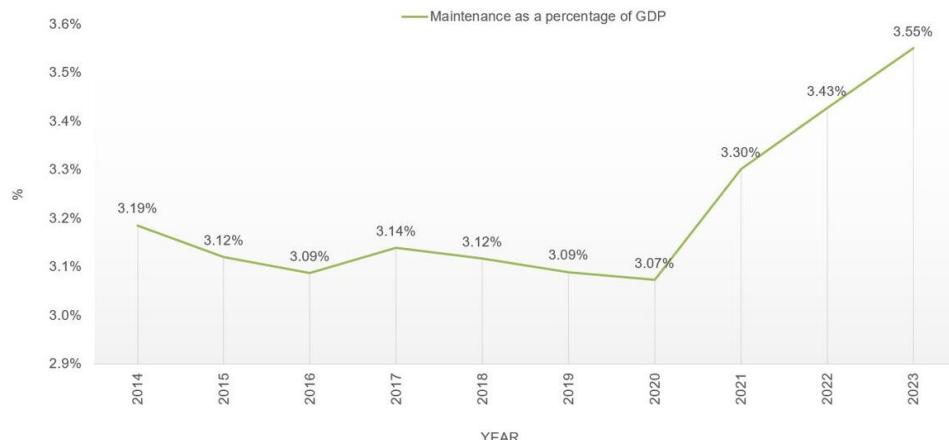
It might be expected that as GDP grows maintenance expenditure will also expand. This has been broadly true over the past 10 years as annual maintenance expenditure has ranged between 3.07% and 3.55% of annual GDP over this period (2014-2023).

Table 8: Total maintenance expenditure and Gross Domestic Product (GDP), current prices (£ million)

Year	GDP (£m)	Total maintenance expenditure (£m)	Maintenance as a percentage of GDP
2014	1,862,514	59,329	3.19%
2015	1,916,451	59,785	3.12%
2016	1,991,645	61,477	3.09%
2017	2,082,482	65,360	3.14%
2018	2,152,304	67,078	3.12%
2019	2,233,921	69,004	3.09%
2020	2,103,486	64,628	3.07%
2021	2,285,400	75,449	3.30%
2022	2,526,428	86,579	3.43%
2023	2,717,320	96,462	3.55%

Source: ONS, BCIS

Chart 7: Maintenance as a percentage of GDP, current prices



Source: ONS, BCIS

Section 3 - Maintenance expenditure as a percentage of stock

Stock of buildings and works

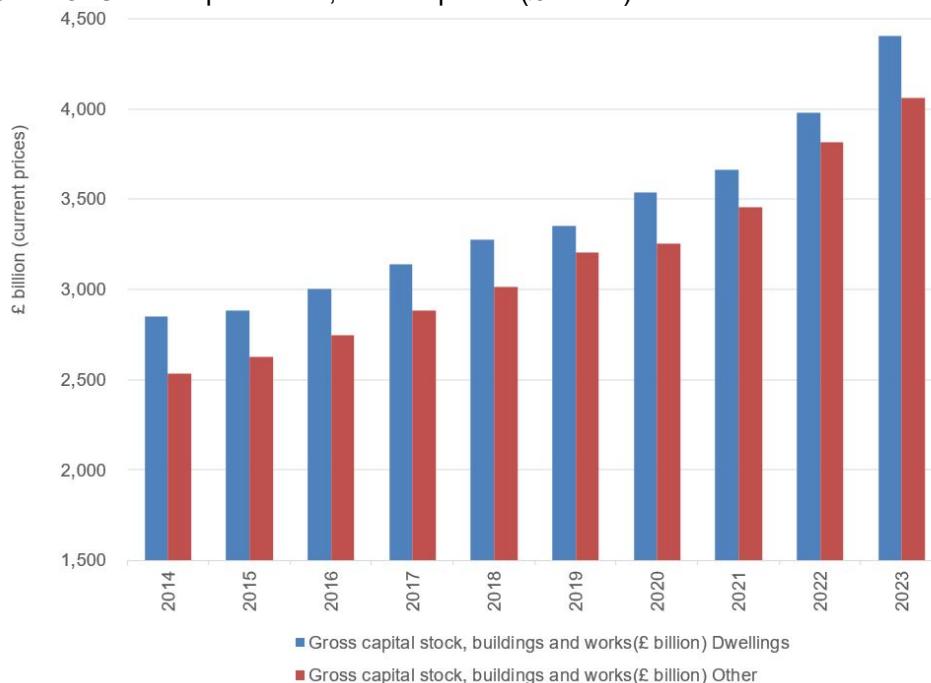
Figures for gross capital stock are taken from the UK national accounts (The Blue Book). The figures show the importance of building assets within the fabric of the economy. The works for dwellings and other buildings account for almost three-quarters of the country's gross capital stock.

Table 9: Gross capital stock at replacement cost (current prices) and total maintenance as a percentage of capital stock

Year	Gross capital stock, buildings and works (£ billion)			Total maintenance expenditure (£ million)	Total maintenance as a percentage of stock
	Dwellings	Other	Total		
2014	2,853	2,532	5,385	59,329	1.10%
2015	2,885	2,627	5,512	59,785	1.08%
2016	3,001	2,748	5,749	61,477	1.07%
2017	3,138	2,882	6,020	65,360	1.09%
2018	3,275	3,012	6,287	67,078	1.07%
2019	3,351	3,207	6,558	69,004	1.05%
2020	3,540	3,252	6,792	64,628	0.95%
2021	3,663	3,457	7,120	75,449	1.06%
2022	3,978	3,816	7,794	86,579	1.11%
2023	4,407	4,063	8,470	96,462	1.14%

Source: ONS, BCIS

Chart 8: Gross capital stock, current prices (£ billion)



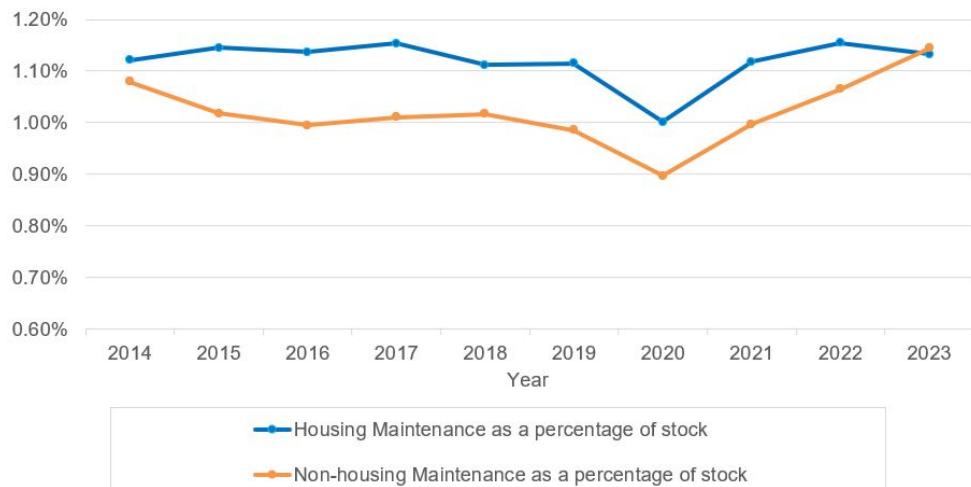
Source: ONS, BCIS

Table 10: Housing and non-housing maintenance as a percentage of capital stock, current prices

Year	Housing			Non-housing		
	Maintenance expenditure (£ million)	Stock (£ million)	Maintenance as a percentage of stock	Maintenance expenditure (£ million)	Stock (£ million)	Maintenance as a percentage of stock
2014	31,989	2,853,000	1.12%	27,340	2,532,000	1.08%
2015	33,039	2,885,000	1.15%	26,746	2,627,000	1.02%
2016	34,123	3,001,000	1.14%	27,354	2,748,000	1.00%
2017	36,223	3,138,000	1.15%	29,138	2,882,000	1.01%
2018	36,429	3,275,000	1.11%	30,649	3,012,000	1.02%
2019	37,377	3,351,000	1.12%	31,627	3,207,000	0.99%
2020	37,377	3,540,000	1.00%	29,175	3,252,000	0.90%
2021	40,954	3,663,000	1.12%	34,495	3,457,000	1.00%
2022	45,924	3,978,000	1.15%	40,655	3,816,000	1.07%
2023	49,948	4,407,000	1.13%	46,514	4,063,000	1.14%

Source: ONS, BCIS

Chart 9: Maintenance as a percentage of stock, current prices



Source: ONS, BCIS

Appendices - Source tables

Table 11: Repair and maintenance output at CVM constant (2022) prices (£ million)

Year	Repair and maintenance							Total R&M	Total construction output		
	Housing			Non-housing							
	Private	Public	Total	Private	Public	Infrastructure	Total				
2014	22,275	10,248	32,524	13,929	7,257	11,150	32,336	64,860	171,513		
2015	22,906	10,366	33,272	14,330	6,359	10,619	31,308	64,580	178,082		
2016	24,195	9,862	34,057	14,986	6,310	10,117	31,413	65,470	185,379		
2017	25,813	9,599	35,412	15,722	6,320	10,653	32,695	68,107	196,651		
2018	25,737	9,220	34,957	16,622	6,039	11,098	33,759	68,716	196,597		
2019	25,901	9,268	35,169	16,590	6,395	11,300	34,285	69,454	200,679		
2020	23,014	7,697	30,711	14,230	5,912	11,486	31,628	62,339	171,891		
2021	28,927	8,172	37,099	16,552	6,556	13,062	36,170	73,270	193,469		
2022	32,580	8,008	40,589	19,370	6,982	13,150	39,502	80,091	206,608		
2023	34,927	8,427	43,354	21,393	7,857	14,357	43,606	86,960	211,133		

Source: ONS, BCIS

Table 12: Housing maintenance expenditure by occupiers, current prices (£ million)

Year	Total consumer expenditure	Costs incurred by householders						
		Goods and materials			Services			Dwellings insurance
		Maintenance and repair	Consumables	Total goods	Maintenance and repair	Domestic services and household services	Total services	
2014	1,158,972	928	5,476	6,404	1,780	3,544	5,324	2,853
2015	1,188,031	1,113	5,750	6,863	1,733	3,605	5,338	2,531
2016	1,249,345	1,152	5,851	7,003	1,941	4,450	6,391	2,263
2017	1,294,569	1,232	6,247	7,479	1,857	4,245	6,102	1,747
2018	1,343,731	1,291	6,312	7,603	1,818	4,615	6,433	1,837
2019	1,378,649	1,356	6,650	8,006	1,802	5,026	6,828	2,019
2020	1,200,346	1,508	8,067	9,575	1,814	3,933	5,747	1,465
2021	1,319,323	1,590	7,182	8,772	1,927	3,565	5,492	2,047
2022	1,534,744	1,685	7,247	8,932	2,016	3,628	5,644	1,904
2023	1,648,904	1,630	7,657	9,287	2,322	4,069	6,391	2,197

Source: ONS, BCIS

Table 13: Housing maintenance expenditure by occupiers, CVM constant (2022) prices (£ million)

Year	Total consumer expenditure	Costs incurred by householders						
		Goods and materials			Services			Dwellings insurance
		Maintenance and Repair	Consumables	Total goods	Maintenance and Repair	Domestic	Total services	
2014	1,375,826	1,127	5,498	6,625	1,920	4,321	6,241	3,212
2015	1,415,559	1,369	5,919	7,288	1,865	4,265	6,130	3,112
2016	1,469,946	1,437	6,341	7,778	2,066	5,092	7,158	2,639
2017	1,495,473	1,545	6,659	8,204	1,963	4,738	6,701	2,151
2018	1,520,338	1,590	6,895	8,485	1,906	5,015	6,921	2,417
2019	1,537,074	1,652	7,409	9,061	1,870	5,335	7,205	2,499

Year	Total consumer expenditure	Costs incurred by householders						
		Goods and materials			Services			Dwellings insurance
		Maintenance and Repair	Consumables	Total goods	Maintenance and Repair	Domestic	Total services	
2020	1,337,252	1,790	8,915	10,705	1,866	4,080	5,946	1,952
2021	1,430,751	1,781	8,009	9,790	1,970	3,661	5,631	2,419
2022	1,534,744	1,685	7,247	8,932	2,016	3,628	5,644	1,904
2023	1,543,151	1,542	6,710	8,252	2,296	3,839	6,135	2,010

Source: ONS, BCIS

Table 14: Gross capital stock, CVM constant (2022) prices (£ million)

Year	Gross capital stock, buildings and works		
	Dwellings	Other	Total
2014	3,670	3,319	6,989
2015	3,702	3,391	7,093
2016	3,737	3,464	7,201
2017	3,779	3,536	7,315
2018	3,822	3,604	7,426
2019	3,866	3,673	7,539
2020	3,891	3,716	7,607
2021	3,933	3,767	7,700
2022	3,978	3,816	7,794
2023	4,013	3,861	7,874

Source: ONS, BCIS

Table 15: Gross domestic Product, CVM constant (2022) prices (£ million)

Year	GDP
2004	1,982,500
2005	2,036,675

Year	GDP
2006	2,085,162
2007	2,139,895
2008	2,134,571
2009	2,035,942
2010	2,081,411
2011	2,105,105
2012	2,136,871
2013	2,175,333
2014	2,244,827
2015	2,294,727
2016	2,338,825
2017	2,400,956
2018	2,434,694
2019	2,474,245
2020	2,219,474
2021	2,409,815
2022	2,526,428
2023	2,536,090

Source: ONS, BCIS

Table 16: Total maintenance expenditure and Gross Domestic Product (GDP), current prices (£ million)

Year	GDP (£m)	Total maintenance expenditure (£m)	Maintenance as a percentage of GDP
2004	1,322,637	46,760	3.54%
2005	1,398,749	49,004	3.50%
2006	1,472,038	50,493	3.43%
2007	1,544,637	53,615	3.47%

Year	GDP (£m)	Total maintenance expenditure (£m)	Maintenance as a percentage of GDP
2008	1,593,600	56,692	3.56%
2009	1,548,802	52,753	3.41%
2010	1,608,553	50,589	3.14%
2011	1,662,590	51,736	3.11%
2012	1,713,715	52,688	3.07%
2013	1,781,361	54,996	3.09%
2014	1,862,514	59,329	3.19%
2015	1,916,451	59,785	3.12%
2016	1,991,645	61,477	3.09%
2017	2,082,482	65,360	3.14%
2018	2,152,304	67,078	3.12%
2019	2,233,921	69,004	3.09%
2020	2,103,486	64,628	3.07%
2021	2,285,400	75,449	3.30%
2022	2,526,428	86,579	3.43%
2023	2,717,320	96,462	3.55%

Source: ONS, BCIS

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Office for National Statistics, Gross domestic product, United Kingdom: quarterly and annual: current price and chained volume measures.

Office for National Statistics Gross capital stock of buildings and works, United Kingdom.

Office for National Statistics Housing maintenance expenditure by occupiers.

Office for National Statistics UK national accounts.

Notes

Changes to UK national accounts: In 2013, the Office for National Statistics (ONS) revised the method of adjusting the statistics for construction output, GDP and stock of buildings and work, to allow for inflation. In previous editions of this publication, costs and expenditures, in addition to being expressed at current prices, were taken to a constant price, which was rebased mostly every five years. The rebasing now takes place annually, with data described as 'chained volume measures' (CVM) (current reference year 2022). This is intended to provide a clearer and more up to date indication of trends. Consequently, the historic constant price figures are revised annually.

Estimates and statistics - the figures and their sources

The estimates produced here have been compiled from a variety of sources. Adjustments have had to be made to produce estimates that show the overall trends in maintenance expenditure. Details of the individual inputs are given below, but three points need to be highlighted:

- The figures for both maintenance expenditure and stock include civil engineering works as well as buildings. However, the term 'building' has been used throughout for simplicity.
- Construction output figures for repair and maintenance are compiled on two different bases – housing includes all work to existing dwellings, including alterations and improvements, while non-housing includes only repair and maintenance work.
- Estimates of maintenance relate to Great Britain, while the figures for the capital stock of buildings and for GDP are for the UK as a whole. While this will produce an underestimate of the overall level of maintenance relative to these comparators, it should not distort the trend in the results. The latest figures for Northern Ireland show that contractors' repair and maintenance output at current prices was £1,483m in 2023. This compares with £82,093m for Great Britain, showing that Northern Ireland's output is less than 1.81% of the total UK output.

Where possible, information has been taken from official sources, mainly the various departmental reports from ONS. In some instances, BCIS has had to produce estimates based on a combination of information sources. Details of relevant sources are given in the bibliography.

The components of the overall estimate are:

- Data sourced from the monthly business survey for construction (also known as the construction output survey), which collects information from UK construction businesses. The survey's results are used to produce estimates for output in the construction sector of the economy.
- Householders' expenditure on maintenance of their homes is taken from the UK national accounts. Only the expenditure on DIY materials is included, as spending on contractors should be included in the construction output figures. No allowance has been made for the value of householders' own time.

No allowance has been made for the value of overall construction repair and maintenance (R&M) output carried out by the craft workers employed by Local Authorities.