MONTHLY INDUSTRY OUTLOOK

# North West Bricklaying Outlook

Local projects move forward in a cautious wider market.

Reporting period: 1-31 October 2026
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**About this report**
This report provides general industry information and commentary to help readers understand market conditions. It is not a rate guide, quotation, valuation or guarantee of available work. Any prices or pay figures are dated examples, not recommended rates. Check current project details, local conditions and supplier quotations before making decisions.

## The month in perspective

October brought evidence of local housing delivery alongside a difficult national backdrop. The clearest conclusion is that individual projects are progressing; the reviewed evidence does not establish a general increase in North West bricklaying workloads.

ONS estimated that Great Britain construction output fell 1.0% in the three months to August, with private new housing down 3.2%. These figures were released on 15 October and describe GB construction, not October masonry demand in this region. [1]

The Bank of England's October intelligence also described weak housebuilding and project delays associated with uncertainty and cost pressures. It is qualitative UK business intelligence rather than a representative survey of North West gangs. [2]

## Three signals to keep in view

**Some projects are moving.** An October Breck announcement reports a start on 34 social homes at Pilch Lane, Roby. That is a stronger pipeline signal than a housing target, but it does not confirm an available brickwork subcontract. [3]

**Approvals need time to become work.** Oldham's 147-home Southlink scheme received planning consent. The announcement did not establish an October construction start. [4]

**Costs and volumes can move differently.** The materials release available in October showed lower national brick deliveries alongside higher broad price indices. That is a reason to check quotations, not to assume a standard local price rise. [5]

## Regional picture: five areas, different stages

**Greater Manchester.** Manchester City Council reported 4,766 homes completed in the previous year, including 901 affordable homes. This measures past delivery, not current gang requirements. Vistry separately announced consent for 147 affordable homes on the former Oldham Mumps station site on 5 October. [6][4]

Place North West reported on 14 October that Taylor Wimpey had begun work on the 470-home Westmere Gardens scheme in Leigh. This remains an attributed trade-press report: a separately inspected developer announcement confirming the start was not established in this review. The number of homes is not a measure of brickwork packages or recruitment. [7]

**Merseyside.** Breck's October announcement reports construction under way on 34 social-rent homes at the former Boundary pub site on Pilch Lane, in partnership with Torus. Its announcement also records a site visit on 16 October. No brickwork mobilisation date is established. [3]

Liverpool City Region's Place Delivery Agreement sets out regeneration priorities and coordination with Homes England and the National Housing Bank. It is a long-term framework, not a promise that every identified scheme is funded or ready to start. [8]

**Lancashire.** Barratt's Rossendale Road consultation describes proposals for up to 150 homes in Burnley before an outline application. The inspected page is undated, so it is included as proposal context rather than a verified October start. Burnley Council's October update confirms preparation of a housing land-supply assessment and planned Local Plan consideration in November. [9][10]

**Cheshire.** Breck reported completing its 205-home Winsford development with Jigsaw Homes in October. Completion demonstrates delivery but is not a new masonry opportunity. Cheshire West and Chester's call for sites ran from 14 October to 6 November; it was an early planning exercise. [11][12]

**Cumbria.** Cumberland's Local Plan scoping consultation ran from 14 September to 23 October. This is background to future land-use decisions. The reviewed material did not verify a new October masonry start in Cumbria, and Cumberland evidence does not cover the whole county. [13]

## Reading the pipeline

Keep proposed sites, consented schemes, developer-reported starts and completed homes separate. A practical watchlist records the next confirmed milestone and its source. Before committing resources, check the construction method, contractor, procurement route and likely masonry stage directly. Those details are not established by a housing-unit total.

## Business conditions, materials and skills

The 7 October materials bulletin reported August GB brick deliveries down 10.1% year-on-year and block deliveries down 6.5%. UK price indices were up 6.4% for all work and 5.6% for new housing. These are national measures, not merchant prices or proof of local shortages. [5]

Our interpretation is to keep product-specific quotes and delivery assumptions current. The reviewed evidence does not establish local mortar availability, gang earnings or typical regional rates. No rate benchmark is offered.

CITB opened a consultation on recognising competence in individual construction activities on 12 October. This is a proposal subject to further decisions, not an immediate new qualification requirement. The stated closing date is 15 January 2027. [14]

## Rules to be aware of

Government guidance sets 1 October as the start of the Building Safety Levy for qualifying residential building-control applications, subject to charging conditions and exemptions. It is not a charge applying indiscriminately to every home or bricklayer. [15]

The national planning-delegation regulations took effect on 31 October, changing the allocation of certain decisions between planning officers and committees. Their effect on actual site starts is not established here. Consult the official guidance for project-specific requirements. [16]

## Update since month-end

These releases were not available during October. On 4 November, the materials bulletin reported September GB brick deliveries down 15.4% year-on-year and the UK all-work price index up 7.2%. [17]

On 6 November, the National Housing Bank and Homes England announced a route for up to £500 million of Greater Manchester investment. This is potential financing, not a tally of projects started. [18]

On 12 November, ONS reported GB construction output down 0.7% in Q3 versus Q2, with private new housing down 4.7%. These later figures include revisions; do not compare them with earlier releases as an unchanged series. [19]

## Practical direction and next checks

**Follow named projects.** Ask what has changed since the last announcement and whether the masonry programme is confirmed. Affordable-housing partnerships are worth watching, but are not guaranteed work.

**Keep local knowledge alongside the statistics.** Site access, sequencing, materials and agreed scope determine whether an apparent opportunity is useful to a particular gang.

**Watch the next evidence.** Burnley Council lists November for consideration of its Local Plan report. ONS schedules its October construction-output release for 11 December. CITB's consultation closes on 15 January 2027. Dates are as listed at the 14 November cut-off. [10][20][14]

# Sources & methodology

Prepared from the supplied research drafts and checked against the sources listed below on 14 November 2026. This is a review edition, not a published report. Project announcements describe what their publishers reported; no site inspection, procurement audit or independent TallyTrowel market survey was undertaken. Statistical series differ in coverage and timing and may be revised. Interpretation is identified separately from measured results. Source checks do not guarantee subsequent project delivery.

**[1]** Office for National Statistics. Construction output in Great Britain: August 2026. Published 15 October 2026. Data: August 2026 and three months to August.
Open source - www.ons.gov.uk

**[2]** Bank of England. Agents' summary of business conditions - October 2026. Published 30 October 2026. Intelligence: six weeks to early October.
Open source - www.bankofengland.co.uk

**[3]** Breck Homes. Breck starts work on 34 homes at former Liverpool pub. October 2026; exact publication day unspecified.
Open source - www.breck.co.uk

**[4]** Vistry Group. Vistry gets the go-ahead for 147 affordable homes on the site of the former Oldham Mumps Railway Station. Published 5 October 2026. Planning consent announcement.
Open source - www.vistry.co.uk

**[5]** UK Government building materials statistics. Construction building materials: commentary September 2026. Published 7 October 2026. Primarily August 2026 statistics.
Open source - www.gov.uk

**[6]** Manchester City Council - Record affordable-housing year. Published 15 October 2026. Previous-year completions and housing strategy context.
Open source - www.manchester.gov.uk

**[7]** Place North West. Taylor Wimpey kicks off 470 Leigh homes. Published 14 October 2026. Development-start report.
Open source - www.placenorthwest.co.uk

**[8]** Homes England / National Housing Bank. Liverpool City Region Place Delivery Agreement 2026 to 2027. Published 2 October 2026. Agreement dated 1 October 2026.
Open source - www.gov.uk

**[9]** Barratt Homes - Rossendale Road consultation. Proposal context; webpage publication date unconfirmed.
Open source - www.rossendaleroadconsultation.co.uk

**[10]** Burnley Council. Planning Policy and the Local Plan. October 2026 update; webpage original publication date unconfirmed.
Open source - burnley.gov.uk

**[11]** Breck Homes. Final residents move in as Breck completes 205-home Winsford development with Jigsaw Homes. October 2026; exact publication day unspecified.
Open source - www.breck.co.uk

**[12]** Cheshire West and Chester Council. Call for sites - October 2026. First published 13 October 2026. Consultation 14 October-6 November 2026.
Open source - planningpolicy.cheshirewestandchester.gov.uk

**[13]** Cumberland Council. Have your say on the future of Cumberland. Published 15 September 2026. Consultation 14 September-23 October 2026.
Open source - www.cumberland.gov.uk

**[14]** CITB. CITB launches consultation on plans to formally recognise on-the-job construction skills. October 2026. Consultation 12 October 2026-15 January 2027.
Open source - www.citb.co.uk

**[15]** Ministry of Housing, Communities and Local Government. Building Safety Levy: Guidance - Section 1. Published 10 July 2025; updated 2 July 2026. Effective-date guidance for October 2026.
Open source - www.gov.uk

**[16]** Ministry of Housing, Communities and Local Government. Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England. Published 1 June 2026. Regulations effective 31 October 2026.
Open source - www.gov.uk

**[17]** UK Government building materials statistics. Construction building materials: commentary October 2026. Published 4 November 2026. Mainly September 2026 data.
Open source - www.gov.uk

**[18]** National Housing Bank / Homes England. Landmark agreement between National Housing Bank and Greater Manchester Combined Authority unlocks up to £500m for new homes and regeneration. Published 6 November 2026.
Open source - www.gov.uk

**[19]** Office for National Statistics. Construction output in Great Britain: September 2026, new orders and Construction Output Price Indices, July to September 2026. Published 12 November 2026.
Open source - www.ons.gov.uk

**[20]** Office for National Statistics. Construction output in Great Britain: October 2026 - scheduled release. Scheduled for 11 December 2026; not published at research cut-off.
Open source - www.ons.gov.uk