



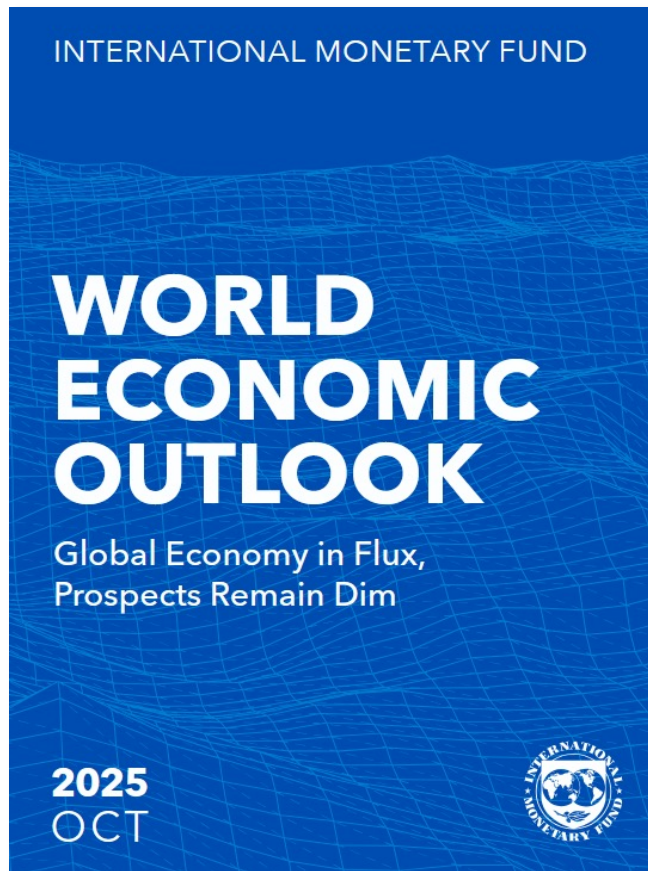
The Architects' Market

CPD Provider's Network

Adrian Malleon | RIBA Head of Research
22 Oct 2025



Global Economy



The global economy is adjusting to a landscape reshaped by new policy measures.

The overall environment remains volatile.

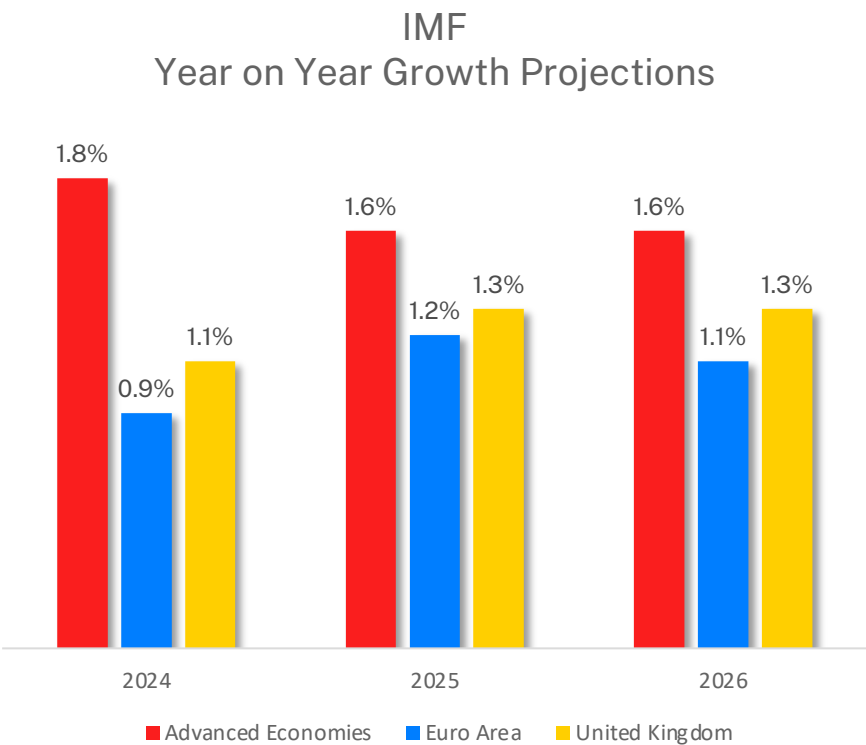
Global growth is projected to slow from:

- 3.3% in 2024 to
- 3.2% percent in 2025 and
- 3.1% percent in 2026,

with advanced economies growing around 1.5% and emerging market and developing economies just above 4%.

Inflation is projected to continue to decline globally.

UK Economy

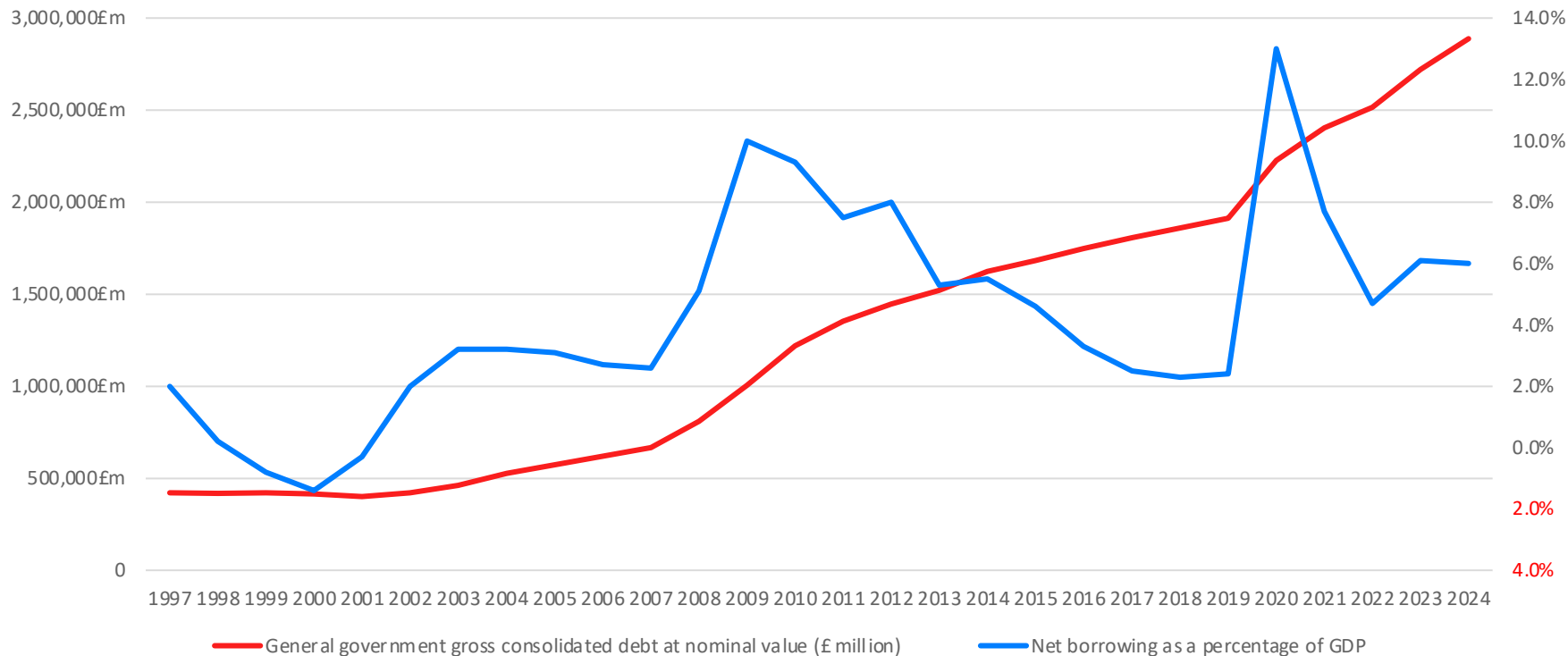


World Economic Outlook Growth Projections

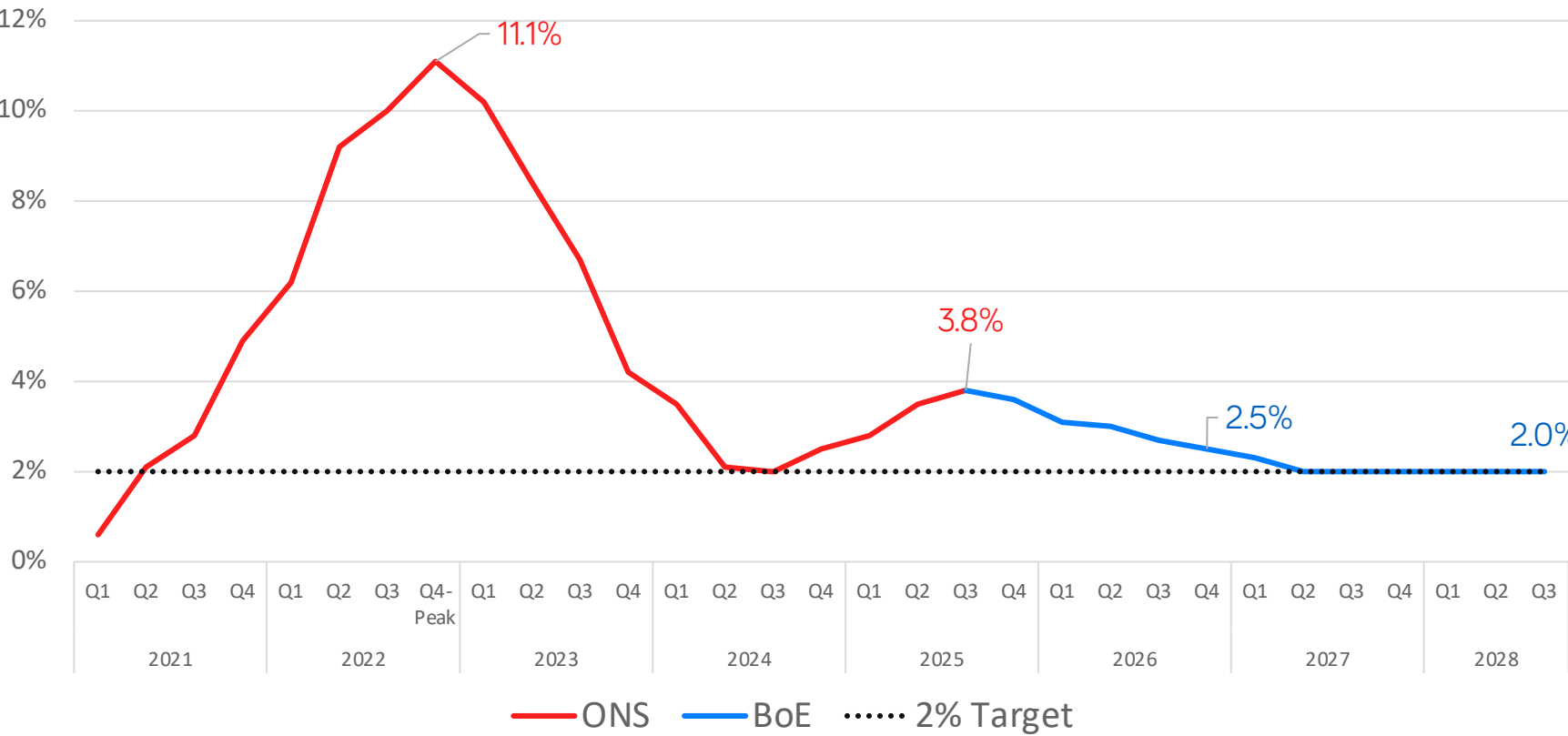
	PROJECTIONS		
(Real GDP, annual percent change)	2024	2025	2026
World Output	3.3	3.2	3.1
Advanced Economies	1.8	1.6	1.6
United States	2.8	2.0	2.1
Euro Area	0.9	1.2	1.1
Germany	-0.5	0.2	0.9
France	1.1	0.7	0.9
Italy	0.7	0.5	0.8
Spain	3.5	2.9	2.0
Japan	0.1	1.1	0.6
United Kingdom	1.1	1.3	1.3
Canada	1.6	1.2	1.5
Other Advanced Economies	2.3	1.8	2.0

UK Economy

UK Debt and Defecit

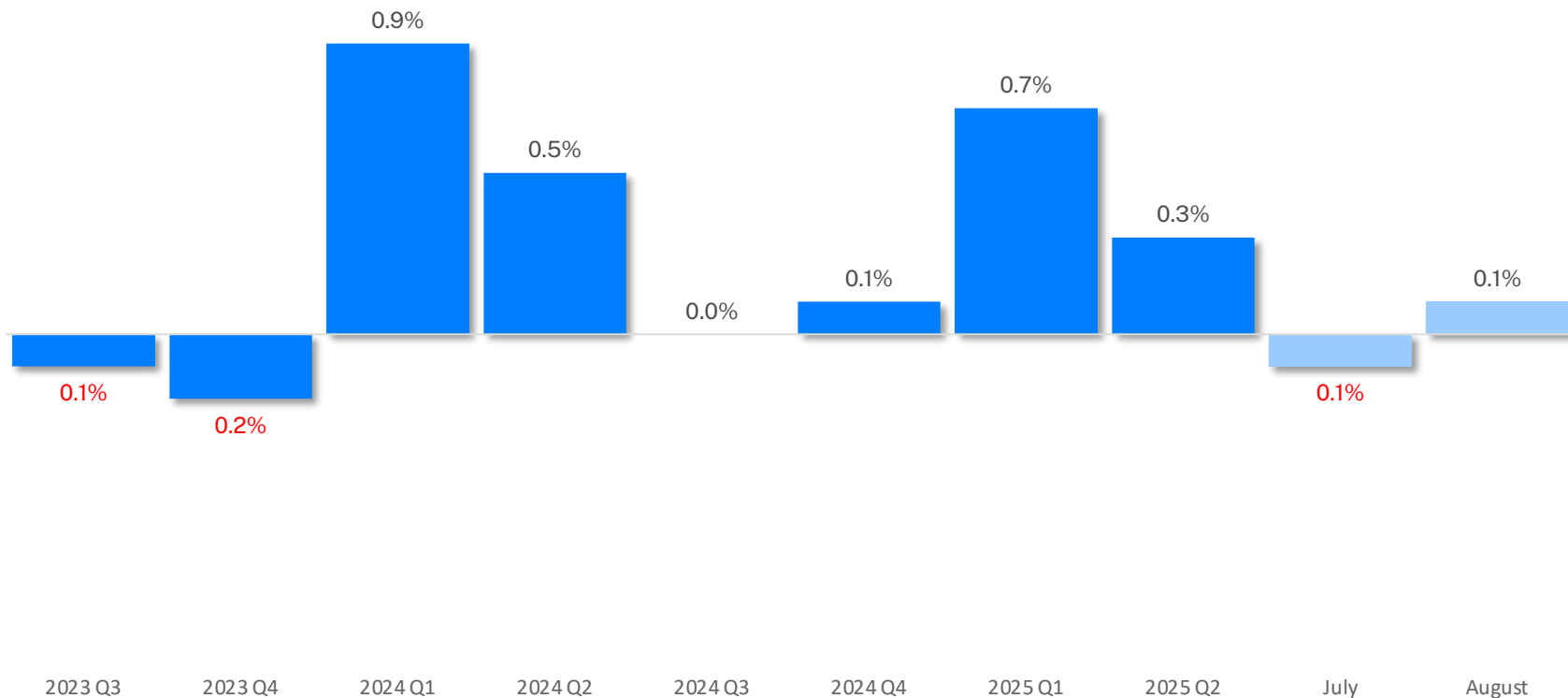


UK Economy

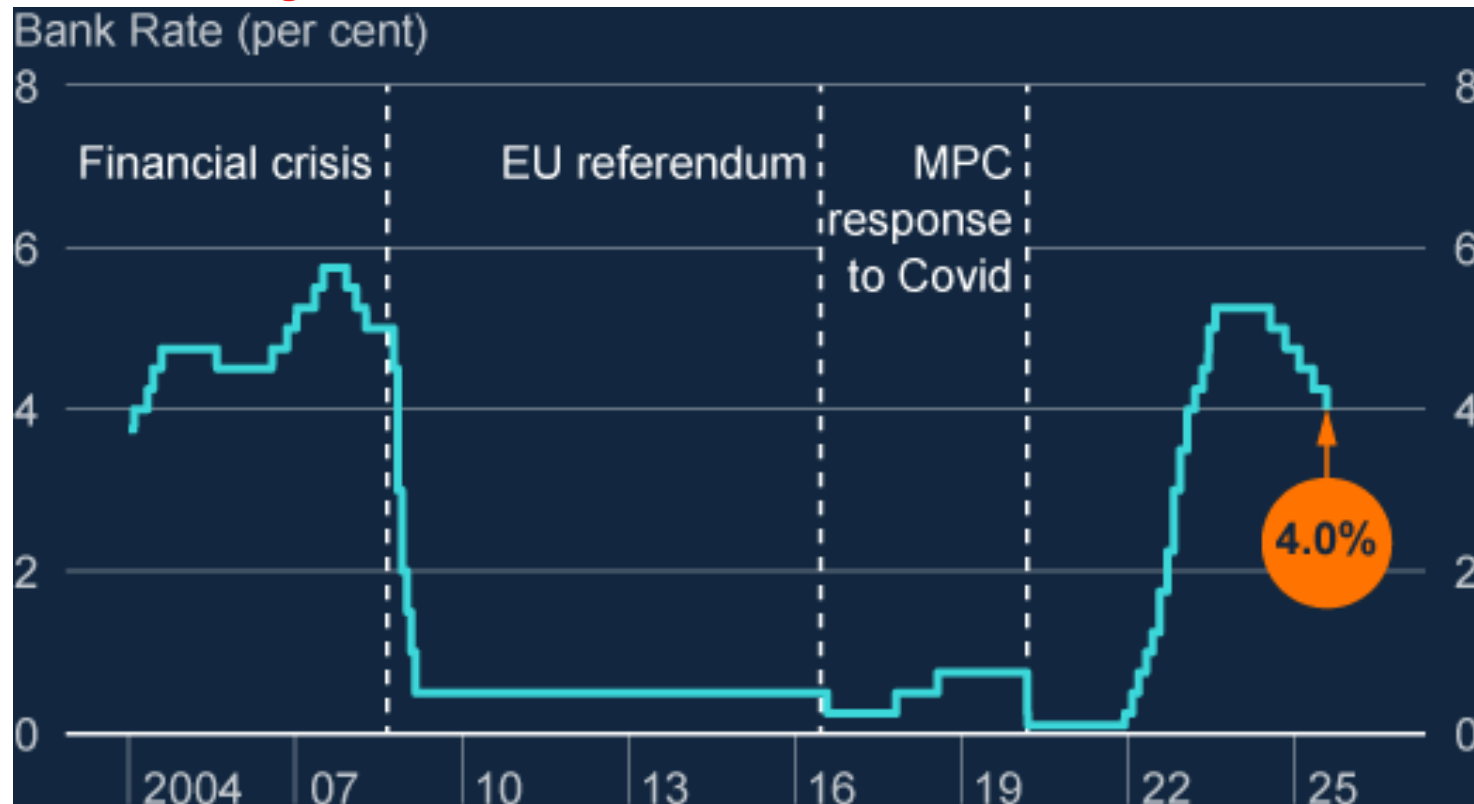


UK Economy

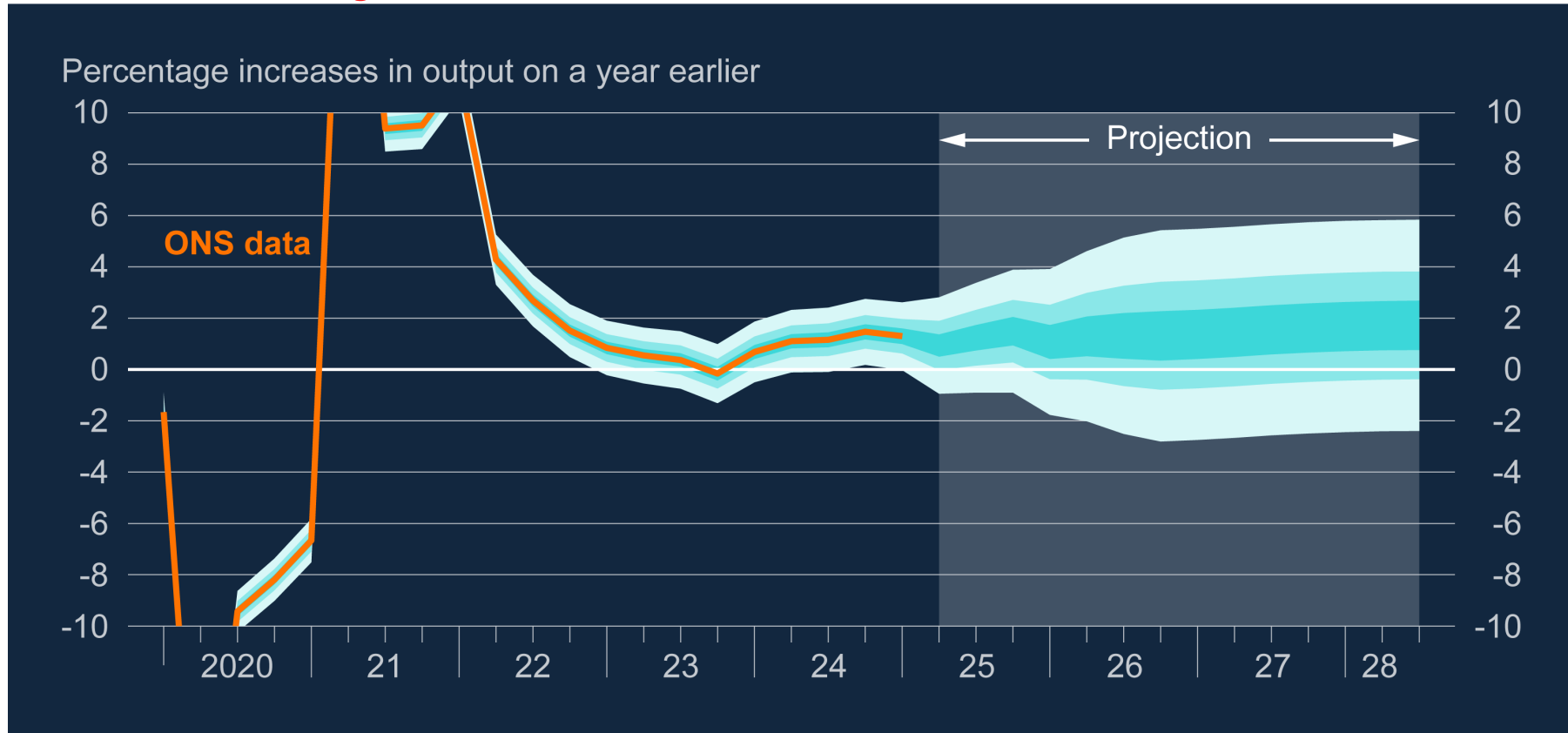
GDP Growth - Quarter on Quarter



UK Economy



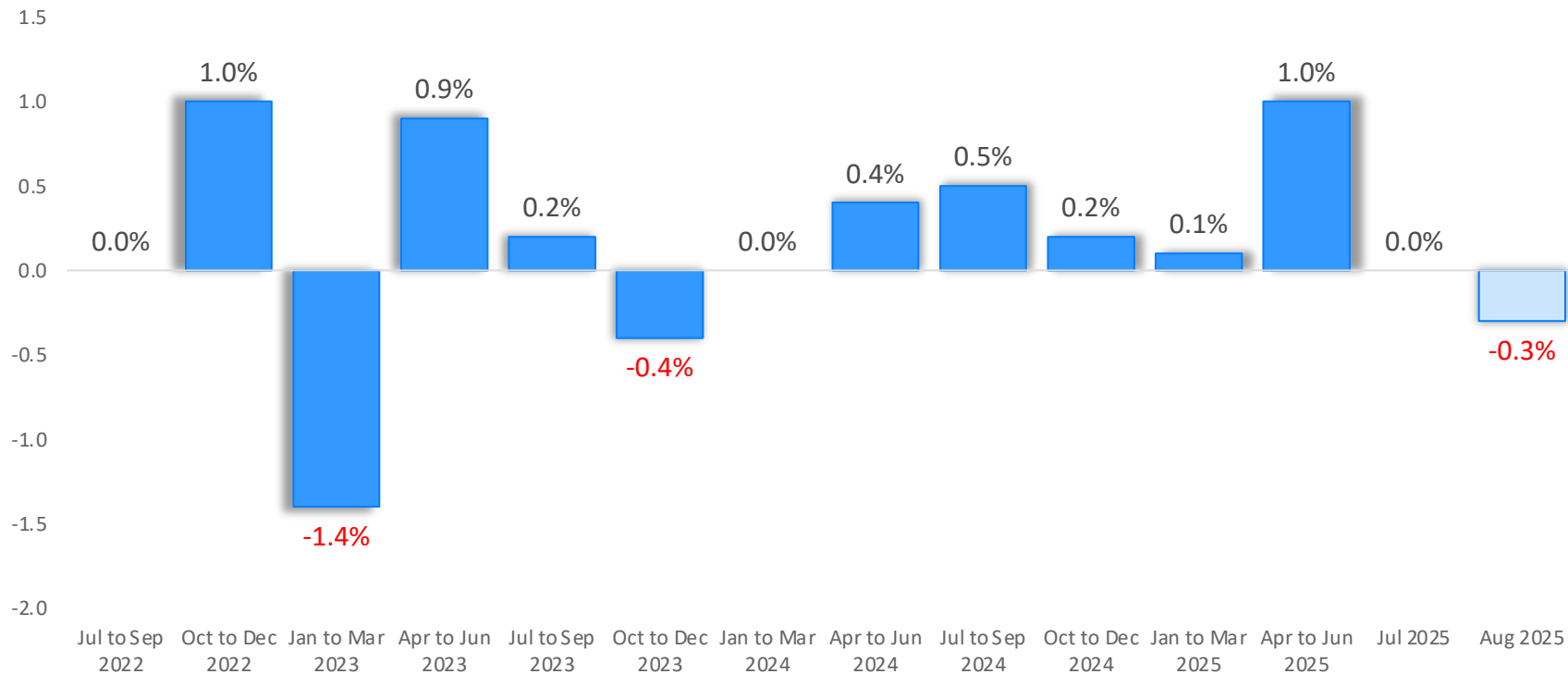
UK Economy



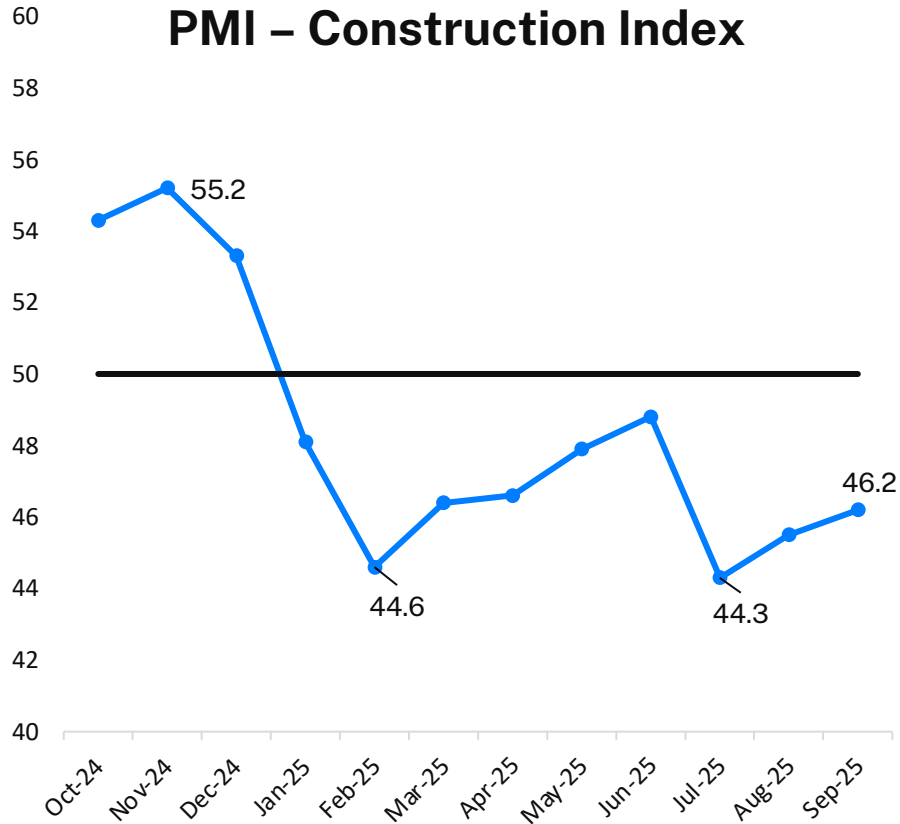
GDP growth projection based on market interest rate expectations, other policy measures as announced.

Construction Industry

Construction output in Great Britain
(percentage change period on period)



Construction Industry



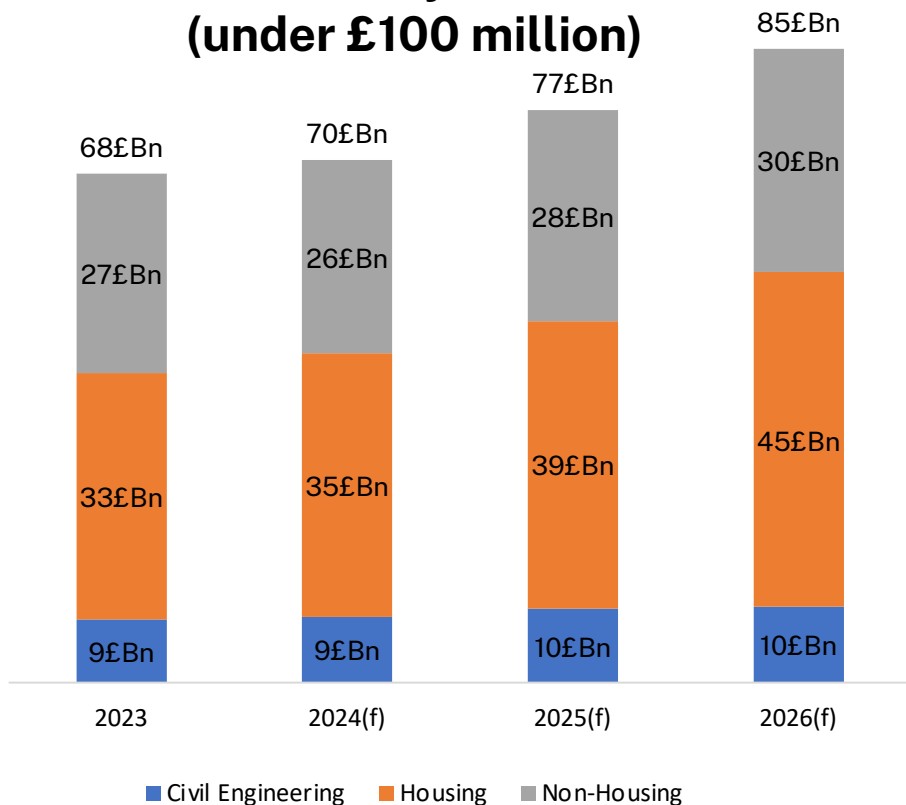
"September data suggested that the UK construction sector faced pressure on multiple fronts as residential, commercial and civil engineering work all continued to decrease at solid rates.

Lower volumes of overall construction output have been recorded since January, although the latest reduction was the slowest for three months and the downturn in new orders was the softest so far in 2025."

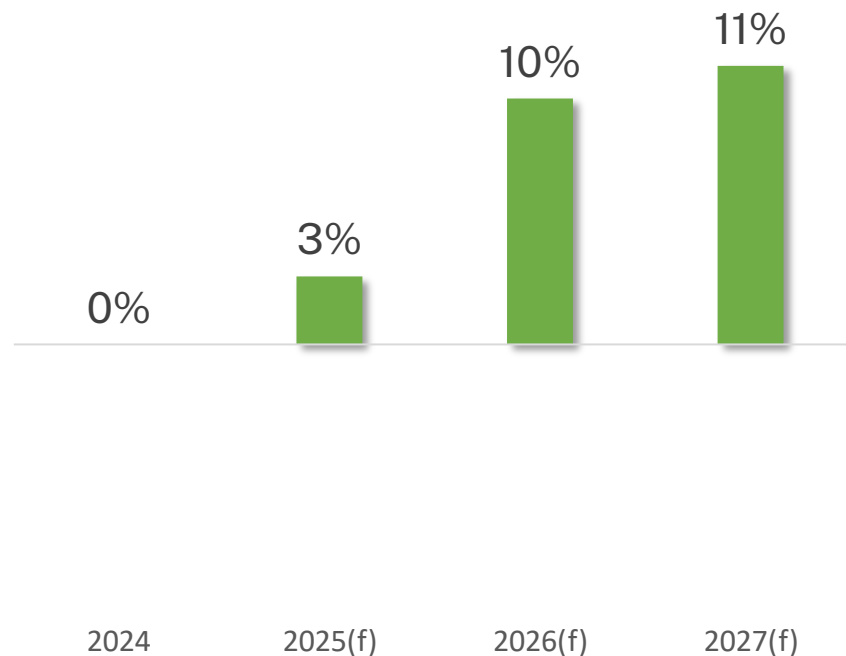
Construction Industry - Glenigan Forecast

Issued in June

Value of Project Starts (under £100 million)



Value of Underlying Project-Starts (under £100 million)

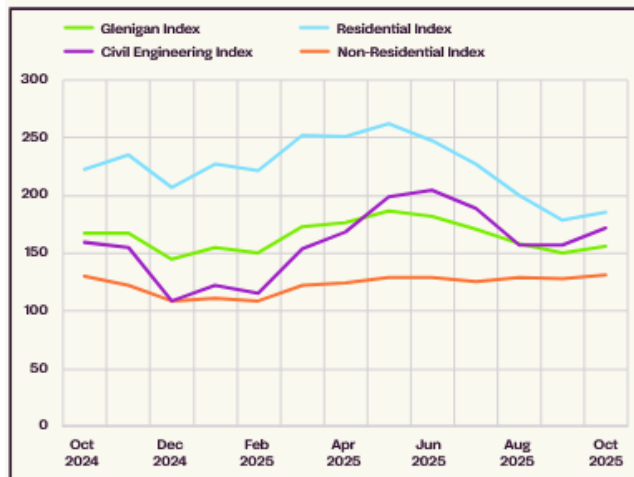


Construction Industry - Glenigan Review - Oct

October 2025

- ✓ 21% decrease in detailed planning approvals against the preceding three months
- ✓ 2% decrease in main contract awards against the preceding three months
- ✓ 15% decrease in project starts against the preceding three months

Indices Growth



Source: Glenigan

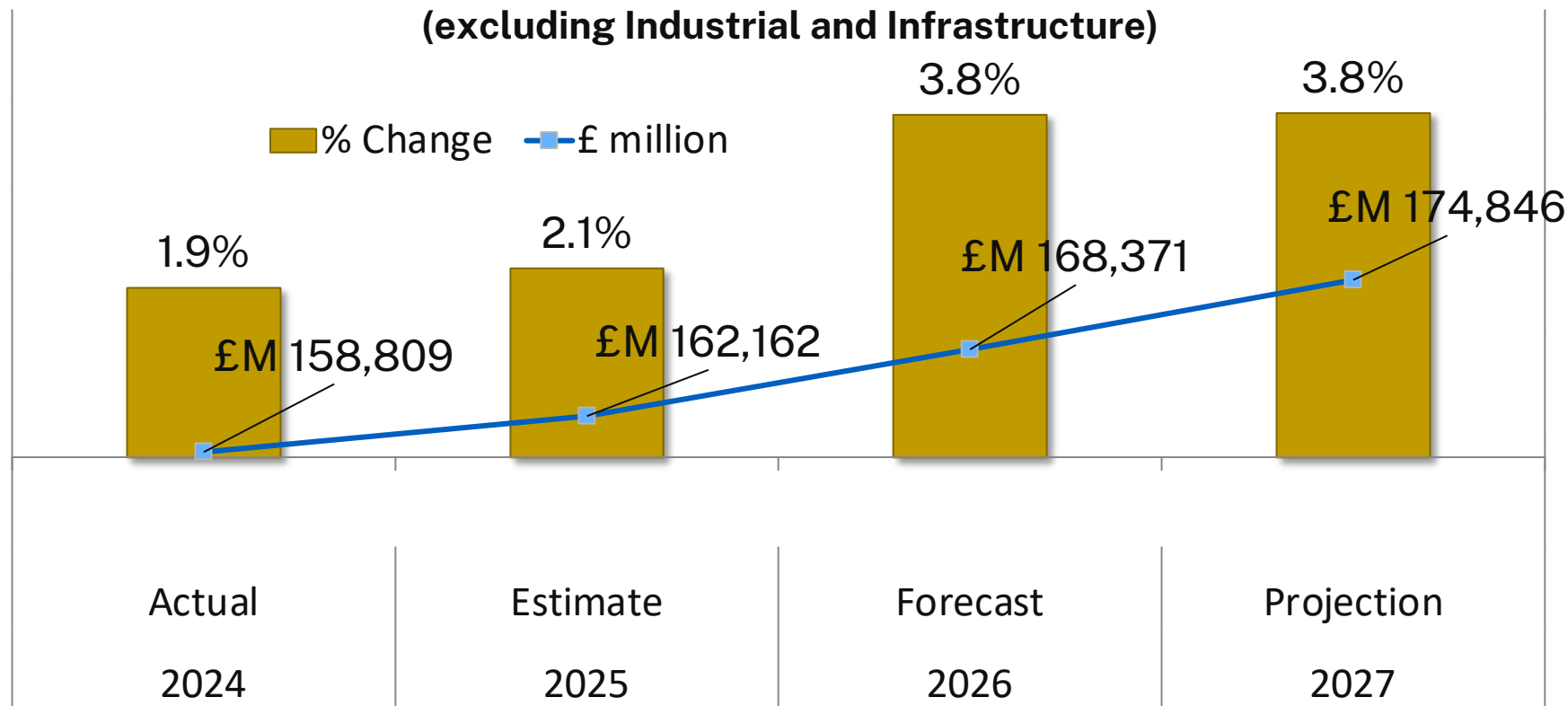
The latest figures indicate a notable slowdown in construction, with project starts, main contract awards, and detailed planning approvals all declining compared with both the preceding three months and the same period last year.

The UK construction sector struggled in the three months to September.

Low business confidence, which has fallen to a record low, is suppressing activity, while concerns over rising costs are further slowing construction ahead of the autumn budget.

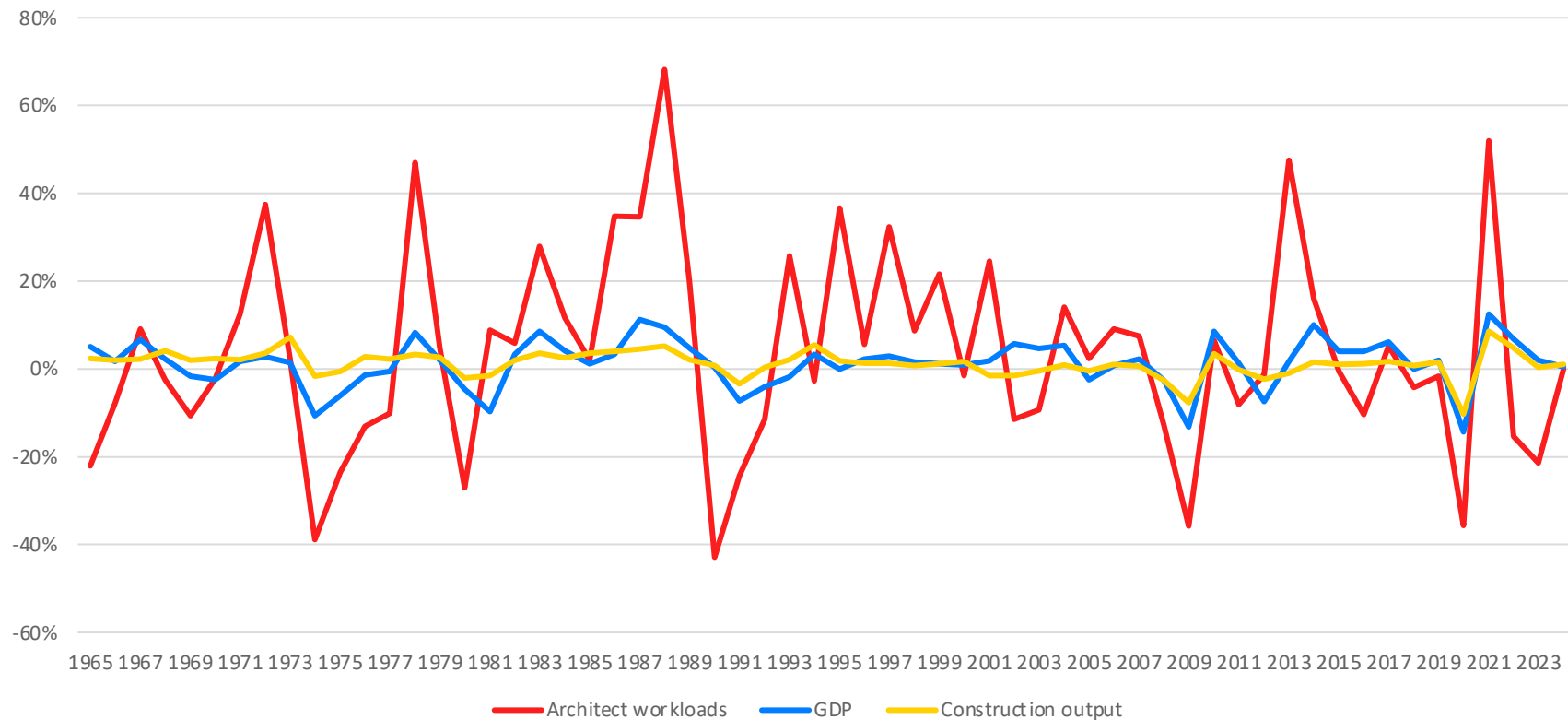
Architects' Market – CPA Forecast

Architects' Core Markets (excluding Industrial and Infrastructure)



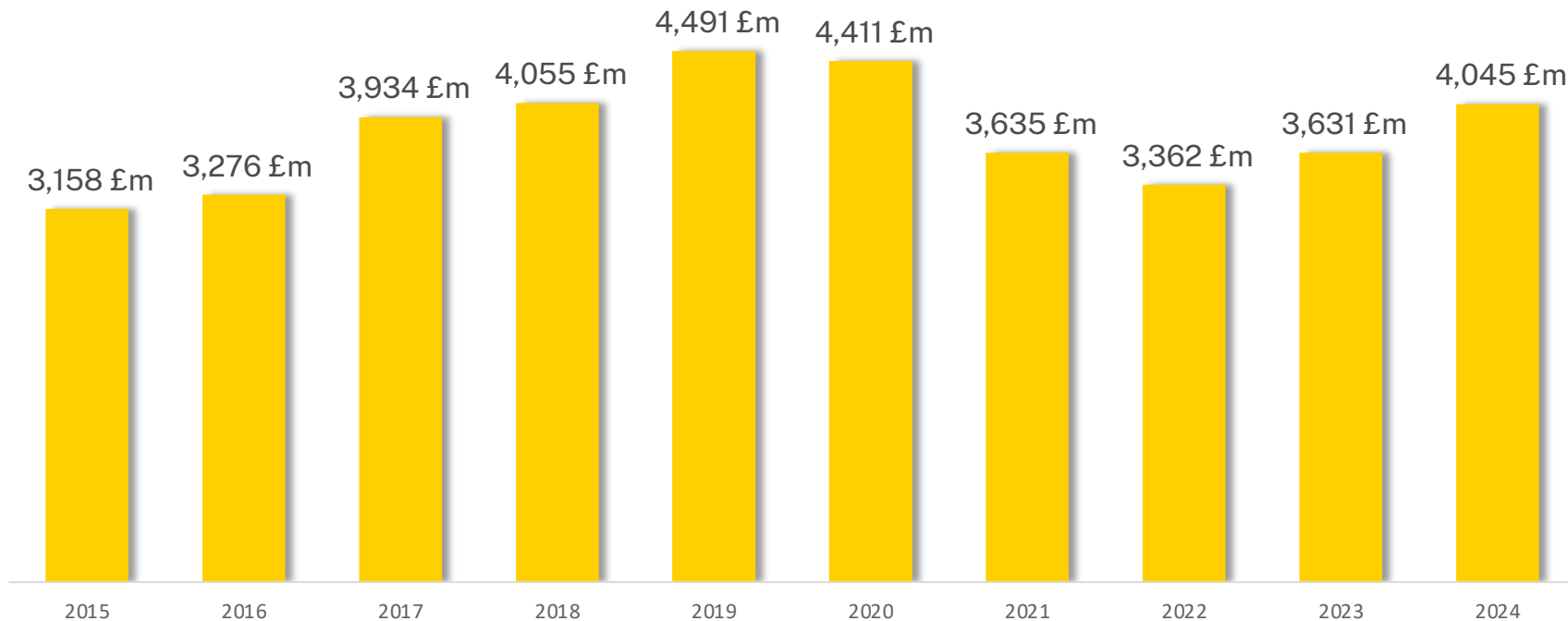
Architects' Market

Architects' workloads, construction output and GDP



Architects' Market

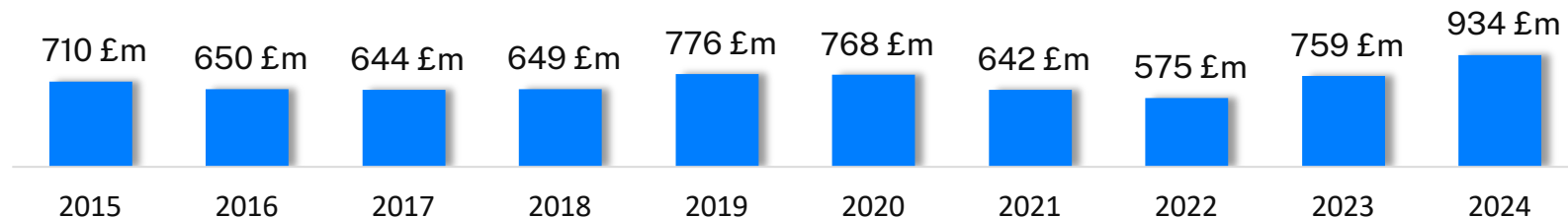
RIBA Chartered Practice Revenue 2024 Constant prices



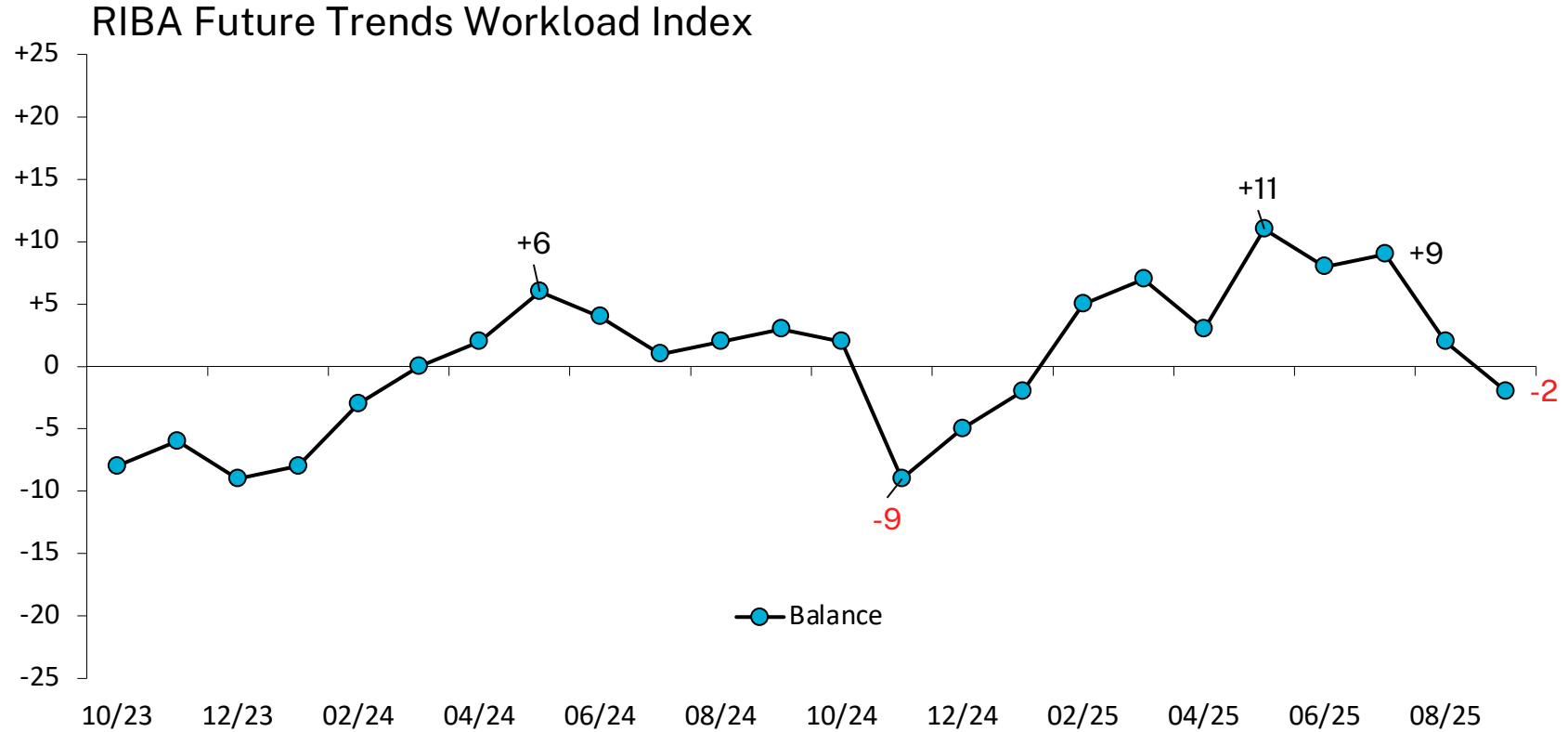
Architects' Market

International Revenue

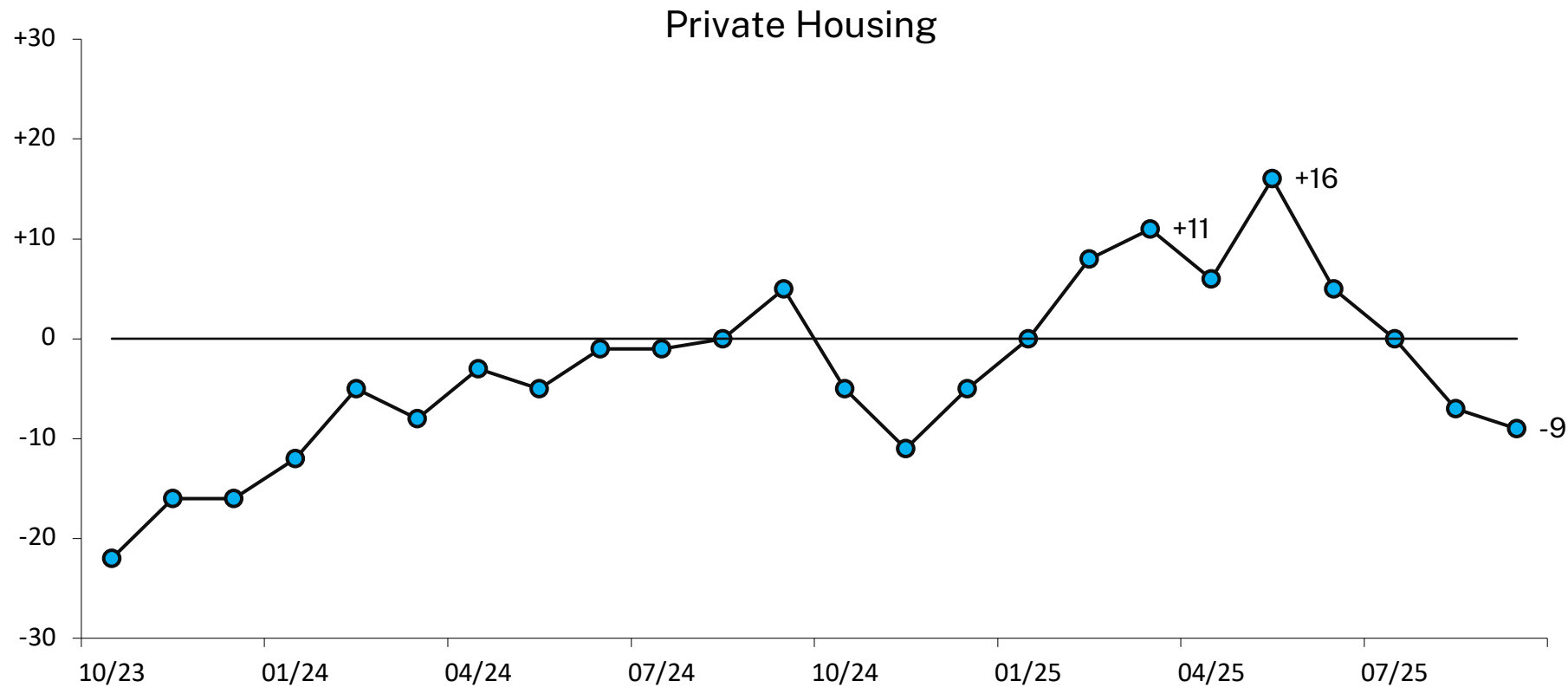
In 2024 almost 1 in 4 pounds of practice revenue came from outside the UK (24 per cent).



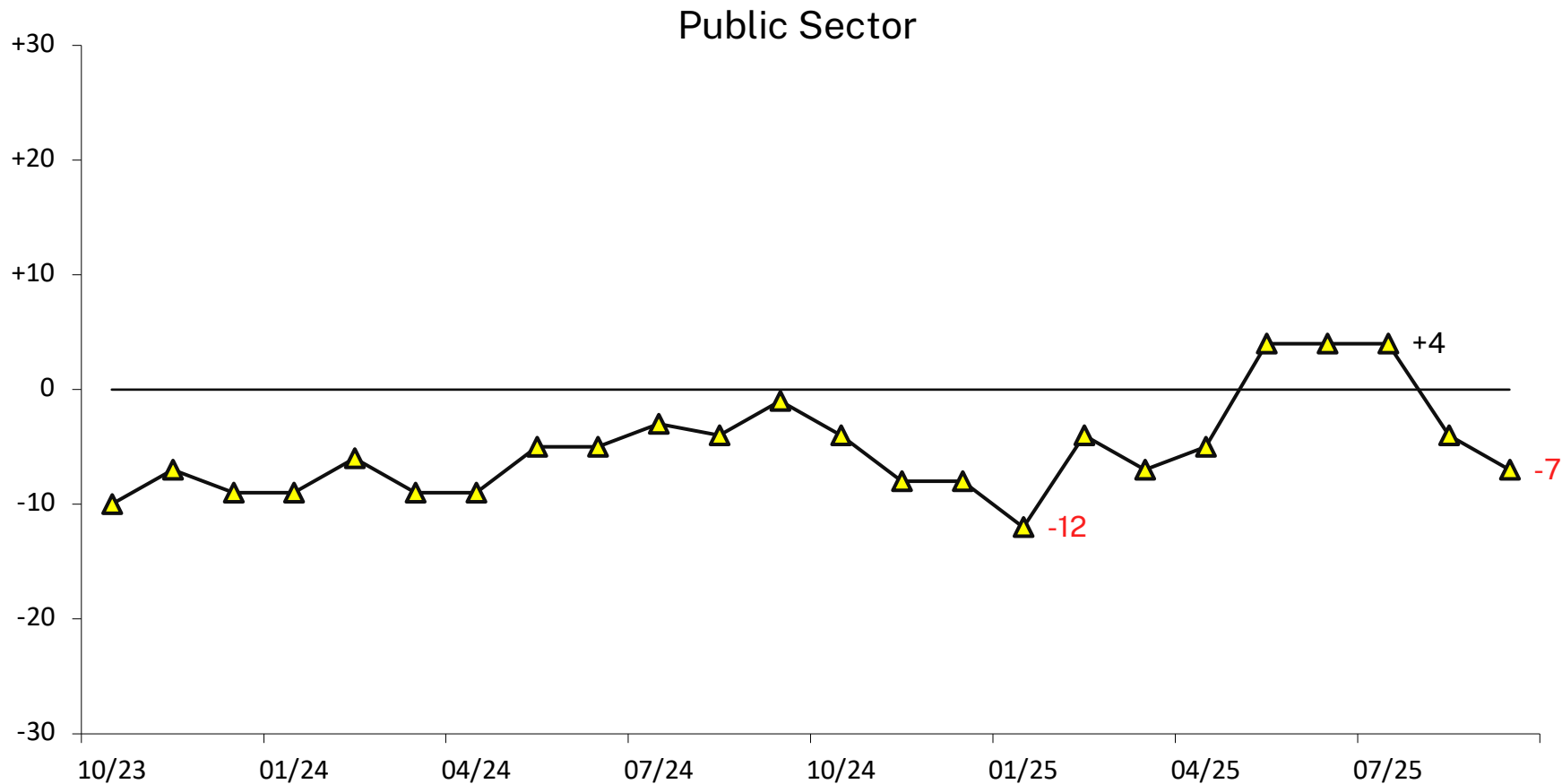
Architects' Market



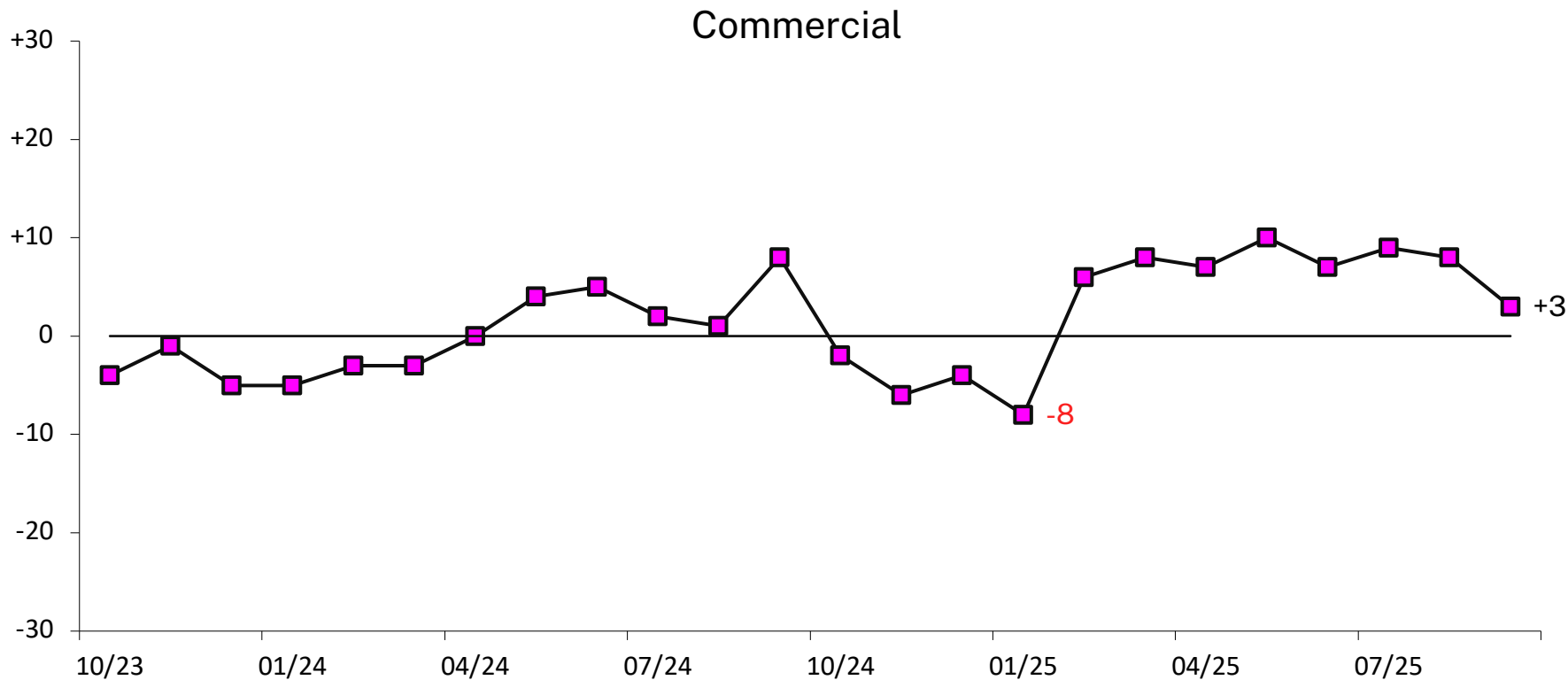
Architects' Market



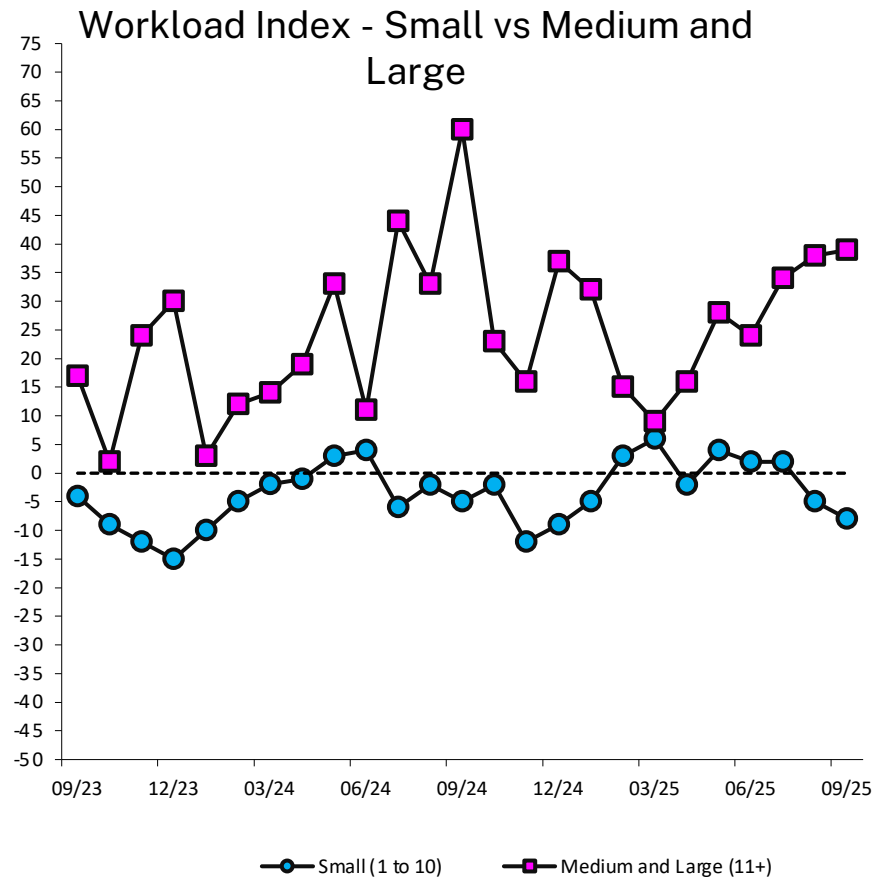
Architects' Market



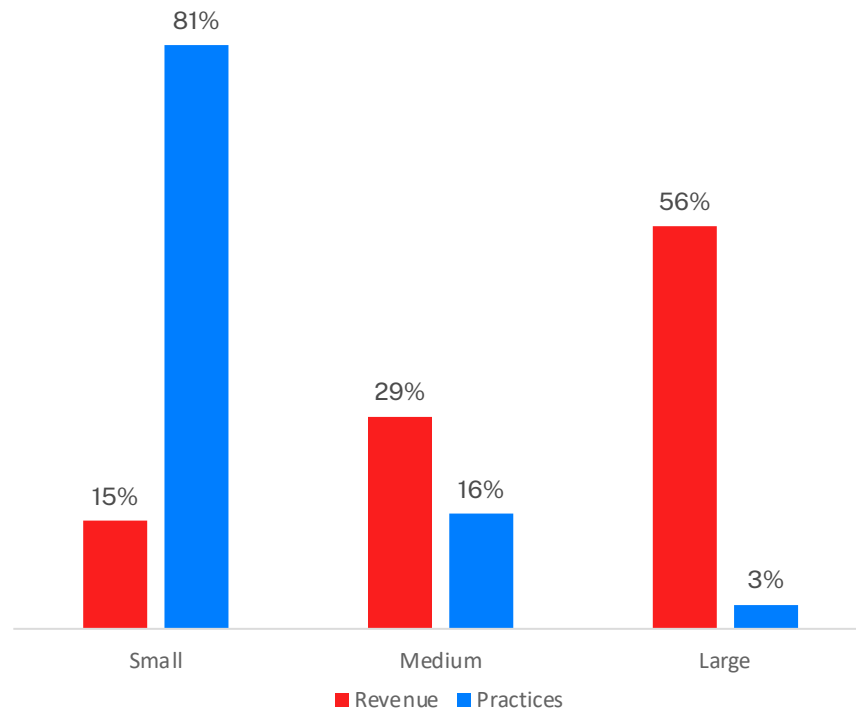
Architects' Market



Architects' Market



Practices and Revenue



Architects' Market

RIBA Autumn Economics Panel 2025:

Negotiating a subdued market

- **Lai Wah Coh** of the Bank of England,
- **Sam Goss**, Founding Director, barefoot architects,
- **Kaye Stout**, Partner, Pollard Thomas Edwards,
- **Megan Ebanks**, Founding Director, MEA Studio,
- **And Helen Castle and Adrian Malleson** from RIBA.



Design in the making

Buildings

Intelligence

Culture

Learning

Spec

Intelligence

RIBA Economics Panel: Negotiating a subdued market

13 November 2025

As the confidence of early 2025 fades, the architects' market, in step with the wider economy, has fallen back into another period of low confidence and faltering growth.



Join our Economics Panel to get practical insight and up-to-date analysis to help your practice adapt and succeed, even as the market remains subdued.

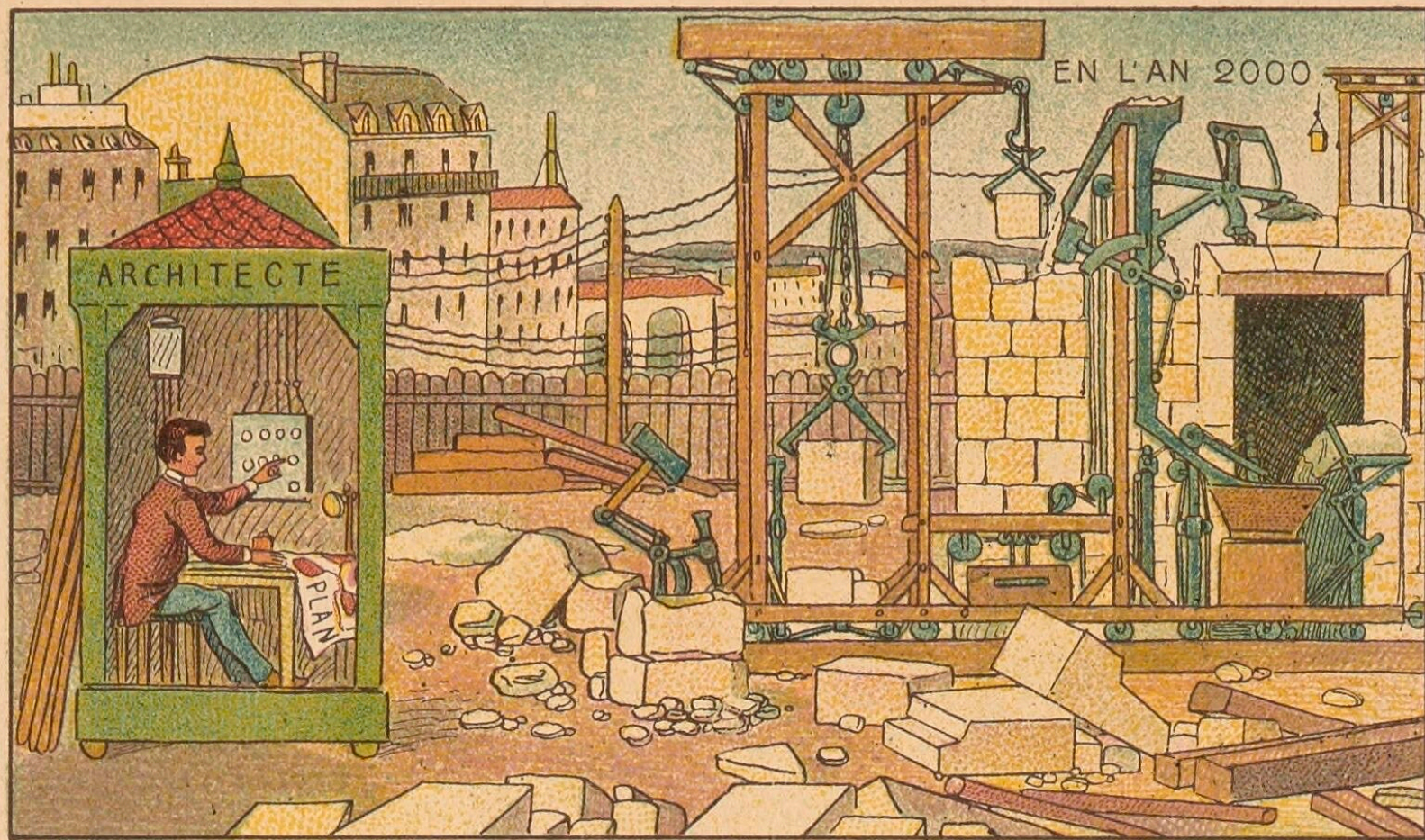
With a budget around the corner, economic uncertainty persists, holding back investment. Confidence in the housing sector has fallen most sharply, and the government's target of 1.5 million new homes looks increasingly challenging.



eventbrite.co.uk/e/riba-economics-panel-negotiating-a-subdued-market-tickets-1838080190329

RIBA

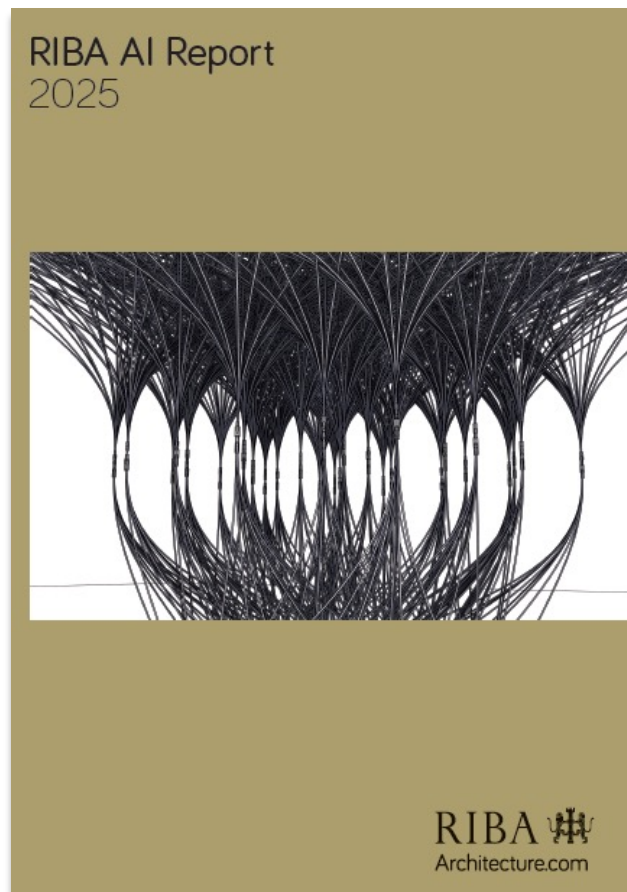
The future



Chantier de Construction électrique.

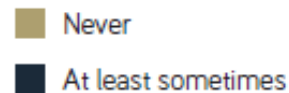
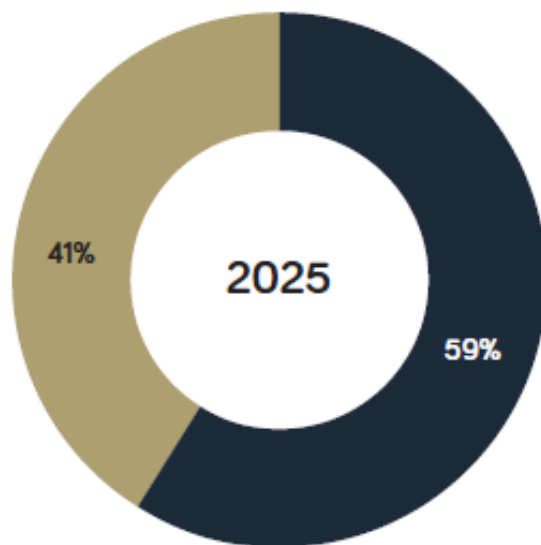
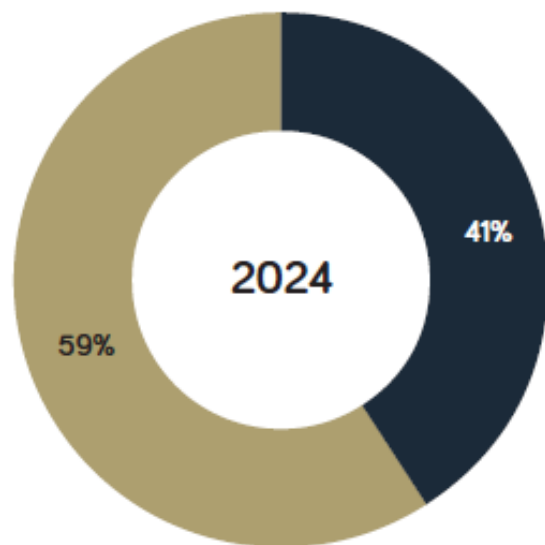
RIBA AI Report

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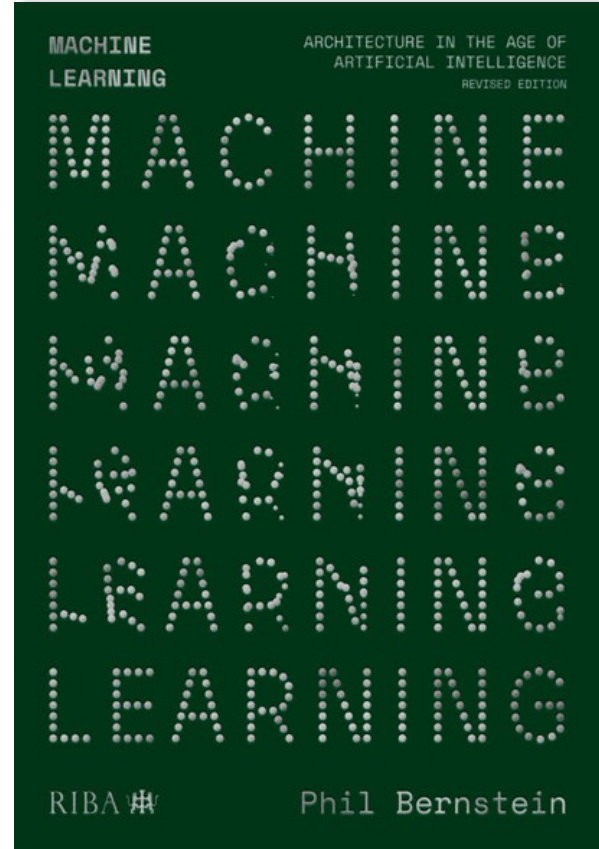


AI Adoption

AI adoption: percentage of practices using AI for at least the occasional project



Publishing



RIBA J and RIBA.org

Why early-career architects are developing their soft skills in preparation for AI

As technology unleashes change on the sector, skills around advocacy, engagement and the ability to communicate clearly with people (as well as with robots) will become ever more important, say RIBA's Rising Stars alumni



What is the direction of travel for AI within architecture in 2025 and beyond?

Learn more about how AI could enhance design speed, precision and creativity through smarter digital tools.



RIBA / Work / Insights and Resources / Professional features / AI Professional Features /

How does a new free digital tool help architects design more sustainable buildings?

Learn more about the tool made by architects for architects to help produce real-time analysis for sustainable outcomes.

Designers, engineers and project managers
Photo

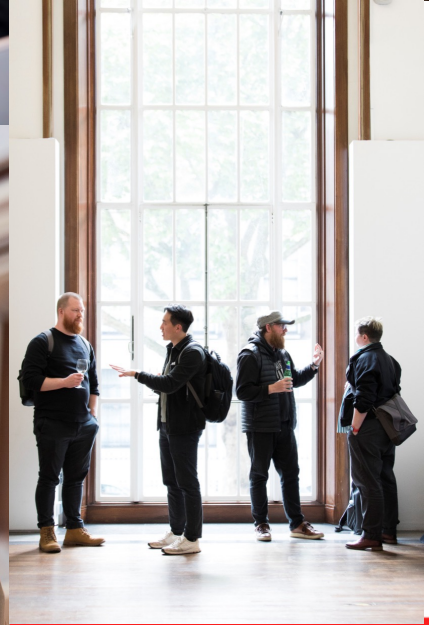
Artificial Intelligence is one of the profession and there is, without doubt, technology across the profession – generative AI text tools such as ChatGPT

From the introduction of CAD to the evolution of BIM and parametric design - and now the rapid, world-changing advancement of AI - architecture has always adopted and embraced new technology to help innovate and enhance building design.

In today's architecture and design landscape, advanced digital tools are no longer a novelty - they've become essential instruments in shaping more sustainable, efficient, and responsive buildings. Real time simulation, and environmental analytics are increasingly embedded in early stage workflows, allowing architects to test ideas and optimise performance before a project progresses



RIBA AI in Practice Summit

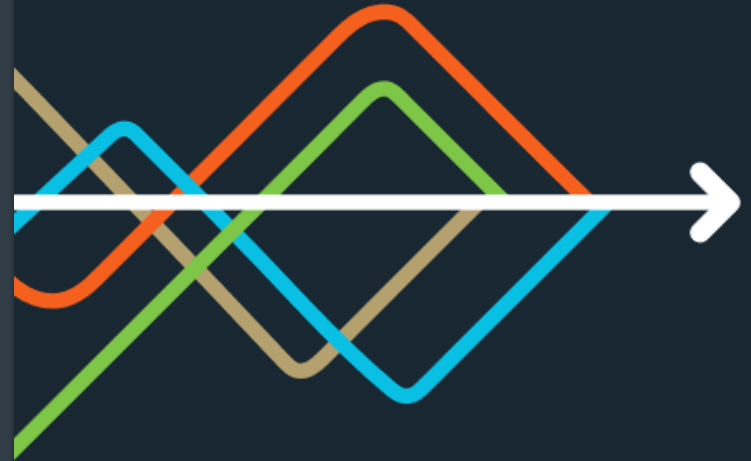


Horizons 2034

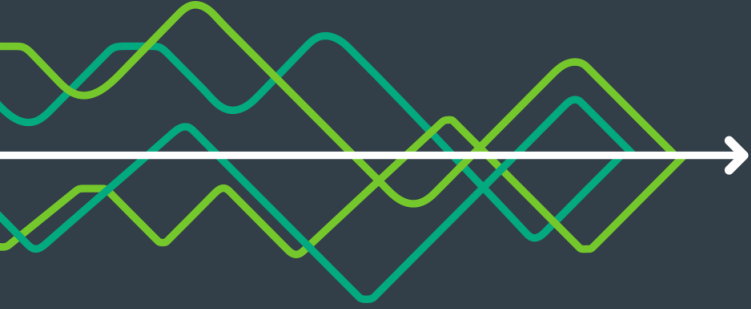
architecture.com/knowledge-and-resources/resources-landing-page/riba-horizons-2034-report



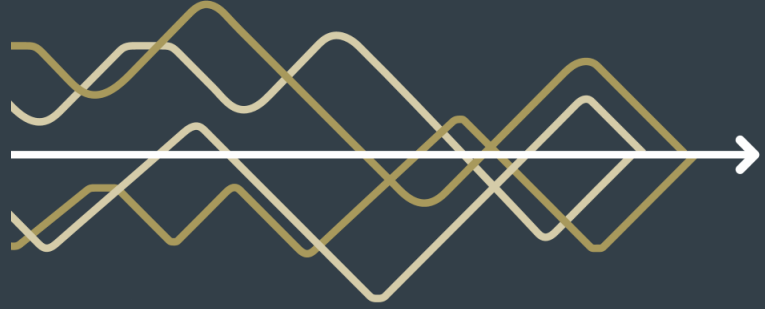
Horizons 2034
Report



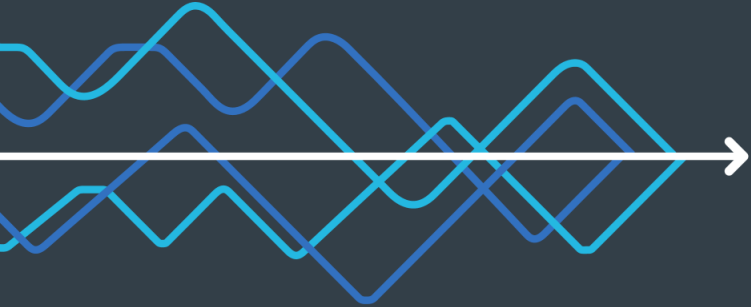
The Environmental Challenge



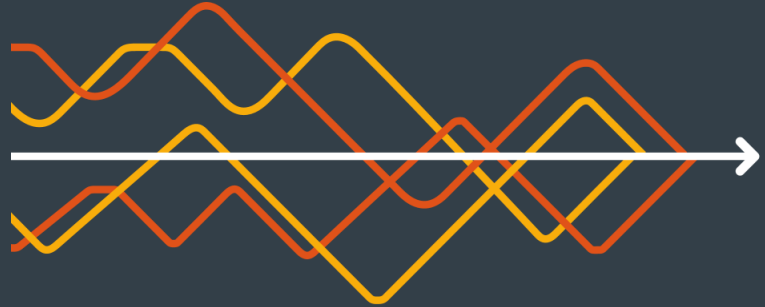
Economics of the Built Environment



Population Change



Technological Innovation



Future Business of Architecture



Introduction



The global challenges facing architects are both grand and granular in their mechanisms of operation.

The Ideal Scenario points to a new, transformative value proposition enabled by the promise of Architect-specific AI tools: the shift away from commoditised deliverables and fixed fees to results-driven performance outcomes and fees commensurate with the value added to clients and society.

Some Findings

Technological change has the potential to bring a positive future

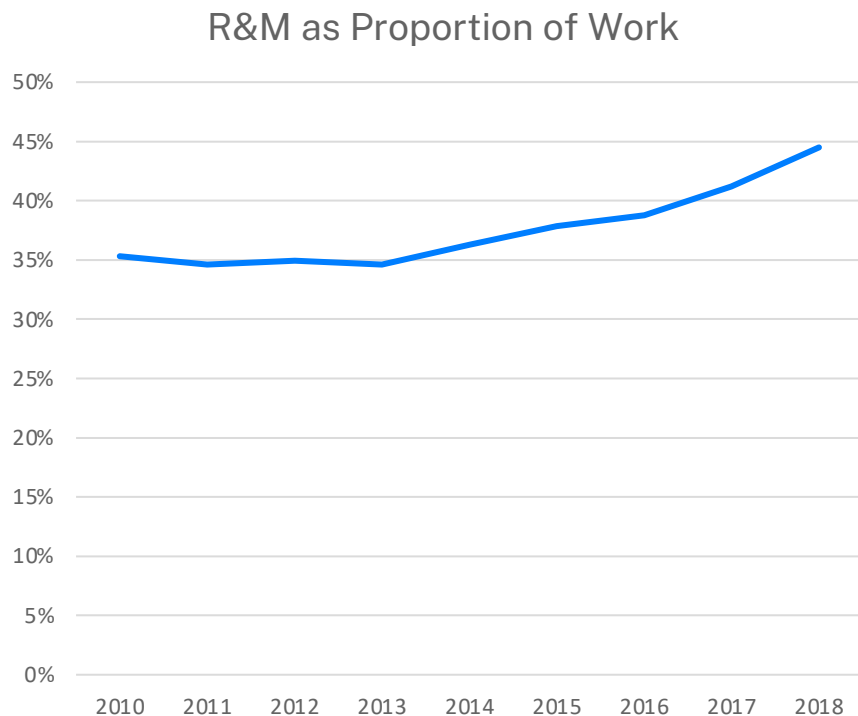
Two-thirds (67%) of respondents to the Future Business of Architecture Survey thought that digitisation and technological innovation would have a beneficial effect on their future businesses.

AI has the potential to usher in a period of enhanced creativity, efficiency, and collaboration.

The future may at last see architects charge fees based on the **demonstrable value** they add, such as health outcomes, improvements in sustainability, and client satisfaction.

Some Findings

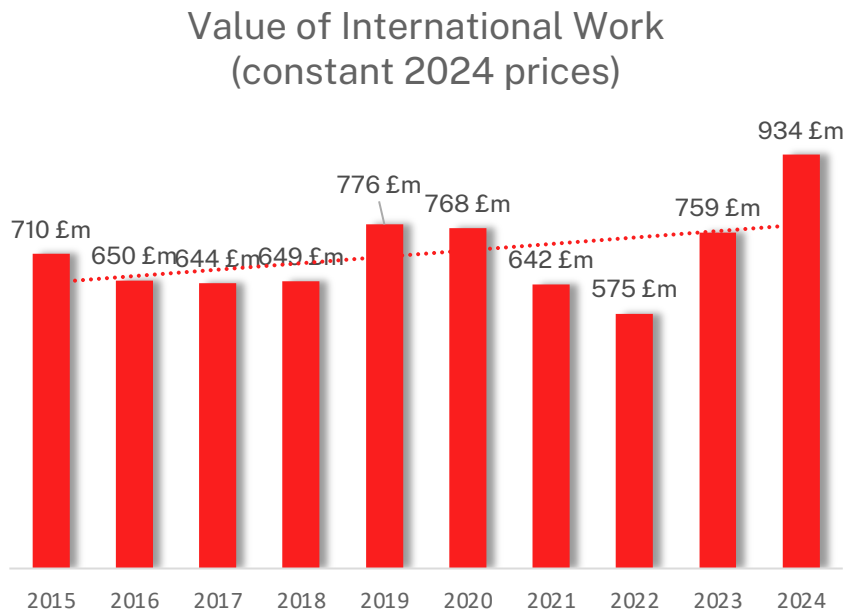
Expect a slow and steady rise in refurbishment work



As the climate crisis deepens and societies change, the need to adapt existing buildings for reuse, resilience, and mitigation will grow. If the trend of the past five years continues, by 2035 refurbishment and conservation work will jointly account for the majority of architects' revenue.

Some Findings

International work will be a growth market



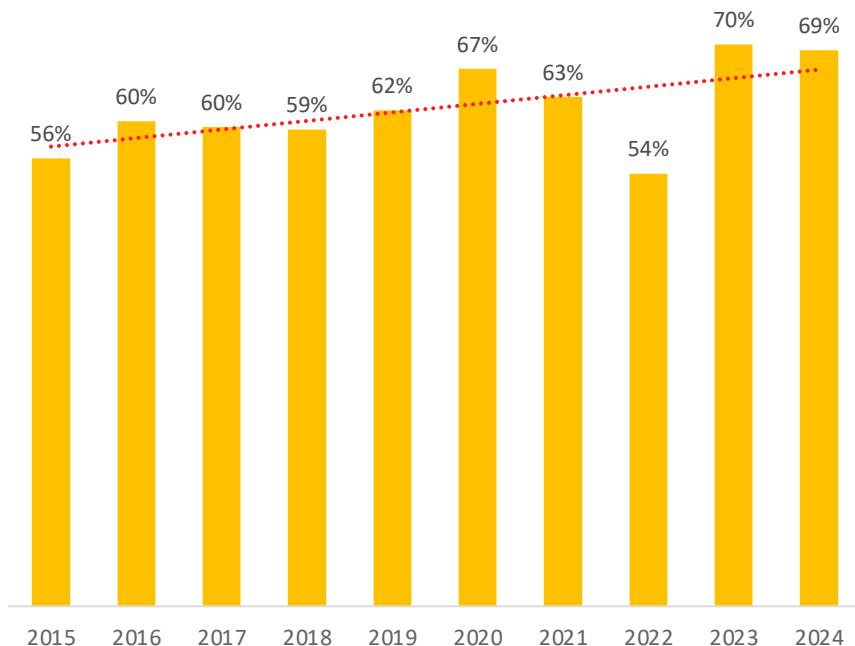
Over the next decade, overseas work is projected to grow to exceed £1 billion in value and make up a third of total UK practice revenue.

The mature markets of Europe and North America will continue to be significant, bringing in about half of overseas revenue.

But new markets will emerge, as countries urbanise and become more prosperous, with Africa and the Indian subcontinent becoming the fastest growing markets for architectural services.

Some Findings

London is set to remain dominant



Already accounting for 69% of UK architectural revenue, the UK capital is a successful global hub for architecture.

Growth in international work, and the UK's ongoing regional economic imbalance will continue to place London in a pre-eminent position over the next 10 years.

Some Findings

The future is collaborative and specialist

Sixty-four per cent of respondents to our Future Business of Architecture Survey agreed their organisation will become more collaborative over the next 10 years.

A hallmark of post-industrial society is increased complexity going hand in hand with increased specialisation. Buildings are becoming ever more complex, roles more specialised.

The next 10 years will likely see an acceleration towards buildings being created by diverse teams of domain specialists, working collaboratively to achieve a shared goal.

Thank you

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