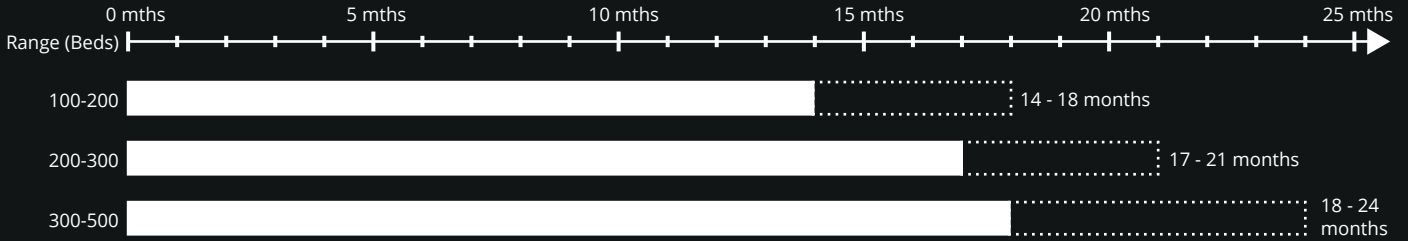


The benchmarking data has been collected from 393 projects from 2014 to 2022. Programmes with abnormal constraints and Covid-19 delays have not been included in the benchmark data.

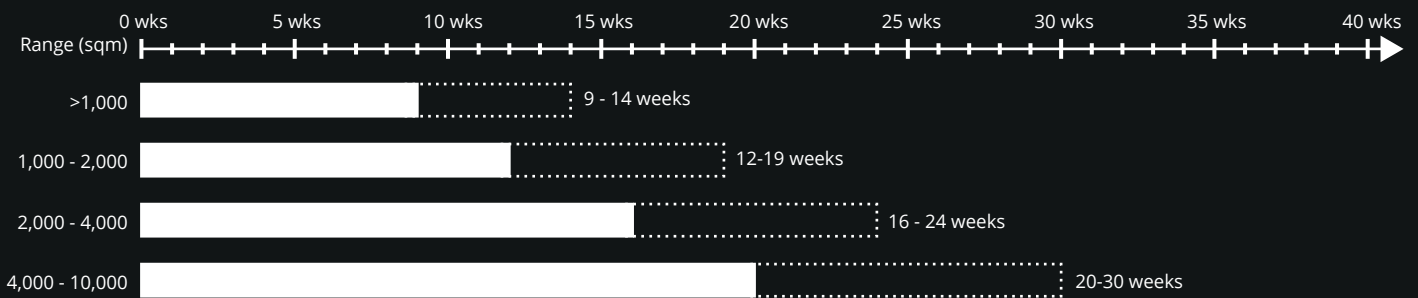
Key: Construction Duration Project Completion Range



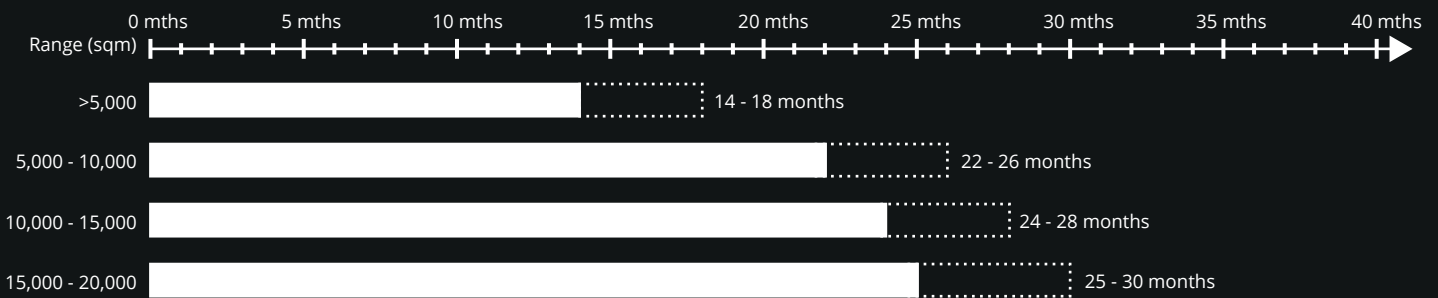
STUDENT ACCOMMODATION



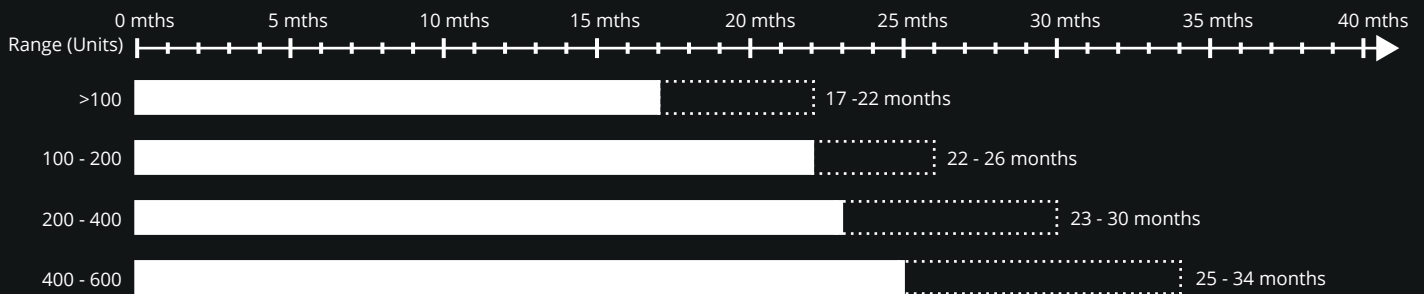
COMMERCIAL OFFICE - FIT OUT (CAT B)



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



APARTMENTS (INCL. BASEMENTS)

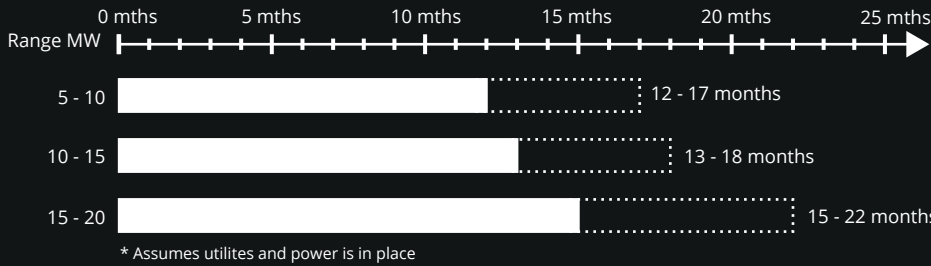


HOTELS/APARTHOTELS

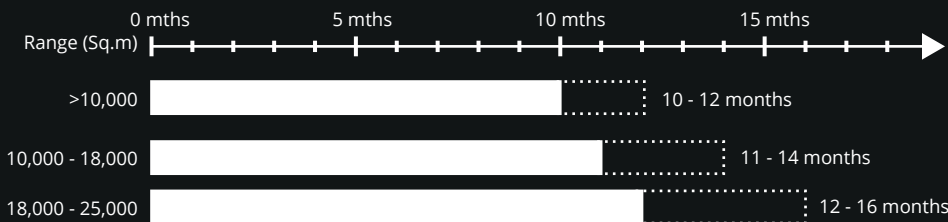




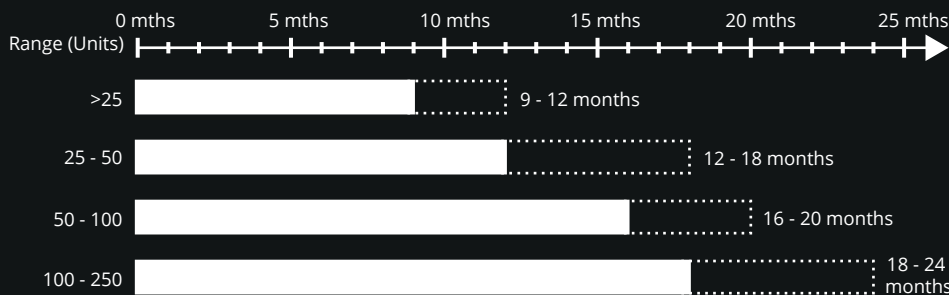
DATA CENTRES*



LOGISTICS & WAREHOUSING



HOUSING



OVERALL DURATIONS

Note that supply chain shortages in labour and materials is having an impact on overall construction durations on projects. We are seeing longer lead in times for specialist materials and items that were previously "off the shelf", now are coming with a lead in time. We saw this being reflected in contractors tender programmes in 2021 and expect this to continue into 2022.



LABOUR

Labour resources are stretched at present due to the buoyant Irish market, insufficient new labour through apprenticeship programmes and the lack of movement of labour throughout Europe and beyond due to the ongoing effects of Covid 19.



BREXIT

The UK's withdrawal from the European Union has further compounded supply chain issues in that some Great Britain manufacturers and suppliers have yet to obtain the appropriate certification to allow their products to comply with EU requirements and used in the Irish market.



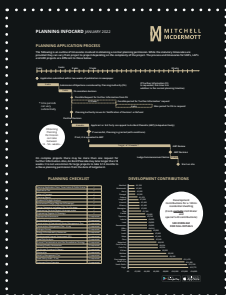
PRICE NEGOTIATIONS

Notwithstanding the above issues Contractors who tendered for work several months ago are being hit with price increases and as a result they are spending more time shopping around and negotiating keener prices with subcontractors and suppliers in order to minimise their exposure to ongoing price hikes.



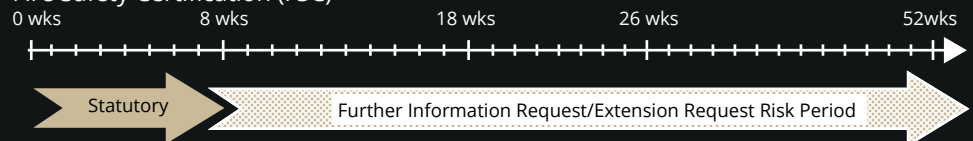
STATUTORY APPLICATIONS

PLANNING APPLICATION PROCESS



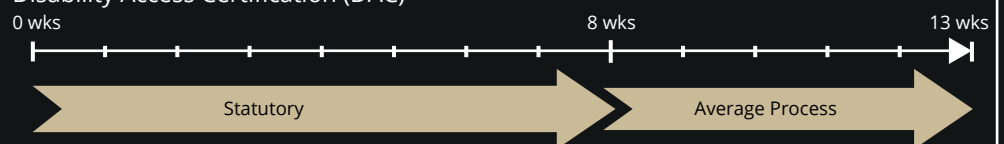
Click to follow link to Planning Infocard on soft copy

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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