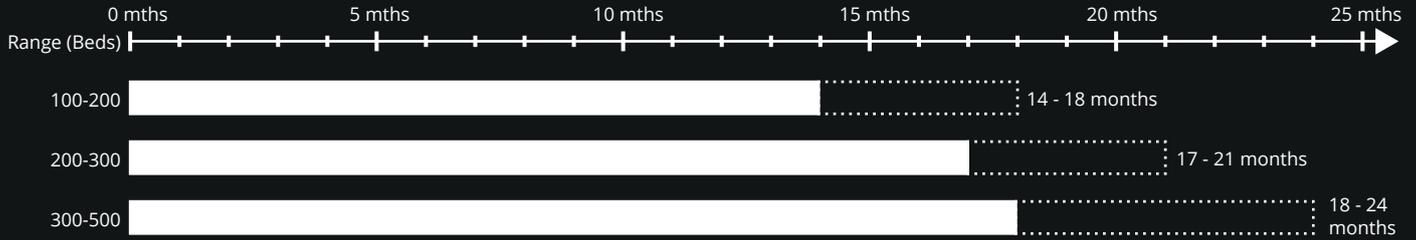


The benchmarking data has been collected from 533 projects over the past 10 years. Programmes with abnormal constraints have not been included in the benchmark data.

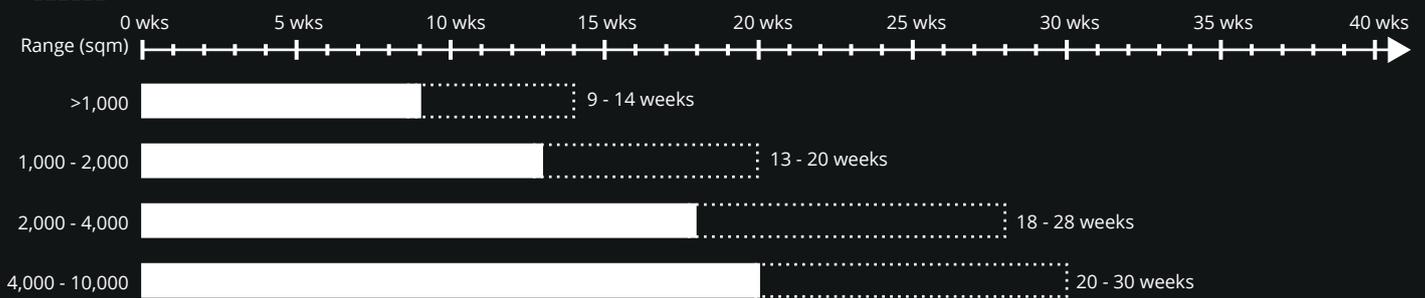
Key: Construction Duration Project Completion Range



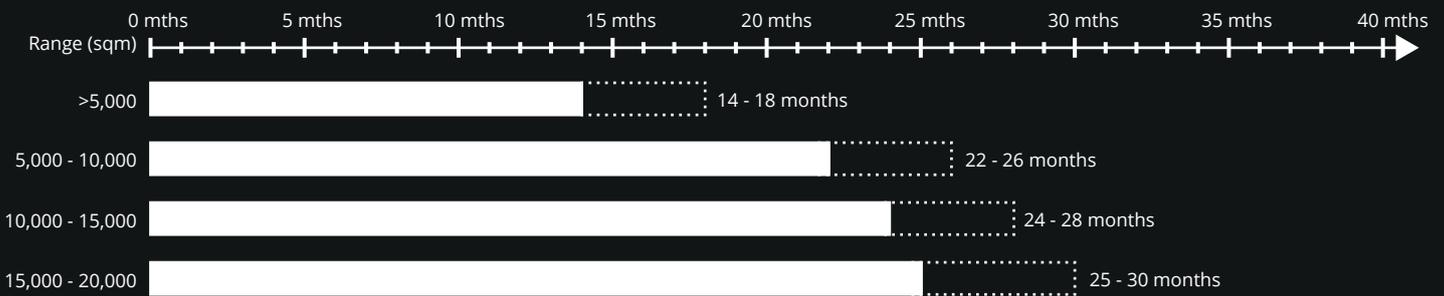
### STUDENT ACCOMMODATION



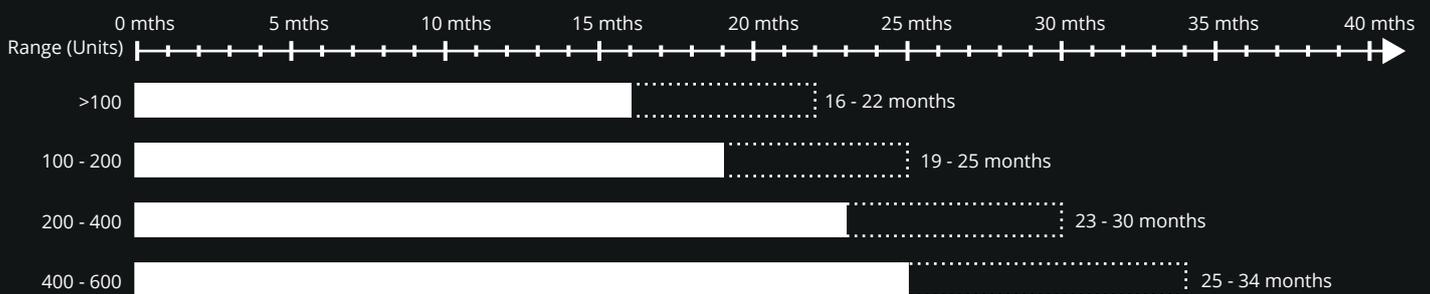
### COMMERCIAL OFFICE - FIT OUT (CAT B)



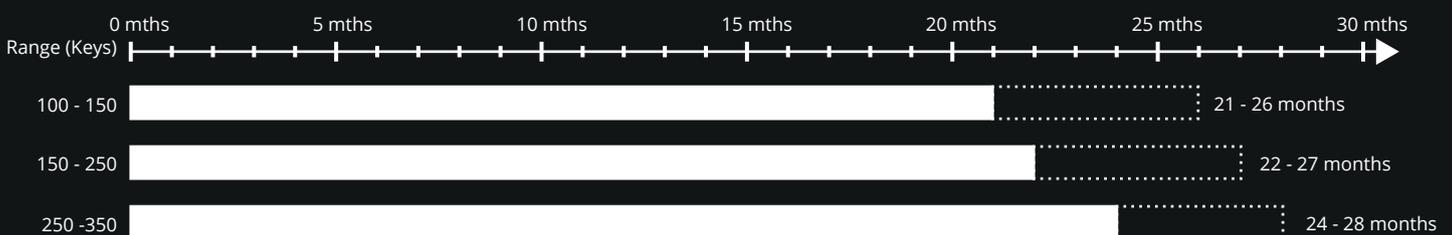
### COMMERCIAL OFFICE - NEW BUILD (SHELL AND CORE - CAT A)



### APARTMENTS (INCL. BASEMENTS)

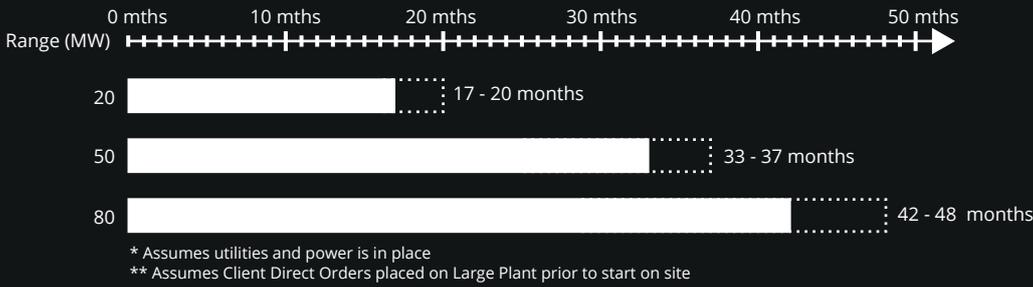


### HOTELS/APARTHOTELS





**DATA CENTRES\***



**OVERALL DURATIONS**

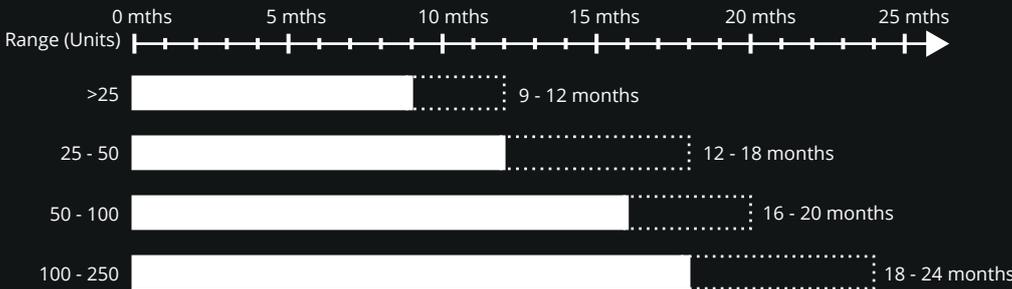
Overall construction durations have not changed dramatically in 2024, however, we have seen some movement in Apartment and Hotel Construction durations, Apartment durations have slightly reduced and Hotel durations have extended. Apartment durations have slightly reduced mainly due to more suburban site locations and more familiarity and standardisation of building. For the longer durations for Hotel projects, we believe this is primarily due to the site locations for new projects in 2024, as many Hotel projects are located in heavily constrained sites with numerous complexities. We anticipate that the availability of labour will have an impact on programmes in 2025, as well as the key programme risks set out below;



**LOGISTICS & WAREHOUSING**



**HOUSING**



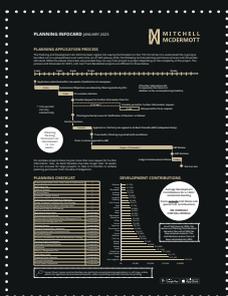
**KEY PROGRAMME RISKS**

- Utility connections
- BCAR process and compliance with regulations
- Boundary agreements
- Ground Conditions
- Site logistics / constraints



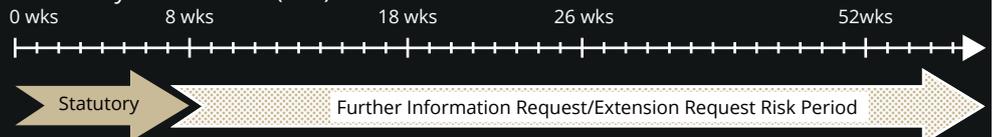
**STATUTORY APPLICATIONS**

**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.

**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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