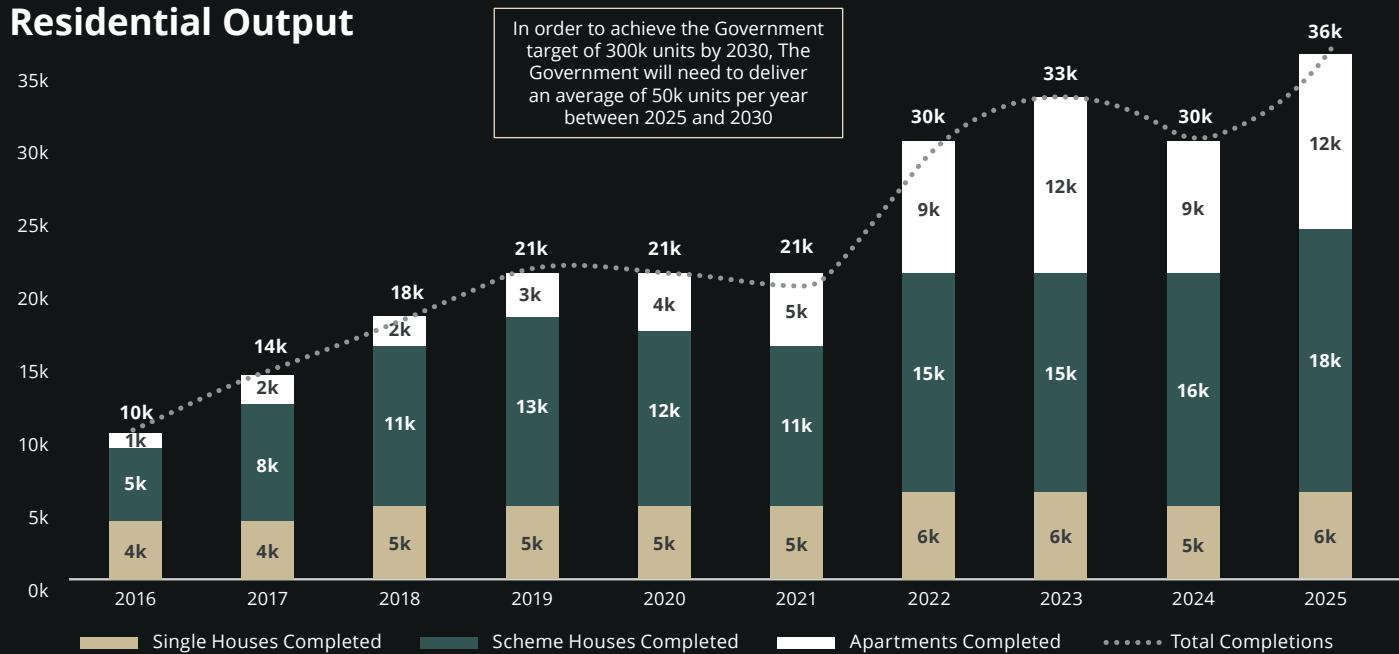
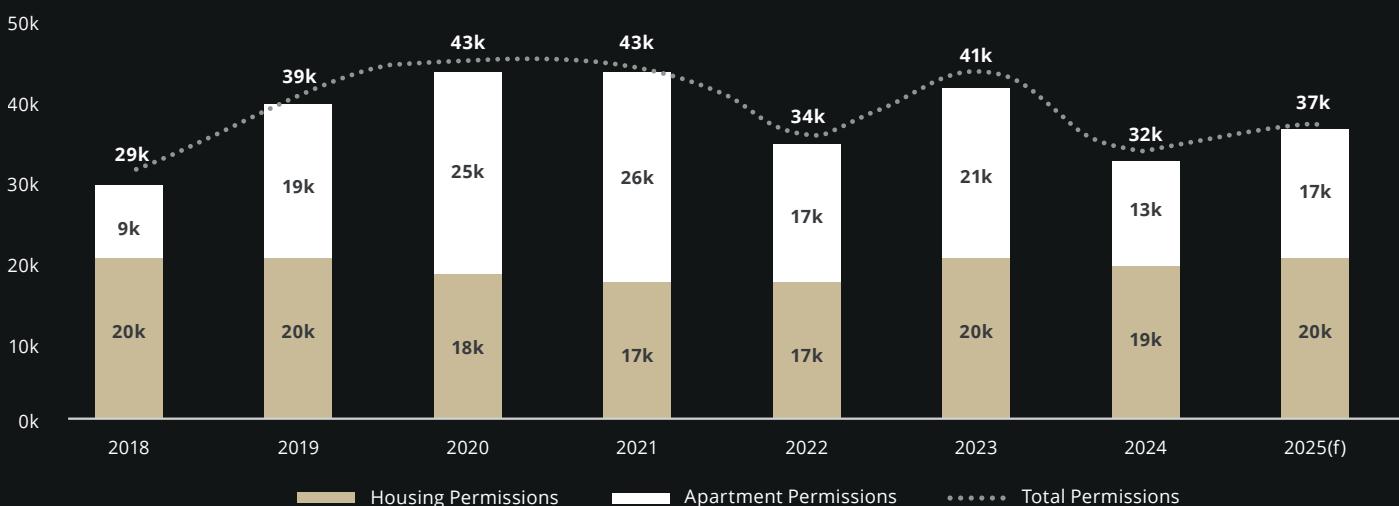


RESIDENTIAL SUPPLY AND DEMAND

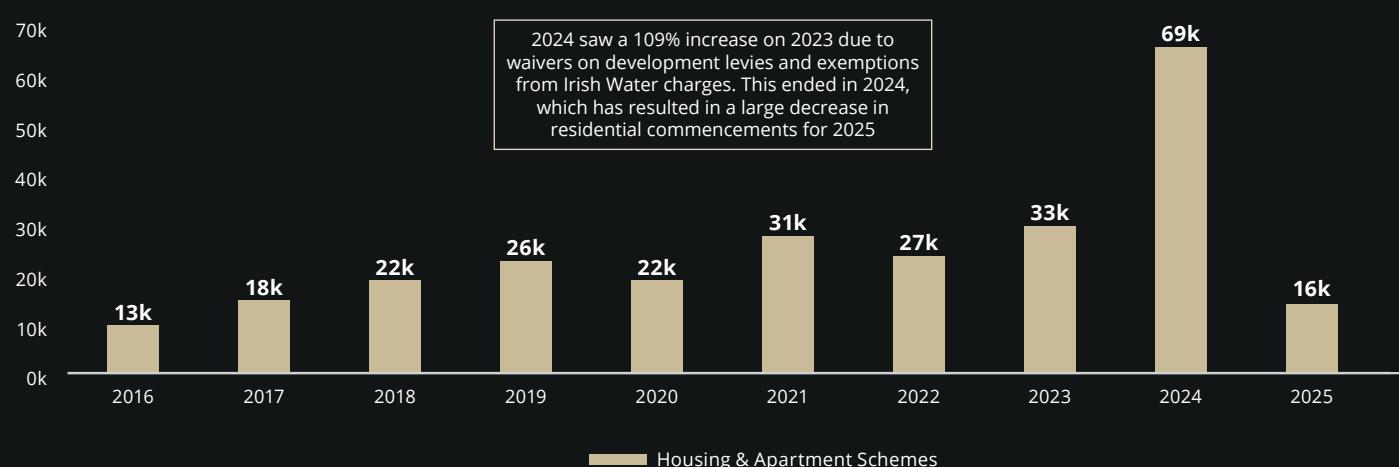
Residential Output



Planning Permissions



Residential Commencement Notices Submitted



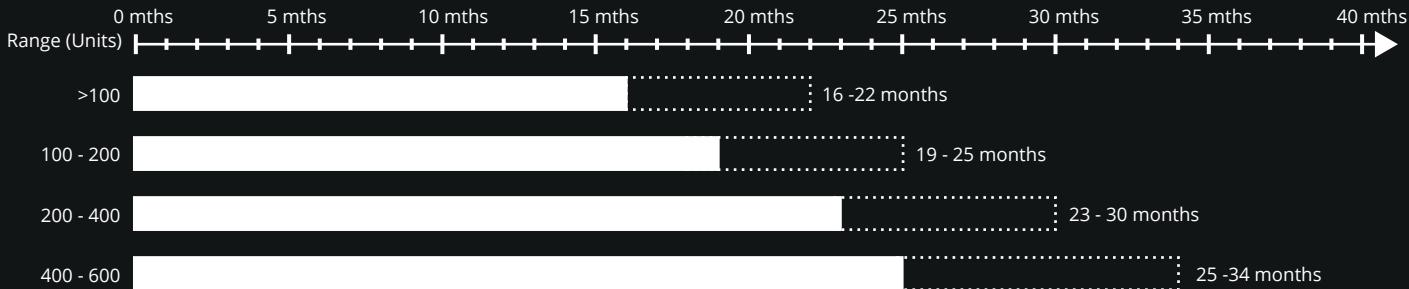
BENCHMARKED CONSTRUCTION PROJECTS (Apt Costs Only)

NOTE: mix is critical when assessing unit costs



Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes. Mitchell | McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude the following VAT | Tender Inflation from January 2026 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Site Works | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Brexit | Covid-19 | Basement | External Works

APARTMENTS (INCL. BASEMENTS)



THINGS TO WATCH

- Viability/ Affordability
- Planning Bottlenecks
- Land Availability
- Labour & Skill Shortages
- Finance Costs
- Revised Apartment Design Standards 2025
- Rent-control & tenancy reform rollout
- Residential Zoned Land Tax changes
- Vacant Property Tax changes
- Embodied Carbon Reporting Requirements
- Judicial Reviews
- Utility connections lagging
- Available Infrastructure



RECENT DEVELOPMENTS

- Government exercises Special Rezoning Powers
- Vacant & Derelict Property Grants Expansion
- New House Activation Office
- Urban Development Zones (UDZ's) brought into force
- New Infrastructure Taskforce
- Standardised Design Approaches Study
- Rent Pressure Zones (RPZ) extended nationally
- New apartment planning standards to be challenged in High Court
- VAT reduction from 13.5% to 9% to support apartment supply
- SCSI Real Cost of New Apartment Delivery 2025
- Planning and Development (Amendment) Act 2025
- Apartment Design Standard Revision



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