



UKGCC
UK - GHANA CHAMBER *of* COMMERCE

Creating networks, connecting businesses.

POSITION PAPER

Design Construction and Infrastructure Sector

July 2025

1. Introduction

Ghana's design, construction, and infrastructure sector is a key driver of economic development, investment, and job creation. The sector spans residential and commercial real estate, public works, and utility infrastructure, playing a central role in the country's urbanisation and industrialisation agenda.

However, the industry continues to face persistent structural challenges from limited access to finance and skilled labour, to high costs of materials and an uncertain regulatory environment. The lingering effects of the COVID-19 pandemic, oversupply in the luxury residential market, and evolving demand trends further complicate the landscape.

This position paper, prepared by the Design, Construction & Infrastructure Sector Committee of the UK-Ghana Chamber of Commerce (UKGCC), reflects the views and recommendations shared by member companies during the Committee's first meeting held on 18th March 2025. It provides a snapshot of sectoral performance, identifies policy-related barriers, and proposes strategic actions to promote a more resilient and inclusive built environment.

2. Sector Snapshot and Emerging Trends

Members provided updates on sector performance in 2024, highlighting the following key developments:

- **Real Estate Demand Shifts:** COVID-19 accelerated hybrid working arrangements, reducing demand for traditional office space. Simultaneously, an oversupply in luxury residential properties is creating downward pressure on pricing and sales volumes.
- **Macroeconomic Constraints:** Depreciation of the Ghanaian cedi and stagnant income levels have reduced consumer purchasing power, limiting demand for mid-to-high-income housing.
- **Project Financing Gaps:** Access to capital remains a major challenge, particularly for public infrastructure projects. Credit constraints have delayed or derailed otherwise viable developments.

3. Key Concerns from UKGCC Member Companies

3.1 Financing for Infrastructure and Real Estate Projects

Project financing remains a key bottleneck especially for developments tied to government procurement or public-private partnerships (PPPs). Members noted that delayed payments and limited credit availability can significantly impact project delivery timelines and investor confidence.

3.2 Affordability and Shifts in Consumer Demand

Developers are increasingly under pressure to offer more affordable housing options in response to market demand and intensified competition. This calls for innovation in design, materials, and financing structures.

3.3 Operational Sustainability and Post-Completion Standards

The sustainability of completed projects was highlighted as an often-overlooked area. Poor facility management and maintenance practices compromise long-term value and safety, with calls for improved operational frameworks across the sector.

3.4 Policy and Regulatory Barriers

Participants expressed a need for more consistent and predictable regulatory engagement from government, especially around permits, urban planning requirements, and infrastructure planning. The lack of clear frameworks makes long-term project planning difficult.

3.5 Collaboration and Private Sector Voice

There was a strong call for improved sector coordination and increased collaboration between developers, investors, and government agencies. Many agreed that better structured dialogue platforms and more regular engagements with government would enhance the operating environment.

4. Recommendations for Policy and Regulatory Reform

To unlock the full potential of Ghana's design and construction sector, the UKGCC recommends the following:

4.1 Facilitate Public-Private Partnerships (PPPs)

The UKGCC should convene a dedicated forum on infrastructure financing and PPPs, bringing together developers, financiers, and policymakers to explore partnership models and funding mechanisms.

4.2 Strengthen Sector Representation

UKGCC to facilitate the election of a Sector Vice Chair to provide leadership and advocacy support and serve as an additional channel for relaying member concerns to relevant authorities.

4.3 Address Regulatory and Planning Gaps

Engage with the Ministry of Works and Housing, Ghana Infrastructure Investment Fund (GIIF), and Metropolitan Assemblies to address planning bottlenecks, streamline approval processes, and promote transparency in infrastructure development.

4.4 Encourage Sustainable Development Standards

Promote adherence to sustainable building practices and post-completion operational standards. Encourage member companies to adopt building certifications and green design approaches.

4.5 Expand Networking and Capacity Building Opportunities

Organise regular in-person meetings and peer learning events to promote trust-building, partnerships, and cross-sector collaboration. Leverage UKGCC's Executive Education and Investment Readiness series to support sector growth.

5. Conclusion

The design, construction, and infrastructure sector is vital to Ghana's long-term development goals. Addressing financing constraints, improving regulatory clarity, and promoting sustainable practices will be key to unlocking growth and resilience in the sector. The UKGCC's Design, Construction & Infrastructure Sector Committee is committed to supporting this agenda through structured advocacy, collaboration, and knowledge-sharing among members and key stakeholders.

About the UK-Ghana Chamber of Commerce (UKGCC)

The UK-Ghana Chamber of Commerce was established in 2016 to promote trade and commercial partnerships between Ghana and the UK. It supports businesses through advocacy, market insights, networking, and strategic connections to government agencies and international markets. Backed by the UK-Ghana Business Council and the British Chambers of Commerce, UKGCC has twice been a finalist for the BCC's International Chamber of the Year award.

About the UKGCC Design, Construction & Infrastructure Sector Committee

Member Companies (March 2025):

1. Mustard (SectorChair)
2. Appolonia
3. Goldkey Properties
4. Aqua Africa
5. Contracta
6. Neon Acres
7. Akka Kappa

Sector Significance:

- The construction sector contributes approximately 7.2% to Ghana's GDP, with a market size estimated between US\$9 billion and US\$13.2 billion.
- The industry provides employment for approximately 420,000 individuals, encompassing both formal and informal segments.
- The built environment is integral to public service delivery, business productivity, and investor confidence.
- UKGCC member companies in this sector comprise a diverse mix of developers, utilities, and engineering firms, all contributing significantly to Ghana's infrastructure and urban development.























UKGCC
UK - GHANA CHAMBER *of* COMMERCE

T. 233 (030) 221 3200

W. www.ukgcc.com.gh

E. tradeservices@ukgcc.com.gh

Creating networks, connecting businesses.