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THE GLENIGAN CONSTRUCTION REVIEW

EXTENDED EDITION

Reflecting activity to the end of October 2023

- > 17% increase in detailed planning approvals against last year
- > 51% fall in main contract awards compared with the previous year
- > 59% decline in project-starts against 2022 levels

Transformation of the Southern End at York Racecourse
Dawson Williamson Architects

November 2023

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Intro

The Glenigan economics team have decades of experience delivering tailored construction insight, analysis and recommendations to companies just like yours. Our industry insight has been built up over years of impartial data gathering and our economics team combine this with their commercial expertise to provide the in-depth strategic insight that you need to make key budgeting and planning decisions.

Glenigan data covers all construction sectors, including education, health, hotel and leisure, industrial, infrastructure, offices, private housing, retail, social housing, and utilities, and spans across all 12 regions of the UK.

If your strategic planning would benefit from our unique industry insight, contact us on 0800 060 8698 to discuss your requirements.



Written by **Allan Wilén**
Glenigan Economics Director

30 years experience in providing insightful market analysis and forecasts on UK construction and the built environment that can inform companies' business development and market strategies.



Co-written by **Yuliana Ivanykovych**
Senior Economist

Yuliana provides research and analysis for Glenigan's suite of monthly industry reports, and regularly supports customers with their strategic decision-making by offering industry insights and expertise.

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Executive Summary

- > 17% increase in detailed planning approvals against last year
- > 51% fall in main contract awards compared with previous year
- > 59% decline in project-starts against 2022 levels

Weak construction-starts performance continued during the three months to October with main contract awards also performing poorly. More positively, detailed planning approvals experienced a strong performance when compared to 2022 levels.

Averaging £5,541 million per month, work commencing during the three months to October experienced a weak performance, decreasing 27% against the preceding three months and remaining 59% lower than a year ago. Major project-starts (£100 million or more in value) averaging £1,519 million per month, decreased 38% against the preceding three months and declined by 79% compared with the previous year. Underlying work (less than £100 million) starting on-site averaged £4,022 million per month, a 25% fall against the preceding three months on a seasonally adjusted (SA) basis to stand 35% down on the previous year.

Main contract awards averaged £6,478 million per month; a 27% decline compared with the preceding three-month period to stand 51% lower than the same time a year ago. Underlying main contract awards, averaging £5,099 million, decreased 19% against the preceding three months (SA) and by 36% against the previous year. Major project contract awards averaged £1,380 million per month; a 47% decrease compared with the preceding three months and a 74% decrease against the previous year.

Detailed planning approvals, averaging £13,481 million per month, increased by 1% against the preceding three months to stand 17% up against a year ago. Major project contract awards decreased 5% against the preceding three months but stood 30% up on the previous year to average £6,297 million per month. Underlying detailed planning approvals averaged £7,183 million per month, increasing by 7% compared with the preceding three months (SA) and previous year.

CONSTRUCTION ACTIVITY

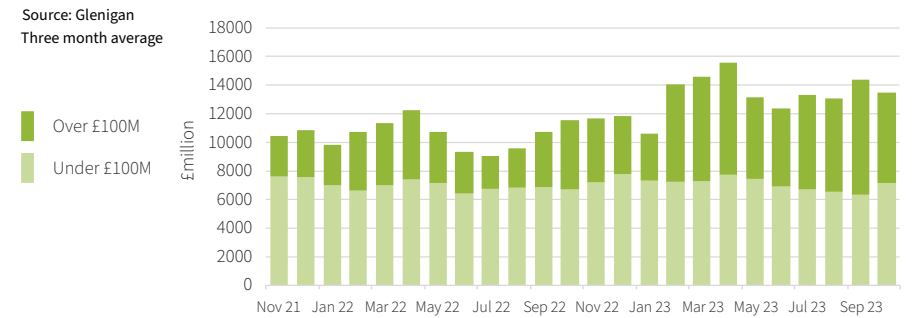
According to the most recent official data from the ONS, construction output decreased in August, falling by 0.5% (SA). The three months to August saw an increase in overall construction output of 2.3% (SA), a 3.5% increase on the previous year.

In the three months to August, Repair and Maintenance output increased by 0.9% (SA) to stand 7.8% up on the previous year. Public housing RM&I increased by 0.3% (SA) with non-housing R&M increasing by 4.4%. Private housing RM&I decreased 3.1% (SA) during the period.

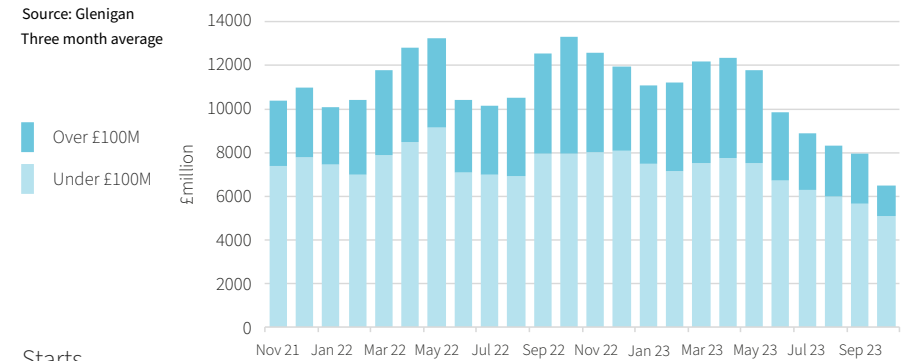
Overall new work output increased by 0.9% (SA) during the three months to August and increased 0.8% when compared with a year ago. Public non-residential (+0.8% SA) increased against the preceding three months, with infrastructure work (+5.2% SA) also increasing against the preceding three months.

Public new housing experienced a 0.5% increase (SA) with private new housing experiencing a 2.0% decrease against the preceding three months. Commercial (+2.5%) experienced an increase against the preceding three months with industrial experiencing a 5.7% decrease against the three months to August.

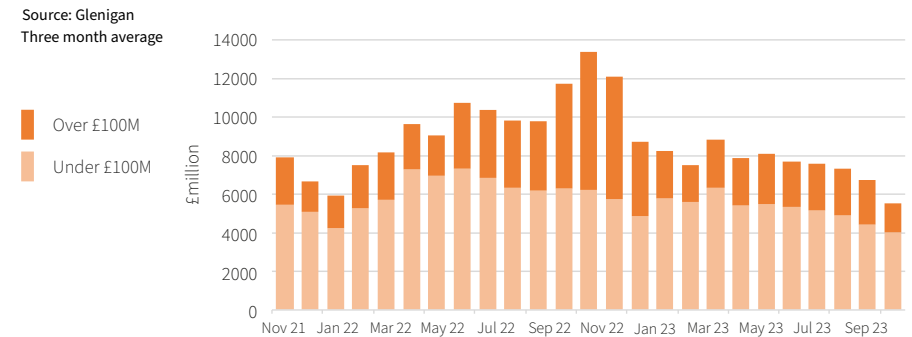
Detailed Planning Approvals



Main Contract Awards



Starts



Contractors League Tables

Top 50 Contractors - September 2022 to October 2023

Contractors	#	£m	
1 Morgan Sindall	286	1911	0
2 Kier	97	1609	1
3 Royal BAM	38	1491	1
4 Wates	118	1432	2
5 Galliford Try	113	1358	3
6 Bouygues	37	1250	0
7 Balfour Beatty	45	1207	0
8 Multiplex	6	1114	1
9 Bowmer & Kirkland	30	1102	3
10 Willmott Dixon	78	976	0
11 Mace	13	853	6
12 ISG	29	835	1
13 Winvic	20	827	1
14 Sir Robert McAlpine	11	750	1
15 McLaren	13	610	11
16 Mytilineos	3	571	5
17 Hill Partnerships	9	549	0
18 VINCI	38	511	2
19 Hitachi Energy UK	2	501	9
20 Hitachi Zosen Inova	2	500	9
21 RG Group Ltd	5	479	2
22 Tilbury Douglas	56	477	4
23 CityFibre Holdings	3	435	7
24 Glencar Construction	14	408	7
25 Skanska UK	7	393	7

Contractors	#	£m	
26 Farrans Construction	7	393	11
27 Graham Construction	20	381	0
28 VolkerWessels	20	370	8
29 M Group Services	11	364	5
30 Robertson	40	363	5
31 Higgins	5	340	5
32 McAleer & Rushe Contracts UK	4	292	7
33 GMI Construction	11	274	5
34 CRH	22	273	8
35 McLaughlin & Harvey	11	260	5
36 Lend Lease	3	253	8
37 Ardmore Group	3	250	NEW
38 Costain	6	244	8
39 JRL Group	3	243	8
40 Readie Construction	9	225	5
41 Mott MacDonald Group	5	221	7
42 IHP Integrated Health	7	219	7
43 HG Construction	5	209	NEW
44 Caddick Group	13	205	6
45 Vistry	9	197	2
46 Laing O'Rourke	5	194	NEW
47 Jones Bros	4	193	NEW
48 SGN	1	190	NEW
49 Hill Group	7	189	NEW
50 Russell WBHO	5	189	NEW

Last 12 month totals:
1,309 projects, £28,679m

Last month totals:
121 projects, £1,876m

Top 50 Contractors - October 2023

Contractors	#	£m	
1 Balfour Beatty	5	150	31
2 Bowmer & Kirkland	2	136	5
3 McLaren	1	130	NEW
4 Royal BAM	3	102	NEW
5 Farrans Construction	1	100	NEW
6 Galliford Try	9	99	18
7 John Sisk & Son	2	75	NEW
8 JJ Rhatigan & Company	1	72	NEW
9 Graham Construction	3	72	16
10 Wates	4	67	0
11 Morgan Sindall	23	67	3
12 Willmott Dixon	3	61	2
13 Shepherd Building Group	3	59	NEW
14 Clarke Contracts	8	44	32
15 Mace	2	41	3
16 Hill Group	1	38	NEW
17 Arcadis Consulting	1	36	NEW
18 Coleman & Co	1	35	NEW
19 Robertson	4	34	NEW
20 Morro Partnerships	1	30	NEW
21 Henry Boot	2	25	NEW
22 Braidwater Group	2	24	NEW
23 Vital Energi Utilities	2	22	NEW
24 Callingtons Construction	1	22	NEW
25 Barnack Estates UK	1	20	NEW

Contractors	#	£m	
26 Meldrum Construction	1	19	NEW
27 VINCI	3	19	7
28 Feltham Construction	3	19	NEW
29 R L Harrison Construction	1	19	NEW
30 Brooks & Wood	2	18	NEW
31 Buildifty5	1	16	NEW
32 G F Tomlinson	1	15	NEW
33 Clegg Group	1	15	NEW
34 Pentaco Construction	1	14	NEW
35 Peter Jennings	1	14	NEW
36 Deeley Group	1	12	NEW
37 Roberts Gallagher Construction	1	12	NEW
38 Jerram Falkus Construction	1	11	NEW
39 Cocksedge Building Contractors	1	11	NEW
40 Lawrence Baker	1	11	NEW
41 Hobson & Porter	2	11	NEW
42 P Casey Group	2	10	NEW
43 Buxton Building Contractors	3	10	NEW
44 Portal Construction	1	10	NEW
45 Bermar Building Co	1	10	NEW
46 Solmatix Renewables	2	9	NEW
47 Winvic	1	9	41
48 Asset Finline	1	9	NEW
49 Burmor Builders	1	7	NEW
50 Glencar Construction	1	7	41

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Clients League Tables

Top 50 Clients - September 2022 to October 2023

Clients	#	£m		Clients	#	£m	
1 Department for Transport	40	2178	0	26 SSE	2	251	8
2 Department of Health	196	1759	0	27 Scottish Power Energy Networks	1	250	8
3 Department for Education	152	927	1	28 Canary Wharf Group	1	250	8
4 Network Rail	59	587	2	29 Stanhope	3	240	9
5 Ministry of Defence	39	570	2	30 Environment Agency	21	240	9
6 Anglian Water Group	3	486	4	31 Vistry	13	237	0
7 City of London Corporation	15	454	19	32 Buckland Development	1	237	10
8 St Johns Wood Square	1	450	3	33 Department for Infrastructure	8	236	4
9 Ministry of Justice	37	424	15	34 Southern Housing Group	6	230	6
10 Northern Ireland Executive	13	401	7	35 Morrison Civil Engineering	1	225	9
11 Greater London Authority	11	395	2	36 Cleve Hill Solar Park	1	225	7
12 Central Bedfordshire Council	16	372	2	37 City of Edinburgh Council	16	221	NEW
13 London Borough of Brent	8	333	3	38 London Borough of Croydon	1	221	8
14 Dep. for Digital, Culture, Media & Sport	5	305	7	39 Kelda Group	8	213	8
15 Cheshire West & Chester Council	4	304	7	40 Devon County Council	10	205	8
16 National Grid	10	297	1	41 Pnbj l	1	200	9
17 Gloucestershire County Council	9	274	10	42 Salhia Investments	1	200	NEW
18 Home Group	4	268	10	43 Britaniacrest Recycling	1	200	NEW
19 Kadans Science Partner 2 UK	2	267	10	44 Legacie Developments	1	200	NEW
20 Peabody Trust	6	267	5	45 Fujifilm Diosynth Biotechnologies	1	200	NEW
21 Notting Hill Genesis	4	266	9	46 Royal London Asset Management	1	200	NEW
22 Pennon Group	5	266	NEW	47 Henry Boot	9	195	NEW
23 Homes England	5	259	5	48 London Borough of Southwark	4	191	1
24 Panattoni & LU UK V Sarl	3	258	10	49 Kirklees Metropolitan Council	11	186	NEW
25 Scottish Hydro Electric Transmission	2	252	8	50 High Speed Two	4	184	NEW

Top 50 Clients - October 2023

Clients	#	£m		Clients	#	£m	
1 Department of Health	14	131	26	26 Darwin Leisure Development	1	22	NEW
2 Land Securities Group	1	130	NEW	27 London Borough of Newham	2	21	NEW
3 IQ Student Accommodation	1	130	NEW	28 City of Lincoln Council	1	20	NEW
4 CityLife Developments	1	100	NEW	29 Clackmannanshire Council	1	20	NEW
5 Leeds Bradford Int. Airport	1	100	NEW	30 Spirotech Group	1	20	NEW
6 Sheffield Hallam University	1	100	NEW	31 Martin House Childrens Hospice	1	19	NEW
7 Fusion Students	1	72	NEW	32 Victoria Gardens Development	1	19	NEW
8 City of Edinburgh Council	2	68	NEW	33 Dep. for Regional Development	2	19	NEW
9 Bruntwood Estates	1	60	NEW	34 Russell Roof Tiles	1	19	NEW
10 Greater London Authority	2	55	NEW	35 Thackeray Estates Fenchurch	1	18	NEW
11 Aberdeen City Council	6	53	NEW	36 Herefordshire Council	1	18	NEW
12 Unite Group	1	51	NEW	37 Rookery South	1	17	NEW
13 Hill & Goram Homes	1	42	NEW	38 Sand Martins Golf Club	1	14	NEW
14 S. Cambridgeshire Invest. Partnership	1	42	NEW	39 The University of Sheffield	1	13	NEW
15 Department for Education	6	36	NEW	40 Moore Construction	2	12	NEW
16 Swindon Housing Dev. Company	1	36	NEW	41 Apex Housing Association	2	12	NEW
17 Hartlepool Borough Council	1	35	NEW	42 Southern Homes Ownership	1	12	NEW
18 Ipswich Borough Council	3	33	NEW	43 Connected Living London	1	12	NEW
19 Oaklee Housing Association	1	32	NEW	44 Grainger	1	12	NEW
20 Dudley Metropolitan Bor. Council	1	30	NEW	45 CambridgeArts Theatre	1	11	NEW
21 Wokingham Borough Council	1	30	NEW	46 MHS Homes	1	11	NEW
22 North Norfolk District Council	1	25	NEW	47 Boutique Care Homes	1	11	NEW
23 Oxford Science Park Joint Venture	1	23	NEW	48 HomeGroup	1	10	NEW
24 Newcastle Upon Tyne City Council	1	22	NEW	49 Redsun Developments	1	10	NEW
25 Dumfries & Galloway Council	3	22	NEW	50 Leeds City Council	1	10	NEW

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Glenigan Index

The Glenigan Index is a leading indicator of construction market conditions. The report covers projects with a construction value of less than £100 million that have started on-site in the previous three-month period. Comparisons with the preceding three-month period are seasonally adjusted.

Allan Wilen, Glenigan's Economics Director commented, "The renewed and widespread weakening in project starts is disappointing. Higher interest rates and a weak economy continue to deter private sector investment and new housing activity. However, the current weakening in public sector areas is a particular concern, suggesting that government departments are still struggling to prioritise capital projects despite last year's capital underspends being rolled forward to the current financial year."

SECTOR ANALYSIS

Residential starts decreased 23% during the three months to October to stand 30% lower than a year ago. Private housing decreased 22% against the preceding three months and weakened 25% compared with the previous year. Social housing work starting on site performed poorly, falling 30% against the preceding three months and by 46% against the previous year.

Industrial project-starts experienced a poor period, with the value of project starts decreasing 32% during the three months to October and remaining 57% lower than a year ago. Hotel & Leisure experienced a poor period, decreasing by 57% against the preceding three months and 68% against the previous year.

Offices followed a similar trend, with the value of underlying project-starts falling 8% against the preceding three months to stand 39% down on a year ago. Education and Community and Amenity starts decreased 28% and 5% respectively against the preceding three months, to stand 21% and 24% down on the previous year.

Health starts experienced a poor period, decreasing 43% against the preceding three months and remaining 34% below 2022 levels. Retail followed a similar trend, with the value of project-starts decreasing 3% against the preceding three months, remaining 36% down against the previous year.

Civil engineering work starting on site decreased 18% against the preceding three months to stand 36% down on a year ago. Infrastructure decreased 15% against the preceding three months and remained 38% down on the previous year. Utilities starts declined by 22% against the preceding three months to stand 32% down against the previous year.

REGIONAL ANALYSIS

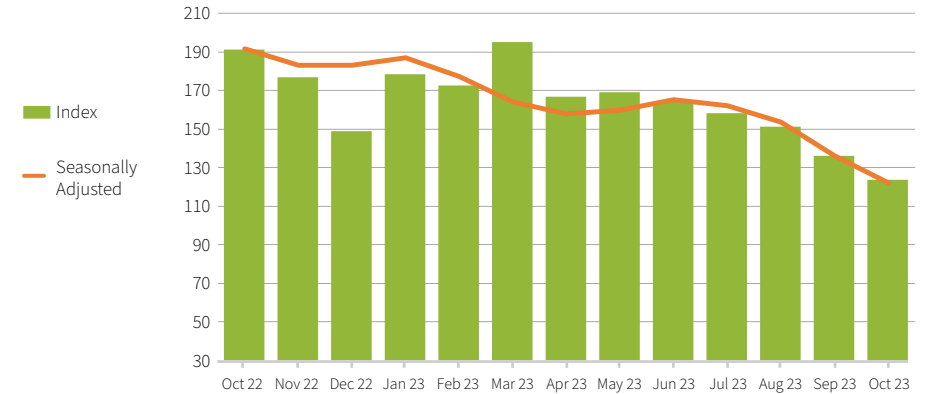
London experienced a 19% decrease against the preceding three months and remained 36% down against the previous year. The value of project-starts in the South West decreased 7% compared with the preceding three months and declined 29% against the previous year. The West Midlands also experienced a poor performance, with the value of starts decreasing 27% against the preceding three months and remaining 43% down against the previous year.

The value of starts in the South East declined 25% against the preceding three months and previous year. The East Midlands experienced a decrease against the preceding three months (-22%) and previous year (-44%) The North East and East of England both experienced a weak period, decreasing by 31% and 34% respectively and remaining 21% and 31% down on 2022 levels.

Starts in Northern Ireland and Wales weakened, slipping by 45% and 21% respectively against the preceding three months and were 52% and 23% lower than a year ago. Scotland also experienced a decrease against both the preceding three months (-2%) and previous year (-38%). Yorkshire & the Humber and the North West also suffered falls in starts against both the preceding three months and previous year.

Glenigan Index

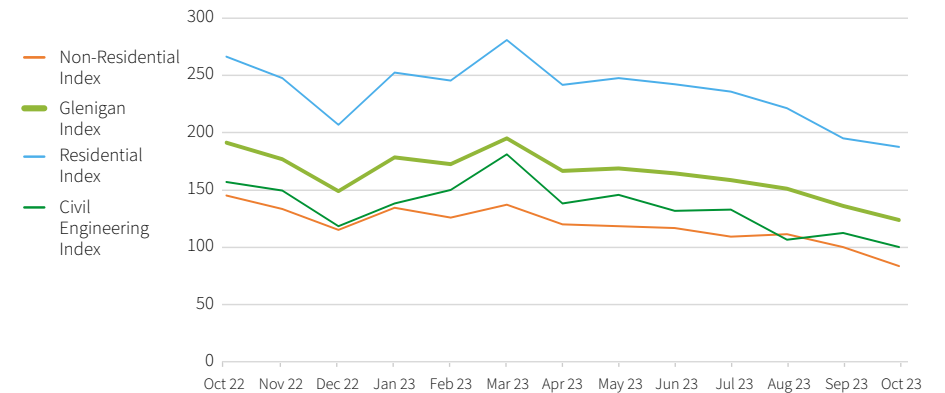
Source: Glenigan



Note: For the Index, 2006 = 100

Indices Growth

Source: Glenigan



Economic Outlook

UK economy stagnates

- > High interest rates stall economic growth
- > Manufacturing and service sector soften
- > Housing market slowdown

UK economic growth stalled during the third quarter, according to the Office of National Statistics (ONS). The flat economic performance indicates that higher interest rates are curbing domestic demand in the economy. The services sector weakened during the quarter, while manufacturing and the construction sector recorded marginal growth. Recent survey data indicates that the economy will remain becalmed during the closing months of the year.

Manufacturing output edged 0.1% higher in September after a fall of 0.7% in August. Manufacturing output rose just 0.1% during the third quarter but was 3.0% higher than a year ago.

The latest CIPS survey reports a weakening in manufacturing activity during October, with manufacturers seeing a weakening in output, new orders and employment during the month. The CIPS manufacturing Index stood at 44.8, up slightly on the 44.3 seen in September but still below the 50 'no change' level.

Services output slipped by 0.1% during the third quarter, despite output rising by 0.2% in September. Retail & wholesaling was particularly weak during September, falling back 0.4% after a 0.6% rise in August. Real estate services were the poorest performing area during the quarter, dropping by 0.4% as high interest rates depressed property transactions.

CIPS survey of service sector business points to a continued softening in private sector service activity during October. At 49.5 the Service Index in October was little changed from 49.3 in September and just below the 50.0 no-change value.

INTEREST RATES AND HOUSING

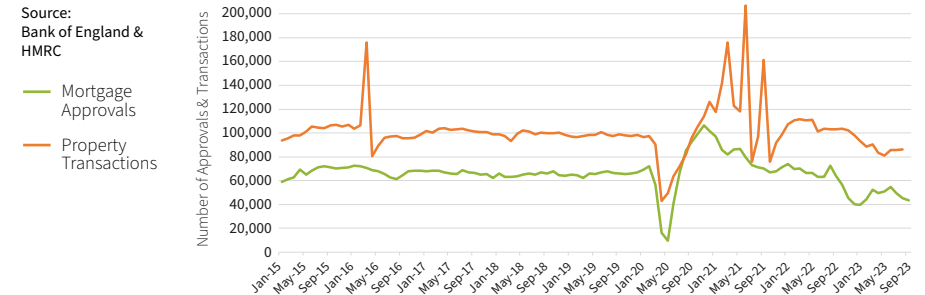
The impact of sharply higher interest rates has been felt especially in real estate markets. House prices have fallen back since the spring as higher rates deter prospective purchasers. Despite a small improvement during October, the Halifax reports average house prices are 3.2% lower than a year ago while the Nationwide has recorded a 3.3% fall over the same period.

The number of residential property transactions has fallen sharply. At 86,150 the number of house sales in September was 16.3% lower than a year ago, driven by a 32.5% slump in mortgage approvals.

Higher borrowing costs have also started to increase mortgage arrears. UK Finance report that there were 87,930 homeowner mortgages in arrears in Q3 2023, a 7% rise on the previous quarter. Whilst still low by historic standards and accounting for just 1% of homeowner mortgages, the number is likely to grow over the next 12 months. At 6.6 million, three quarters of borrowers in 2022 were on fixed rate mortgages. Of these 1.1 million have needed to refinance at higher rates as their fixed rate term has come to an end this year and a further 1.6 million face a sharp rise in mortgage payments during 2024, increasing the pressure on many households' finances.

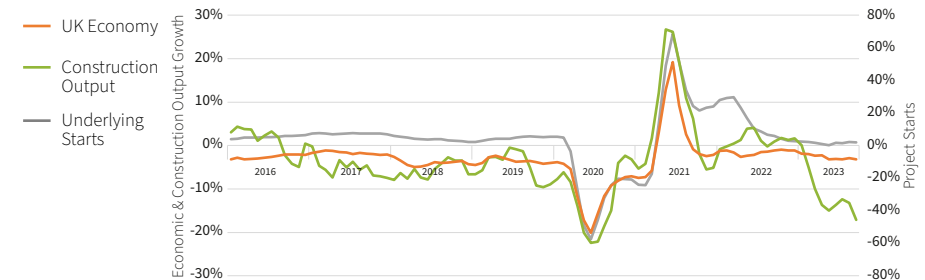
Mortgage Approvals & Property Transactions

Source:
Bank of England &
HMRC



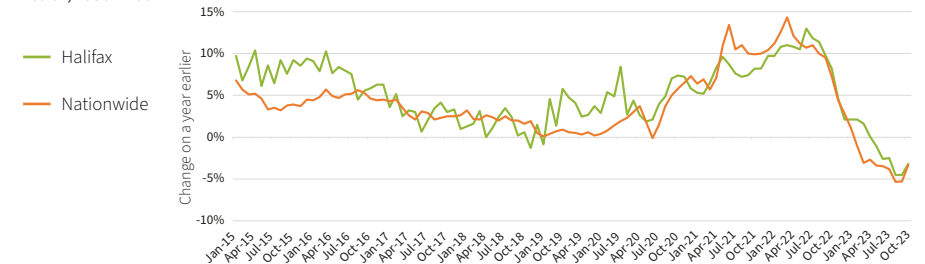
Construction Activity & The Economy – 3 months against a year earlier

Source: ONS, Glenigan



House Prices

Source:
Halifax, Nationwide



Housing – Overview

Project-starts, main contract awards and detailed planning approvals all fell against the previous quarter and last year.

Totalling £8,512 million, residential work commencing on site during the three months to October fell 31% against the preceding three months to stand 42% lower than a year ago. Major project-starts (£100 million or more in value), at £1,815 million, fell 53% against the preceding three months and were 65% down compared with the previous year. Underlying work starting on site (less than £100 million) totalled £6,697 million, a 23% decline against the preceding three months on a seasonally adjusted (SA) basis and 30% lower than a year ago.

Residential main contract awards decreased 19% against the preceding three months to stand 46% down compared with the previous year to total £13,029 million. Underlying contract awards, at £10,046 million, decreased 23% (SA) against the preceding three months and 36% against the previous year. Major awards decreased 18% against the preceding three months to stand 64% down against the previous year to total £2,984 million.

-42%

Decline in the value of residential work starting on-site against the previous year

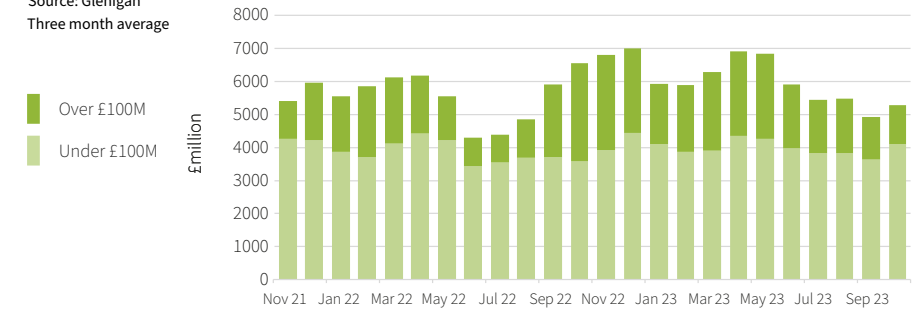
At £15,829 million, detailed planning approvals decreased 3% on the previous three months and fell 20% compared with last year. Major project approvals decreased 27% on the preceding quarter and were 60% lower than last year to total £3,534 million. In contrast, underlying approvals totalled £12,294 million, an 8% increase on the preceding three months (SA) and 14% up on a year ago.

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in the Housing sector**

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or visit **www.glenigan.com/pipeline**

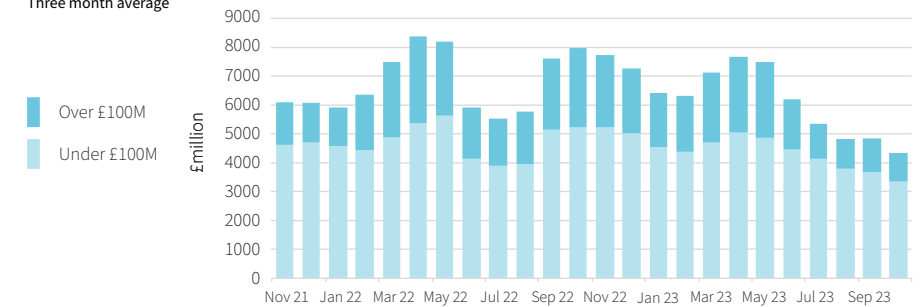
Housing: Detailed Planning Approvals

Source: Glenigan
Three month average



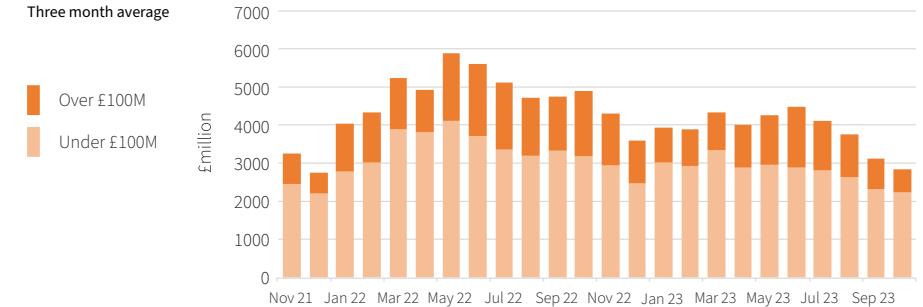
Housing: Main Contract Awards

Source: Glenigan
Three month average



Housing: Starts

Source: Glenigan
Three month average



Housing – Types of Projects Started

Private housing accounted for 51% of the total value of work starting on site during the three months to October, with the value totalling £4,333 million. Private housing starts fell 36% against the previous year. Private apartment work starting on site fell 45% against last year to total £2,225 million. The segment accounted for 26% of project-starts during the period. Social sector housing projects starting on site decreased 62% to total £811 million, accounting for a 10% share of the sector. Accounting for 2%, social sector apartments slipped back 83% to total £184 million.

Private sheltered housing fell 46% to total £167 million, also accounting for a 2% share. In contrast, totalling £686 million, student accommodation more than tripled on a year ago to account for 8% of the sector. Social sector sheltered housing grew 7% on a year ago to total £70 million. At £14 million, elderly persons homes also increased compared with last year when no projects started on site.

Project Spotlight



Image Source: FEC

Victoria North, Manchester

Detailed plans have been approved on the £330 million development of 1551 flats in Manchester. A main contractor is yet to be appointed on the scheme.

Project ID: 23056359

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Housing: League Tables (November 2022 to October 2023)

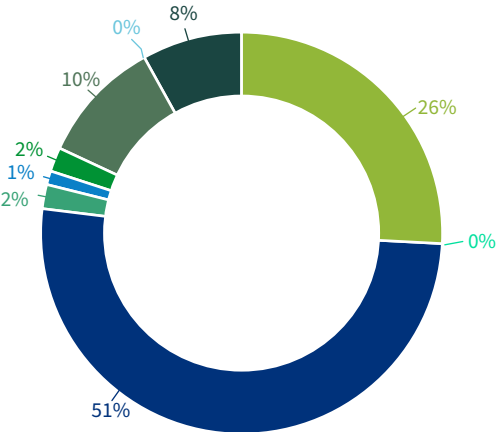
Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Barratt	95	4,046	Barratt	94	3,331
Persimmon	96	3,409	Persimmon	99	3,111
Vistry	67	2,344	Vistry	97	2,551
Taylor Wimpey	60	2,326	Taylor Wimpey	65	2,162
Bellway	66	2,080	Bellway	70	1,966
Redrow	34	1,547	Redrow	35	1,561
Legal & General	32	1,252	Legal & General	45	1,497
Dandara	17	1,036	Bloor Homes	28	1,091
Bloor Homes	26	1,021	Dandara	15	957
Berkeley DeVeer	23	906	Crest Nicholson	26	926

Types of Housing Projects Started Three Months to October 2023

Source: Glenigan

- Private Apartments
- Elderly Persons Homes
- Private Housing
- Private Sheltered Housing
- Social Sector Sheltered Housing
- Social Sector Apartments
- Social Sector Housing
- Homes, Hostels etc.
- Student Accommodation



Housing – Regional

The three months to October was a weak period for starts in most regions in the UK. The South West accounted for the greatest proportion (15%) of residential work during the period, totalling £1,241 million, after a 7% increase compared with the previous year's levels. At £236 million, Northern Ireland was the only other region that experienced growth, accounting for a 3% share of project-starts, having increased 16% on the preceding year.

London slipped back 46% against the previous year to total £1,207 million, a 14% share of project starts in the housing sector. Further decline was prevented by a £221 million responsive repairs and voids property works project in Croydon (Project ID: 23266682). Accounting for the same share, the North West also fell 35% against the previous year, to total £1,193 million. The South East (£1,123 million) accounted for a 13% share, after decreasing 44% against a year ago. The West Midlands faced the steepest decline at 67% against the previous year, bringing its total value down to £467 million, a 5% share of the residential sector.

The South East was the most active region for detailed planning approvals, totalling £2,899 million, a 18% share of the sector. The value of approvals in the region grew 16% against the previous year. Accounting for 13% of approvals, Scotland also experienced a strong period with approvals having grown 41% against 2022 levels to total £2,021 million. Projects in Scotland included a £650 million, 3042-unit development in Stirling (Project ID: 18000364).

At £1,568 million consents in Yorkshire & the Humber increased 36% to account for a 10% share of the sector. The South West accounted for 9% of residential approvals, after a 39% growth to total £1,435 million. In contrast, despite accounting for the same share, approvals in the East Midlands slipped back 1% to total £1,409. London accounted for 11% of housing consents, totalling £1,813 million, which was a 74% decrease compared with last year's figures.

-20%

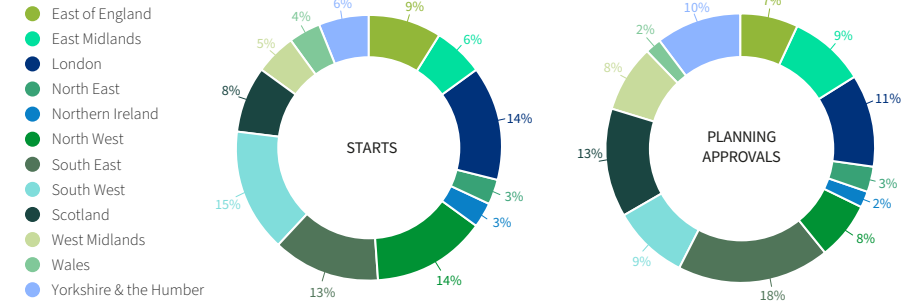
Decrease in the value of detailed planning approvals against the previous year

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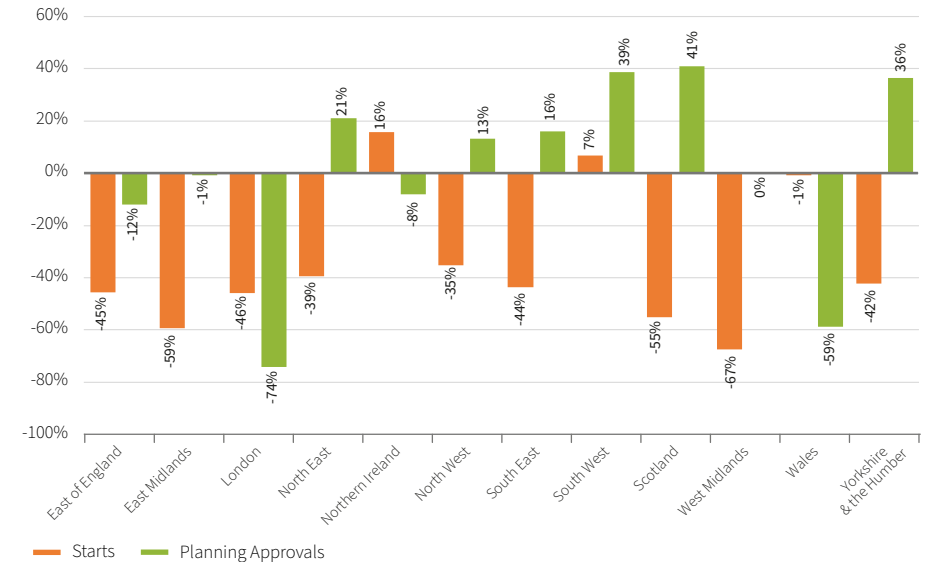
Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



-69%

Decrease in the value of work starting on-site against the previous year

Industrial - Overview

Project-starts and main contract awards experienced declines against the previous quarter and last year. More positively, growth in detailed planning approvals on the preceding quarter provides a boost to the development pipeline.

During the three months to October, industrial project-starts fell 26% against the preceding three months to stand 69% down on a year ago, totalling £817 million. There were no major projects (£100 million or more) starting on site during the period, unchanged from the previous quarter but a decrease on last year's levels. Underlying industrial work starting on site (less than £100 million in value) decreased 32% against the previous quarter on a seasonally adjusted (SA) basis to stand 57% lower than a year ago.

Totalling £814 million, industrial main contract awards decreased 28% against the preceding three months and stood 68% down against last year. Underlying industrial main contract awards decreased 29% (SA) against the preceding three months and remained 56% lower than a year ago. No major projects reached the contract awarded stage, unchanged on the preceding three months but down on the previous year.

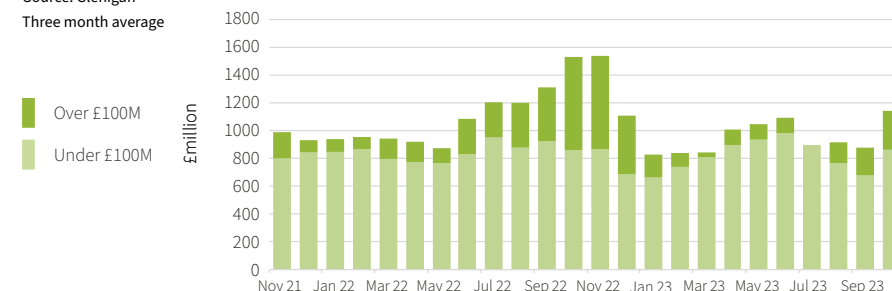
Industrial detailed planning approvals totalled £3,429 million, having grown 27% on the previous three months, but stood 25% down on last year. Major project approvals increased on the previous quarter when no major projects were approved but slipped back 59% against the preceding year to total £837 million. Underlying projects totalled £2,592 million, a 10% increase (SA) on the preceding three months, and 1% higher than the previous year.

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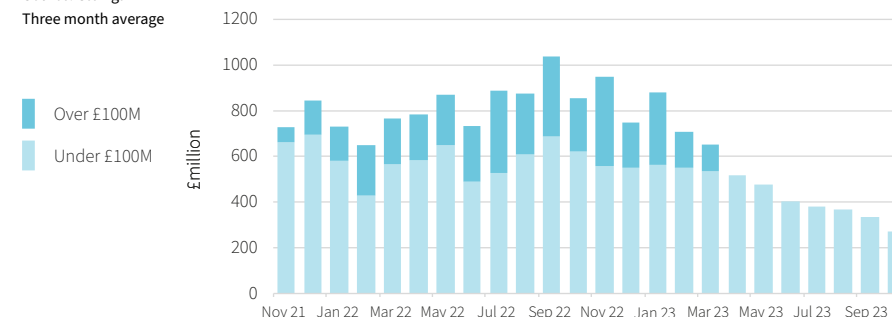
Industrial: Detailed Planning Approvals

Source: Glenigan
Three month average



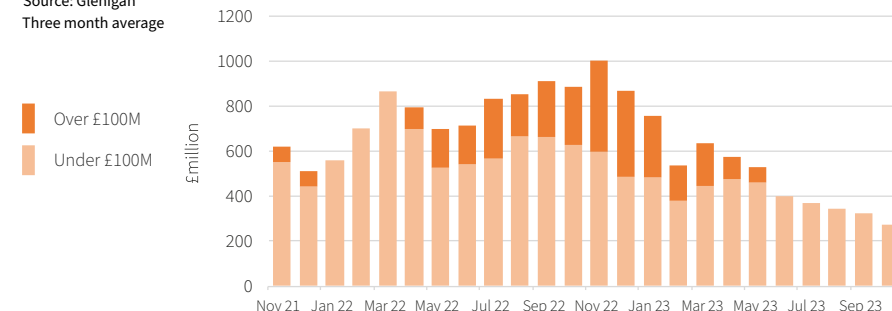
Industrial: Main Contract Awards

Source: Glenigan
Three month average



Industrial: Starts

Source: Glenigan
Three month average



Industrial – Types of Projects Started

Manufacturing work starting on site added up to £470 million, a 69% fall compared with the previous year. Despite the decline, manufacturing accounted for 57% of industrial project-starts during the three months to October, making it the most active segment.

Warehousing & logistics project-starts decreased 75% against the previous year to total £260 million, accounting for 32% of the sector. Other industrial projects slipped back 19% against the previous year, which brought it down to a total of £88 million, an 11% share of the whole sector.

Project Spotlight



Image Source: Chetwoods Architects

Warehouse

Detailed plans have been approved for the £53 million development of a warehouse building in Corby, Northamptonshire. A main contractor is yet to be appointed on the scheme, with works expected to be completed in Q1 2025.

Project ID: 23183574

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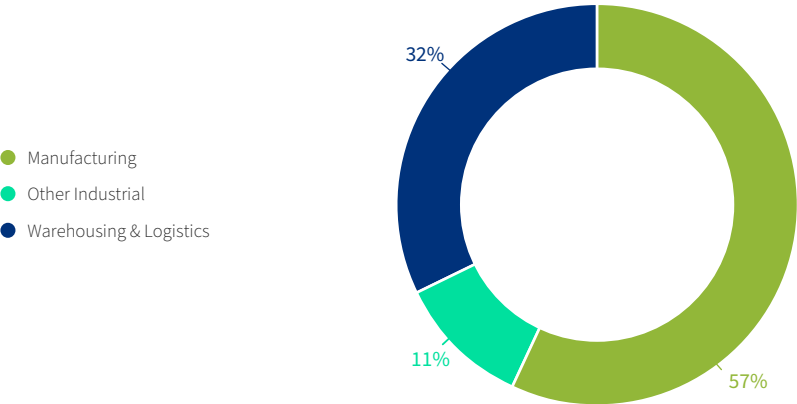
Industrial: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Winvic	16	734	Panattoni & LU	3	258
Glencar	10	276	Fujifilm Diosynth Biotechnologies	1	200
ISG	3	263	Pharmaron Biologics	1	151
Radie	11	247	Errigal Contracts	1	150
McLaren	8	229	St Modwen Properties	7	116
GMI	8	168	Tilstone Glasgow	3	99
WHP	1	151	Henry Boot	7	83
Errigal Contracts	1	150	Mulberry Property Develop.	1	64
TSL Projects	3	126	Russell	1	61
Wates	5	122	Gateway 14	1	61

Types of Industrial Projects Started Three Months to October 2023

Source: Glenigan



Industrial – Regional

Most regions experienced a slump in industrial project-starts against 2022 levels. The North East was the only region to buck the trend. Having doubled on a year ago, the region accounted for 8% of industrial work starting on site during the three months to October, with the value adding up to £63 million.

In contrast, despite being the most active region, the East Midlands experienced a weak performance with projects commencing on site having slipped back 15% to total £141 million, accounting for 17% of the sector. Totalling £127 million, Yorkshire & the Humber fell 62% on last year's levels to account for a 15% share of project-starts. Accounting for a 14% share, project-starts in the West Midlands decreased 54% to total £114 million. Projects in the region include the £39.44 million phase one of the West Midlands Interchange development in Wolverhampton (Project ID: 22105042).

Detailed planning approvals also experienced a downfall in most regions. The North East was the most active region, accounting for a 16% share of all consents, having tripled on last year, bringing its total value up to £558 million. The South East accounted for 13% of industrial approvals, totalling £438 million, a 94% increase on a year ago. This growth was boosted by the £150 Panattoni Park in Sittingbourne in Kent (Project ID: 23333456). In contrast, despite accounting for the same share of the sector, consents in the East Midlands were 2% lower than last year, totalling £462 million.

Consents in the East of England were 13% down against the preceding year to total £338 million, accounting for a tenth of all industrial approvals. Approvals in the South West and the West Midlands slipped back 31% and 2% compared with last year's levels to total £321 million and £314 million respectively, each accounting for 9% of industrial approvals.

27%

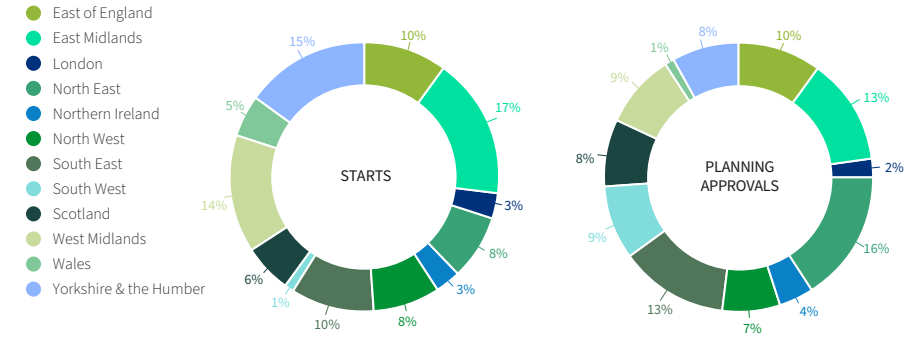
Increase in the value of projects reaching the detailed planning approval stage against the preceding three months

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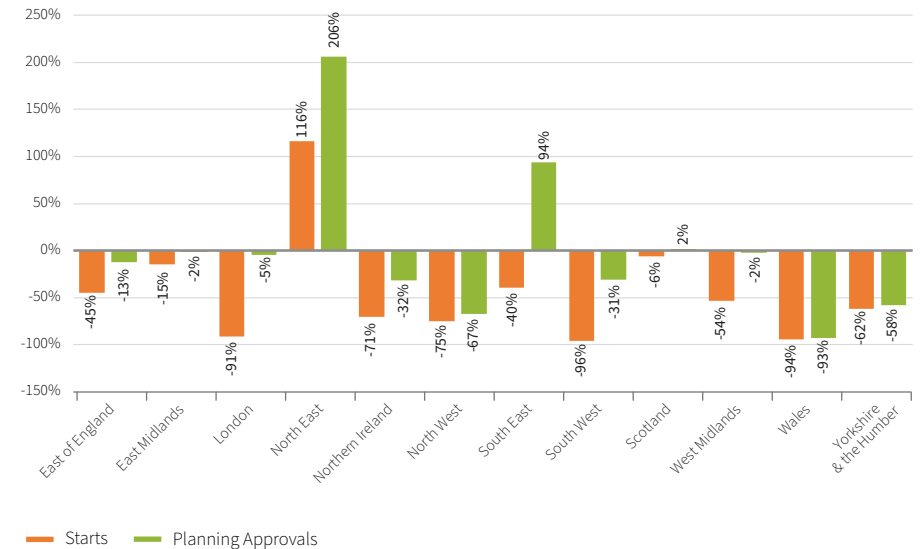
Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



8%

Increase in the value of office projects starting on-site against the previous year

Offices - Overview

Main contract awards decreased against last year, while detailed planning approvals slipped back on the previous quarter. More positively, project-starts increased on the both the preceding quarter and last year.

Office work starting on site totalled £1,970 million during the three months to October, a 79% increase compared with the preceding quarter and 8% up on the previous year. Major projects (£100 million or more) quadrupled against the previous quarter and almost tripled on a year ago to total £1,102 million. In contrast, underlying project-starts (less than £100 million in value) decreased 8% against the preceding three months on a seasonally adjusted (SA) basis to stand 39% down on a year ago, totalling £868 million.

Totalling £1,348 million, office main contract awards increased 4% against the preceding three months to stand 57% down on the previous year. Major projects totalled £615 million during the period, a 33% increase against the preceding three months but down 63% on the previous year. Underlying contract awards declined 26% against the preceding three months (SA) and by 49% against the previous year.

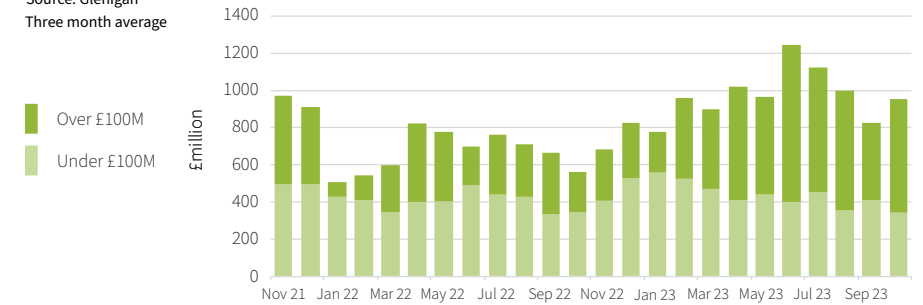
Office detailed planning approvals, totalling £2,864 million, fell 15% on the preceding three months but grew 70% compared with last year. Major project approvals decreased 9% against the preceding three months but nearly tripled on a year ago, totalling £1,843 million. At £1,021 million, underlying project approvals were 25% down (SA) against the previous quarter and decreased 2% on a year ago.

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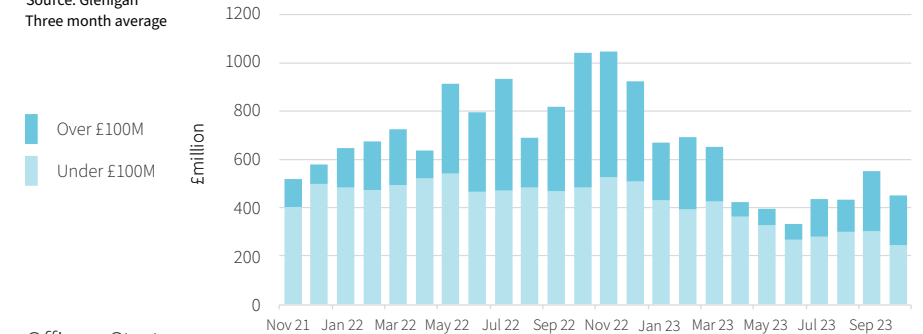
Offices: Detailed Planning Approvals

Source: Glenigan
Three month average



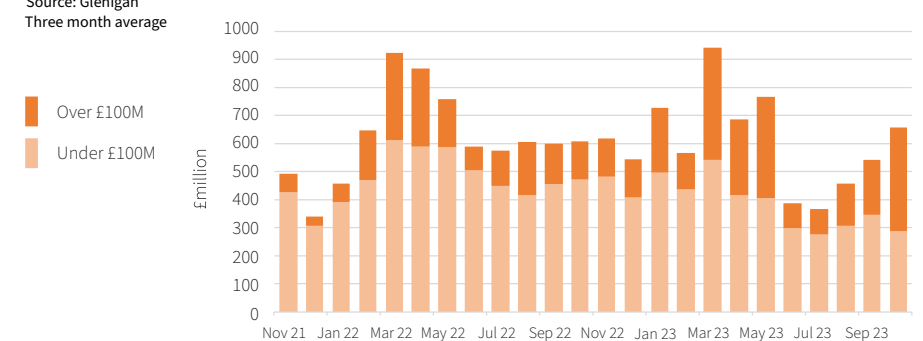
Offices: Main Contract Awards

Source: Glenigan
Three month average



Offices: Starts

Source: Glenigan
Three month average



Size of Office Projects

The ‘Over £100 million’ value band more than doubled against the previous year to total £1,102 million. The ‘£50 million to £100 million’ value band totalled £387 million, 34% higher than a year ago. In contrast, the ‘£20 million to £50 million’ value band experienced a 43% decline against the preceding year’s levels, totalling £220 million during the period.

Project-starts in the ‘Up to £5 million’ value band fell 58% against the previous year to total £102 million. The ‘£5 million to £10 million’ value band decreased 49% against last year’s levels, with project-starts totalling £89 million. Finally, the ‘£10 million to £20 million’ value band slipped back 78% with a total of £70 million.

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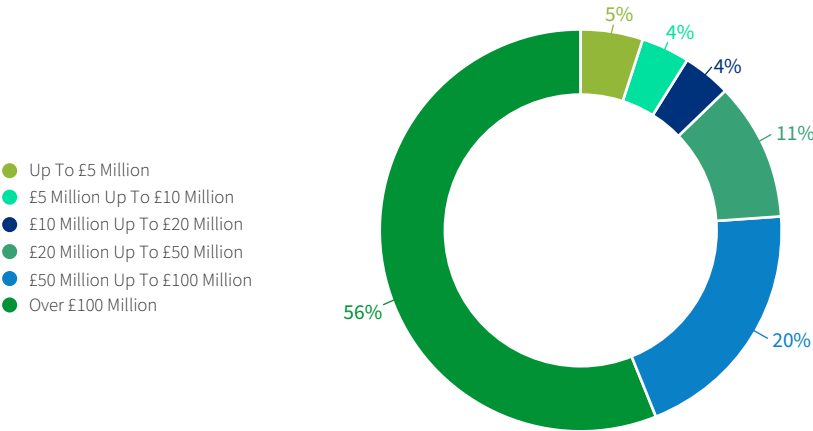
Offices: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Mace	9	594	Pnbj I	1	200
Morgan Sindall	153	470	Royal London Asset Management	1	200
Multiplex Ltd	3	424	Land Securities	4	174
ISG Construction	6	423	Telehouse International	1	158
Royal BAM	8	276	Google	2	152
McLaren	3	265	Precis Group	1	150
Skanska	2	258	Great Portland Estates	9	144
Wates	53	198	Kirkland & Ellis	1	135
Lendlease	1	180	VDC LHR12	1	104
Newarthill	2	167	Baola Properties	1	100

Value of Offices Projects Started Three Months to October 2023

Source: Glenigan



Project Spotlight



Image Source: Cityscape Digital

Offices

Detailed plans have been approved for the new £225 million Red Lion Court redevelopment in London. Works are due to complete in Q3 2026. A main contractor is yet to be appointed on the development.

Project ID: 18423376

70%

Increase in the value of detailed planning approvals against the previous year

Offices – Regional

London was the most active area of the UK for office project-starts, accounting for 76% of the total value during the three months to October, with the value having increased 57% compared with the previous year's levels. Office work starting in the Capital totalled £1,488 million and included the £235 million 105 Victoria Street development in Westminster (Project ID: 20201907). At £160 million, the East of England also had a strong performance: project-starts grew 35% on last year's levels, to account for 8% of the sector.

In contrast, the North West fell 55%. The value of projects starting on site in the region added up to £102 million, accounting for 5% of the office sector. The South East experienced a 66% decline compared with the 2022 levels, totalling £46 million, accounting for a 2% share of projects starting on site.

London also had the biggest share of detailed planning approvals (61%), with a total value of £1,755 million, which is more than seven times higher than last year's figures. Consents in the Capital included the £386.92 million 1 Undershaft development in the City (Project ID: 15014016). Totalling £126 million, the East of England grew 50% against last year to account for a 4% share of consents.

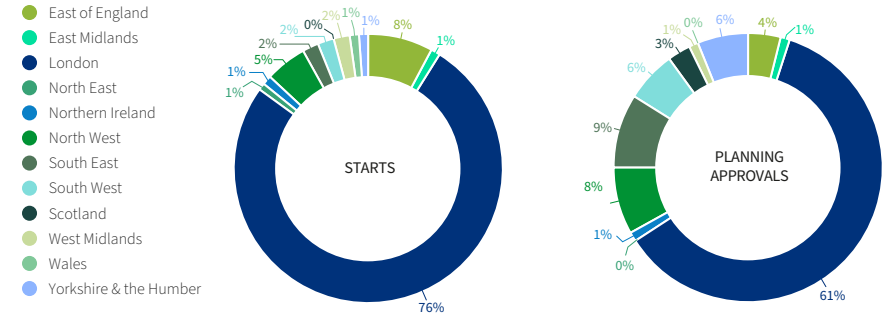
Yorkshire & the Humber also grew 59% to total £161 million, a 6% share of office consents. In contrast, despite accounting for the same share, the South West slipped back 17% on a year ago to total £162 million. The South East also fell 34% compared with last year to total £256 million, accounting for a 9% share of office approvals, making it the second most active region. Accounting for 8%, the North West slipped back 42% to total £238 million.

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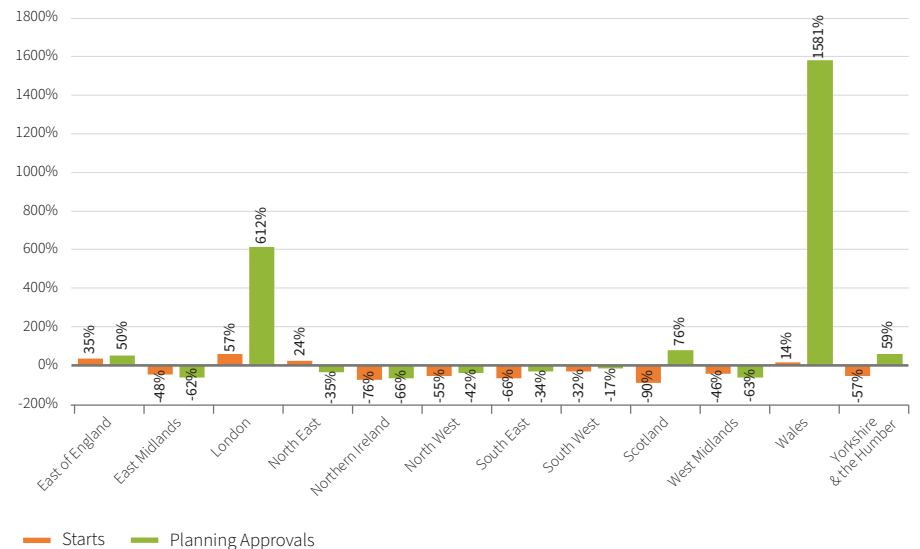
Share Value of Offices Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Offices Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Retail – Overview

Project-starts, main contract awards and detailed planning approvals all slipped back against last year. In contrast, project-starts and consents increased on the preceding quarter.

Totalling £492 million, retail work starting on site during the three months to October grew 29% against the preceding three months but stood 27% lower than a year ago. Major projects starting on site (£100 million or more) totalled £130 million, an increase compared with the previous quarter when no projects started, and a 16% increase on a year ago. Underlying project-starts (less than £100 million) experienced a 3% decline against the preceding three months on a seasonally adjusted (SA) basis and fell 36% against the previous year to total £362 million.

Retail main contract awards totalled £164 million, a decrease of 42% against the preceding three months and a 54% fall against the same period a year ago. No major projects reached the contract awarded stage, unchanged on the previous year and preceding three months. Underlying contract awards decreased by 29% (SA) against the preceding three months to stand 54% lower than the previous year.

Detailed planning approvals, totalling £421 million, grew 8% against the preceding three months, to stand 20% down on the previous year. Underlying approvals grew 12% (SA) compared with the preceding three months but fell 9% against the previous year. Like last year and the previous quarter, there were no major detailed planning approvals.

29%

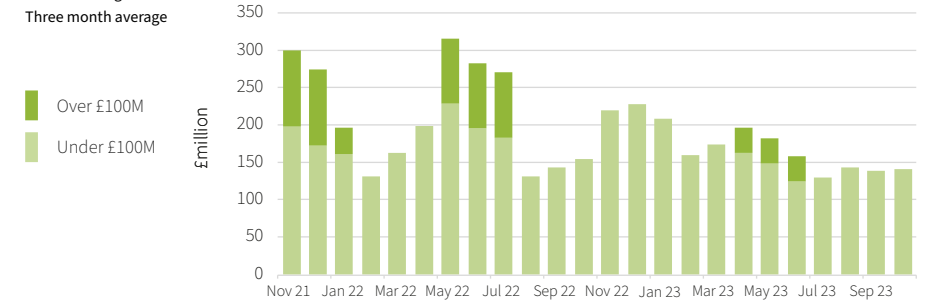
Increase in the value of retail work starting on site against the previous three months

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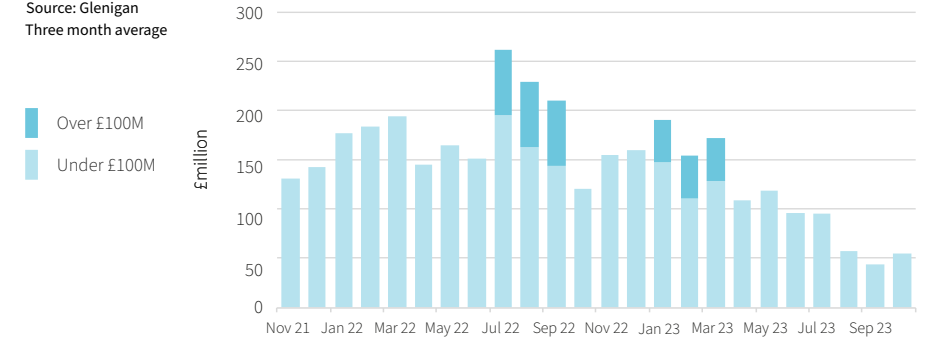
Retail: Detailed Planning Approvals

Source: Glenigan
Three month average



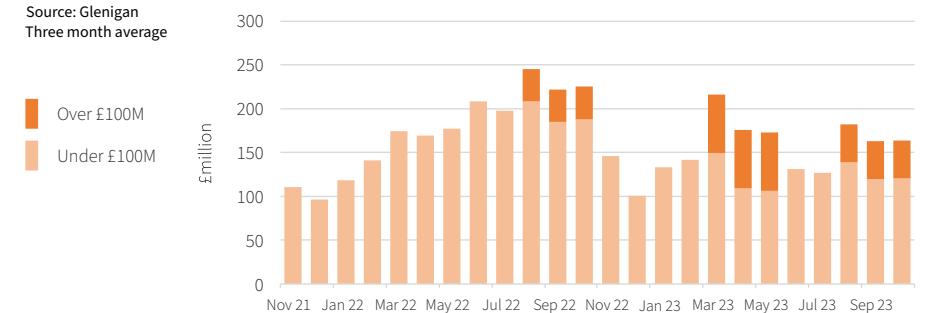
Retail: Main Contract Awards

Source: Glenigan
Three month average



Retail: Starts

Source: Glenigan
Three month average



Retail – Types of Projects Started

The value of shop starts fell 5%, to total £305 million, accounting for 62% of all retail starts. Supermarket project-starts totalled £128 million, standing 46% lower than a year ago to account for a 26% share of retail project-starts. Retail warehousing also experienced a 40% decline against 2022 levels to total £12 million. Shopping centres totalled £9 million, a 53% increase against last year to account for 2%.

Petrol filling station projects commencing on site during the three months to October added up to £13 million, having increased 7% against the previous year to account for 3% of the sector.

Project Spotlight



Image Source: Joseph Doyle Architects

Supermarket

Detailed plans have been approved for the development of a Tesco supermarket in Cavan in Ulster. A main contractor is yet to be appointed on the development. Works are due to complete in Q4 2024.

Project ID: 23015905

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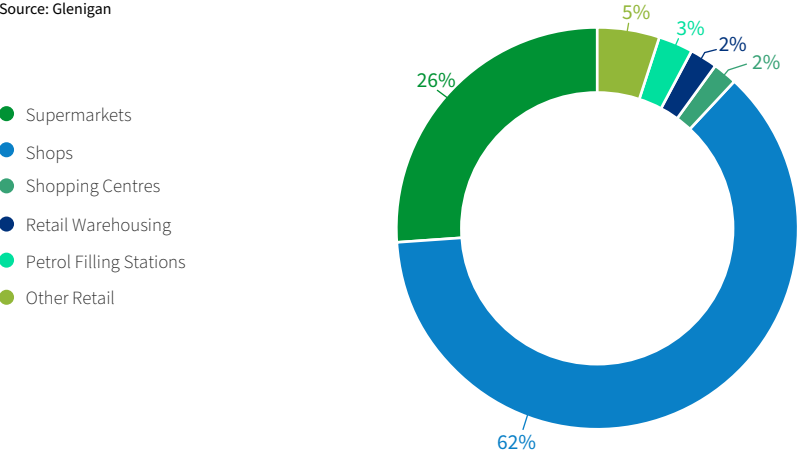
Retail: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Mace	1	130	BNP Paribas Securities	1	130
Galliford	2	85	Aldi GmbH	76	113
Caddick	2	66	Aberdeen City Council	1	50
DSP	10	36	Wm Morrison Supermarkets	60	45
Lendlease	1	30	Poundland	87	43
Henry Boot	1	30	Tesco	74	39
Portal	1	28	Lidl UK	13	36
Faircloth	3	20	Vortex Business Park	1	28
CTM	4	19	Marks & Spencer	22	27
Bowmer & Kirkland	2	16	Trafford Metropolitan Bor. Council	1	25

Types of Retail Projects Started Three Months to October 2023

Source: Glenigan



Retail – Regional

London was the most active region accounting for 34% of all retail project-starts nationwide, due to the value increasing 11% against the previous year to total £167 million. The growth was boosted by the £130 million Woolgate Exchange development in the City (Project ID: 22182271). Scotland, at £37 million, also grew 84% on a year ago, accounting for an 8% share of the sector. At £30 million, the West Midlands was another region to experience growth during the period, with project-starts having increased 31% compared with a year ago to account for 6% of the retail sector.

In contrast, accounting for 14%, project-starts in the North West fell 11% compared with a year ago, to total £69 million. The South East faced a 21% decline against the previous year to total £43 million, accounting for 9% of the sector. Yorkshire & the Humber slipped back 52% on a year ago to total £31 million, a 6% share of retail projects starting on site.

London had the highest proportion of retail approvals, with a 20% share, despite having fallen 25% against last year's levels, to total £84 million. The growth was boosted by the £27.16 million Atrium Building development in Camden (Project ID: 22458201). In contrast, the North West experienced an increase in planning approvals, having grown 13% against the previous year, accounting for 15% of the sector and totalling £45 million. The East Midlands accounted for 11% of retail approvals, totalling £45 million, which is a 74% increase on a year ago.

Approvals in Wales doubled against the previous year and totalled £40 million, accounting for 9% of the sector. Accounting for the same share, consents in Yorkshire & the Humber grew 50% on a year ago to total £38 million. The South West also experienced strong growth. Totalling £29 million, detailed planning approvals in the region jumped 67% against 2022 levels to account for a 7% share of retail consents.

8%

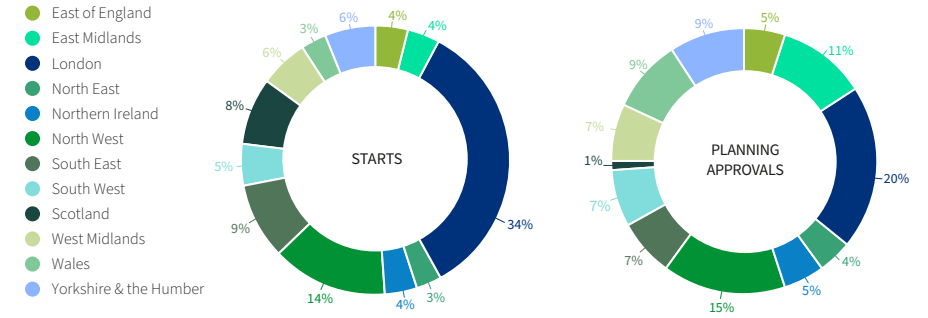
Increase in the value of detailed planning approvals against the previous three months

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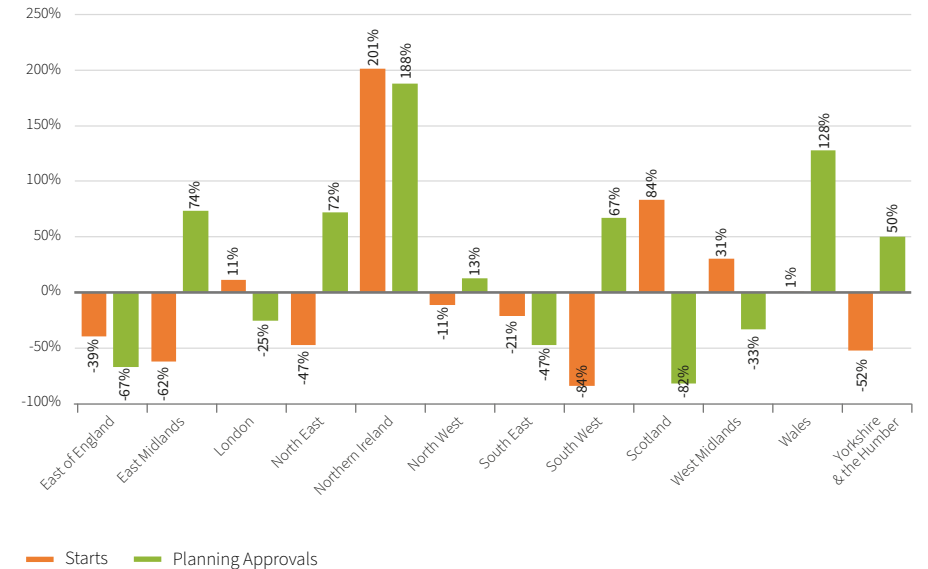
Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Hotel & Leisure – Overview

Project-starts and main contract awards suffered declines on the previous quarter and last year. More positively, detailed planning approvals experienced growth against both the preceding three months and a year ago.

Totalling £299 million, hotel & leisure projects starting on site during the three months to October fell 60% against the preceding three months to stand 78% down on the previous year. Like the previous quarter but unlike last year, there were no major projects (£100 million or more in value) commencing on site. Underlying starts (less than £100 million) slipped back 57% against both the preceding three months on a seasonally adjusted (SA) basis and fell 68% compared with last year.

-78%

Decrease in the value of hotel & leisure work starting on site against the previous year

At £597 million, hotel & leisure main contract awards decreased 14% against the preceding three months and 12% against the previous year. Major projects, at £150 million experienced a 7% increase on the preceding three months to stand up on the previous year where there were no major projects. Underlying contract awards decreased 2% (SA) against the preceding three months and by 34% compared with a year ago.

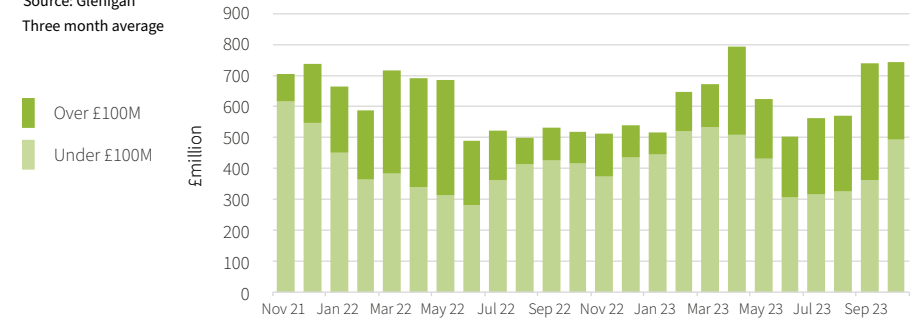
At £2,233 million, hotel & leisure detailed planning approvals grew 32% during the quarter to stand 44% up on the previous year. Underlying approvals increased 25% (SA) against the preceding three months and 18% against the previous year, totalling £1,477 million. Major projects totalled £756 million during the period, a 3% increase on the previous quarter and more than two times higher than a year ago.

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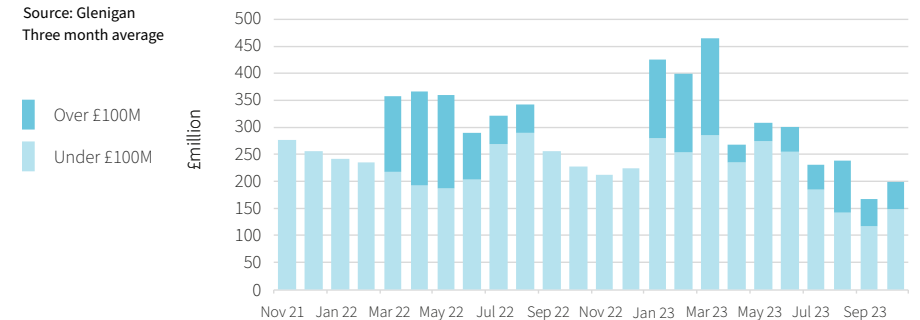
Hotel & Leisure: Detailed Planning Approvals

Source: Glenigan
Three month average



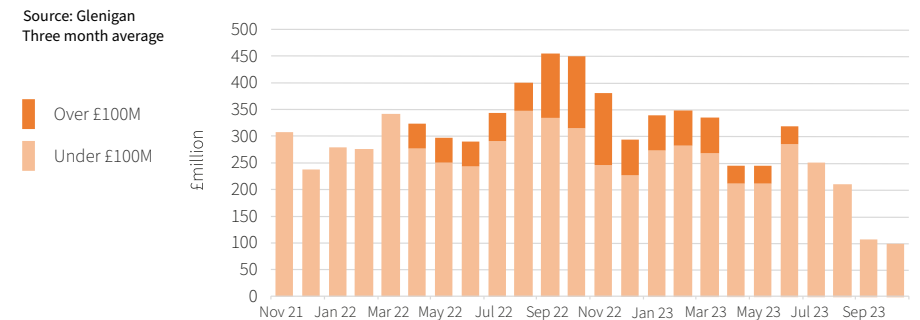
Hotel & Leisure: Main Contract Awards

Source: Glenigan
Three month average



Hotel & Leisure: Starts

Source: Glenigan
Three month average



Hotel & Leisure – Types of Projects Started

Hotels & guest houses accounted for 24% of sector starts during the three months to October, with the value adding up to £71 million. The segment fell 90% compared with last year’s levels. Sport facility project-starts also decreased 80% against the previous year to total £53 million, accounting for 18% of the sector.

Accounting for 13% of the sector cafés, restaurants and fast-food outlets slipped back 62% on last year’s levels to total £40 million. Indoor leisure facilities also experienced a steep decline at 68% against the preceding year. The segment accounted for 10% of the sector with a total value of £29 million. Accounting for 8%, cinemas & theatres decreased 74% against 2022 levels to total £24 million.

Build your pipeline in
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Hotel & Leisure: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Newarthill	3	477	City of London Corporation	3	234
Royal BAM	3	185	Kirklees Metropolitan Council	2	160
Kier	8	157	Reuben Brothers	1	100
Lendlease	1	150	Ask Patrizia	2	98
Willmott Dixon Limited	26	126	Hyperion Investments	1	78
Morgan Sindall	8	114	Whitbread	3	77
Knight Build	1	100	Sefton Council	1	73
Gilbert Ash	2	80	Falcon House Property	1	50
Bamfords	1	78	Patrazia Immobilien	1	50
Robertson	5	62	Ask Real Estate	1	50

Project Spotlight



Image Source: Studio Moren

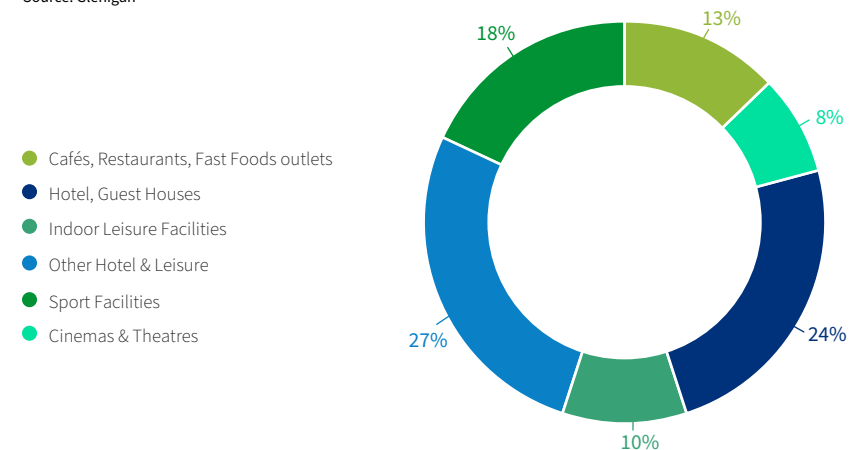
Hotel

Detailed plans have been approved for the £450 million 380 Kensington High Street London Hotel development. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q4 2026.

Project ID: 23137089

Types of Hotel & Leisure Projects Started Three Months to October 2023

Source: Glenigan



44%

Increase in the value of hotel & leisure detailed planning approvals against the previous year

Hotel & Leisure – Regional

Scotland accounted for 16% of hotel & leisure work starting on site, thanks to the value increasing 24% against the previous year to total £48 million, making it the most active region for project-starts. The East Midlands accounted for a 13% share, with the value of work adding up to £40 million, having grown 99% compared with last year's levels. The growth was boosted by the £16 million Stephenson Memorial Hall in Chesterfield (Project ID: 19421284). In contrast, despite accounting for the same share, London slipped back 95% to total £38 million.

The North West accounted for 10% of projects commencing on site, totalling £30 million. The region fell 74% in value compared with last year. Totalling £24 million, the West Midlands and Yorkshire & the Humber each accounted for an 8% share of hotel & leisure project-starts, having declined 81% and 16% on a year ago respectively.

The North West accounted for the highest share of project approvals (24%), having increased six times against the previous year to total £530 million, boosted by the £250 million Therme Manchester resort (Project ID: 19255727). Consents in Scotland nearly quadrupled compared with 2022 levels, adding up to £503 million, accounting for a 23% share of the sector. Projects in the region included the 20 Haymarket Yards hotel and office development worth £100 million in Gateshead (Project ID: 20183179). Accounting for 8%, the South East also experienced growth, with approvals having increased 9% on a year ago, totalling £170 million.

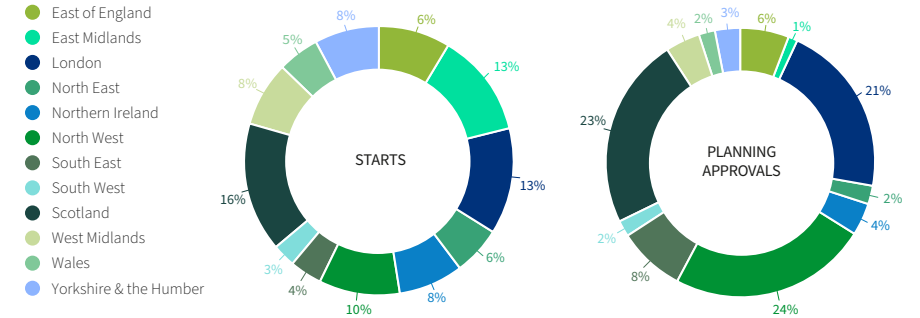
In contrast, London suffered a 21% decline on a year ago to total £478 million, a 21% share of hotel & leisure consents during the three months to October. At £44 million, the South West experienced the steepest decline. The region slipped back 63% against last year to account for just 2% of all hotel & leisure approvals.

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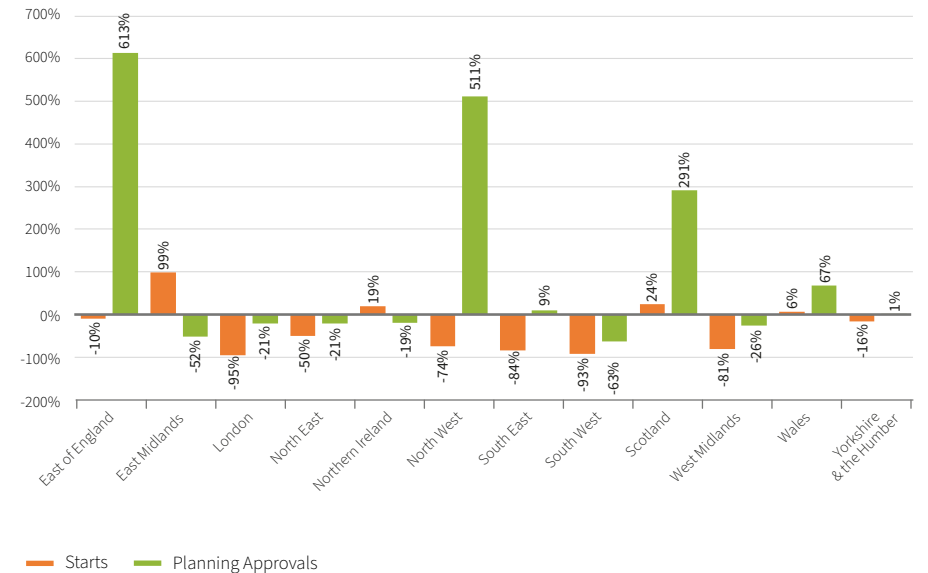
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Hotel & Leisure Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Health – Overview

Main contract awards decreased against both last year and the previous three month. More positively, project-starts and detailed planning approvals grew on a year ago.

Adding up to £519 million, underlying health work starting on site (less than £100 million in value) during the three months to October fell 43% against the preceding three months on a seasonally adjusted (SA) basis to stand 34% down against the previous year. Major projects (£100 million or more) starting on site totalled £410 million, unlike last year when there were no major project-starts and 3% higher than the previous quarter. Overall, health project-starts slipped back 26% against the previous quarter but grew 19% on a year ago.

Totalling £474 million, health main contract awards were down 61% against the preceding three months and 67% down against a year ago. There were no major projects, down on the preceding three months and previous year. Underlying contract awards experienced a poor performance, decreasing 12% against the preceding three months (SA) to stand 27% down against the previous year.

19%

Increase in the value of health work starting on-site against the preceding three months

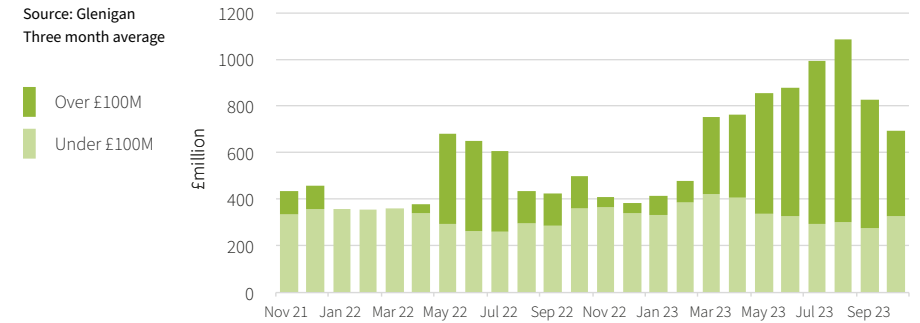
Detailed planning approvals, totalling £2,078 million, decreased 30% against the preceding quarter but grew 39% on the previous year. Major project approvals, totalling £1,105 million, slipped back 48% against the previous quarter but almost tripled against last year. Underlying approvals at £973 million experienced a 2% (SA) decline compared with the preceding three months to stand 10% down on a year ago.

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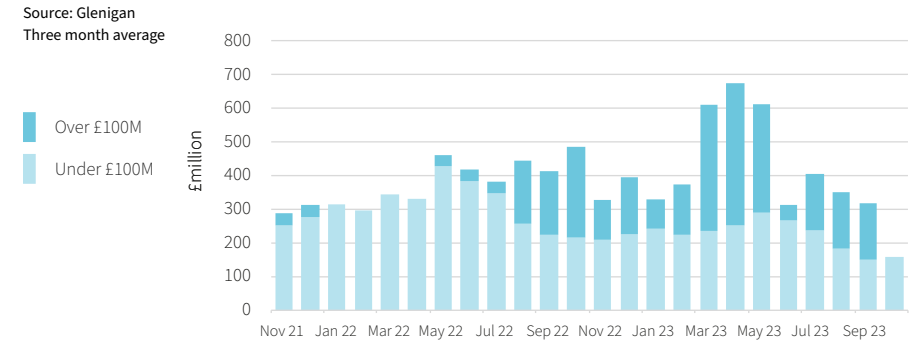
Health: Detailed Planning Approvals

Source: Glenigan
Three month average



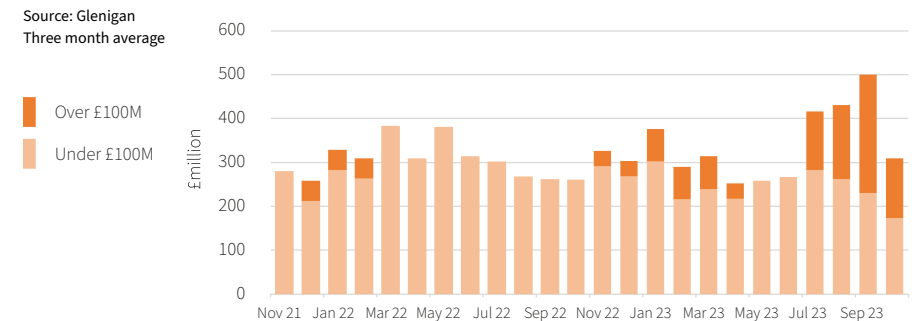
Health: Main Contract Awards

Source: Glenigan
Three month average



Health: Starts

Source: Glenigan
Three month average



Health – Types of Projects Started

Hospitals accounted for 39% of health work starting on site during the three months to October, with the value having increased 36% against the previous year's levels to total £360 million.

Dental, health, and veterinary centre project-starts, accounting for 10% of the sector, grew 35% compared with the previous year to total £94 million. In contrast, despite also accounting for a tenth of health projects starting, nursing homes faced a 65% decline on a year ago to total £93 million. There were no day centre project-starts during the period.

Project Spotlight



Image Source: EDGE

The National Rehabilitation Centre

Detailed plans have been approved for the National Rehabilitation Centre development in Loughborough. IHP Integrated Health have been appointed as main contractors on the £105 million scheme, with works expected to be completed in Q1 2025.

Project ID: 20415869

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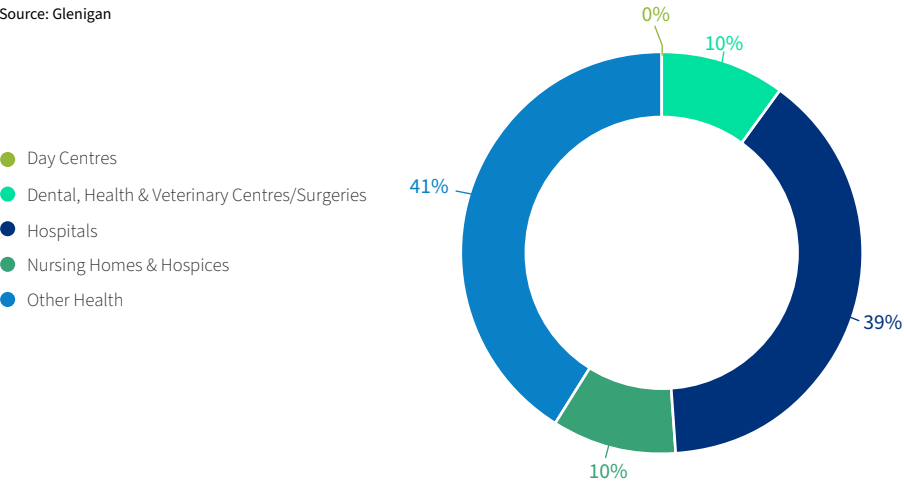
Health: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Canary Wharf	1	500	Department of Health	175	1,673
Bouygues	2	310	Acorn Consortium	1	281
Kier	17	268	Welsh Government	1	281
Balfour Beatty	3	226	Kadans Science Partner 2 UK	2	267
IHP Integrated Health	6	214	Canary Wharf	1	250
Tilbury Douglas	9	200	Oxford Science Park Joint Venture	2	183
Acorn Consortium	1	187	University College London	2	101
Sacyr	1	187	LNT	9	78
Andrew Scott	1	187	Moderna	2	64
Mace	2	183	Harwell Science and Innov.	2	62

Types of Health Projects Started Three Months to October 2023

Source: Glenigan



Health – Regional

Totalling £400 million, the South East was the most active region for health project-starts during the three months to October, having jumped 68% against the previous year to account for 43% of health starts. Projects in the region included the £300 million Ellison Institute for Transformative Medicine in Oxford (Project ID: 06329352). At £120 million, the North West accounted for a 13% share. The value of the projects starting on-site in the region doubled compared with 2022 levels. This growth was mainly due to the £110 million Countess of Chester Hospital Women & Children's Building in Chester (Project ID: 22309533).

At £60 million, Yorkshire & the Humber accounted for 6% of projects commencing on site during the period. The value grew 72% against last year. In contrast, despite accounting for the same share, project-starts in London slipped back 3% against the previous year to total £57 million. Health starts in the East of England accounted for an 11% share and experienced a 4% decrease compared with the previous year's levels, totalling £98 million.

With a total value of £1,081 million, the East of England was the most active region for detailed planning approvals, having increased 13 times on a year ago to account for 52% of the health sector. This growth was mostly driven by the £900 million Elevate Quarter development in Stevenage (Project ID: 21330577). Approvals in the East Midlands grew 54% compared with the previous year to total £121 million, a 6% share of health consents.

Accounting for a 10% share, health approvals in the South East grew 40% against the previous year to total £210 million. In contrast, despite also accounting for a tenth of consents, project approvals in the South East fell 43% against the previous year to total £210 million. Accounting for 7%, approvals in London slipped back 61% to total £147 million.

39%

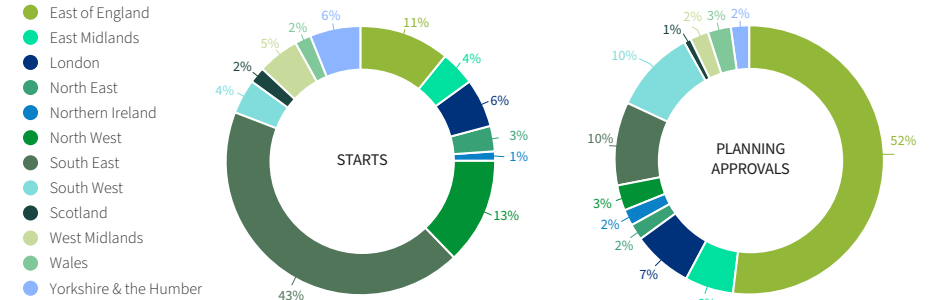
Increase in the value of projects reaching the detailed planning approval stage against the previous year

**Build your pipeline
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or visit **www.glenigan.com/pipeline**

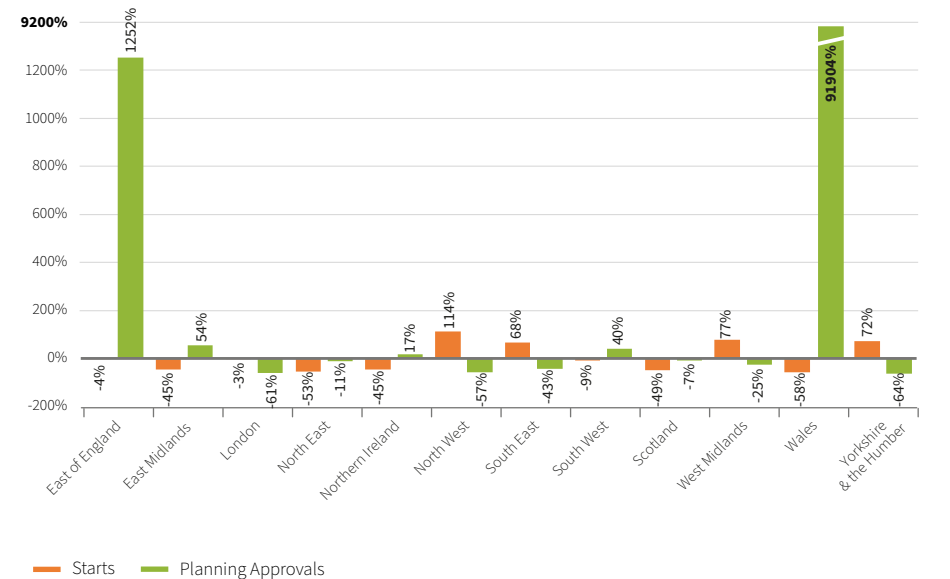
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Education – Overview

Project-starts, main contract awards and detailed planning approvals all fell against both the previous quarter and last year.

Totalling £1,033 million, education work starting on site experienced a 19% decrease on the preceding three months to stand 21% down on the previous year. There were no major projects (£100 million or more) starting during the period, unchanged from the preceding quarter and a year ago. Underlying education work starting on site (less than £100 million in value) experienced a 28% decline against the preceding three months on a seasonally adjusted (SA) basis and was 21% down on a year ago.

Education main contract awards decreased 29% against the preceding three months to total £956 million, with the value remaining 21% lower than the previous year. Underlying contract awards decreased 32% (SA) against the preceding three months to stand 30% down against the previous year. Major projects totalled £100 million, an increase on both time periods.

Totalling £1,104 million, detailed planning approvals slipped back 19% against the preceding three months and were 23% lower than last year. Unlike the preceding quarter and the previous year, there were no major project approvals. Underlying project approvals grew 8% (SA) against the previous three months but were 3% down on a year ago.

-21%

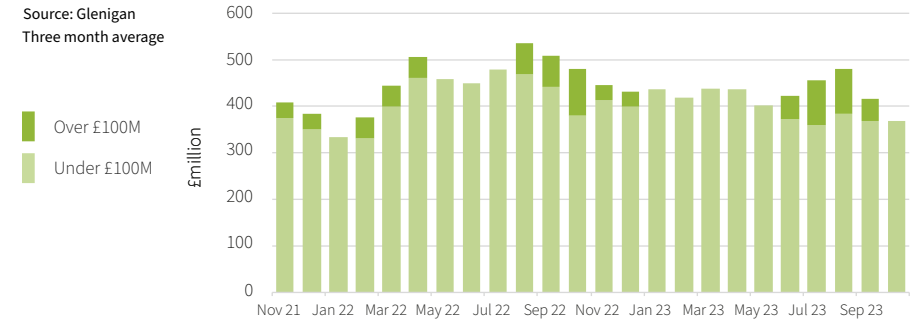
Decrease in the value of education work starting on-site against the previous year

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See how with a free demo – call **0800 060 8698**
or visit **www.glenigan.com/pipeline**

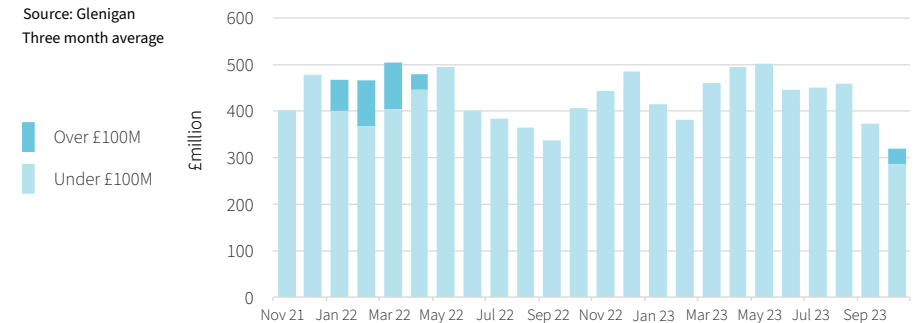
Education: Detailed Planning Approvals

Source: Glenigan
Three month average



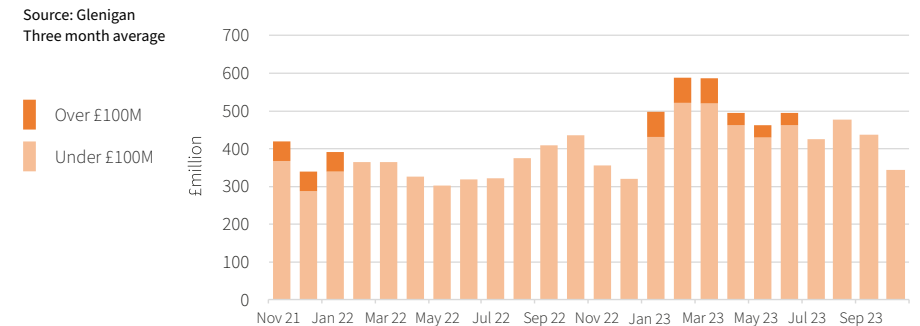
Education: Main Contract Awards

Source: Glenigan
Three month average



Education: Starts

Source: Glenigan
Three month average



Education – Types of Projects Started

School project-starts totalled £852 million during the three months to October and accounted for the largest share of education construction starts (82%), despite a 9% decline on the previous year.

College project-starts also experienced a weak period, with the value having fallen 32% against the previous year to total £119 million, accounting for a 12% share of education work starting on site.

Universities slipped back 76% against last year to total £31 million, accounting for 3% of the total value.

Project Spotlight



Image Source: HLM Architects

Fairwater Community Campus

Detail plans have been approved for the development of Fairwater Community Campus in Cardiff. ISG Ltd have been appointed as main contractors on the £80 million scheme, with works due to be completed in Q3 2027.

Project ID: 22020530

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Education: League Tables (November 2022 to October 2023)

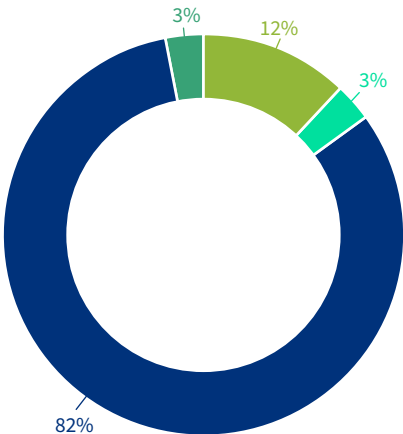
Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Morgan Sindall	72	519	Department for Education	165	998
Royal BAM	15	487	City of Edinburgh Council	6	106
Kier	25	462	Sheffield Hallam University	1	100
Bowmer & Kirkland	20	373	Educ. Auth. N. Ireland	16	86
Willmott Dixon Limited	16	275	Ministry of Defence	1	83
Galliford Try	20	234	Fife Council	1	80
McLaughlin & Harvey	3	144	University of Edinburgh	6	78
Balfour Beatty	4	113	University of London	11	61
Wates Group	7	104	Royal BAM	3	59
ISG Construction	13	101	Wolverhampton City Council	3	58

Types of Education Projects Started Three Months to October 2023

Source: Glenigan

- Colleges
- Other Education
- Schools
- Universities



19%

Increase in the value of detailed planning approvals against the preceding three months

Education – Regional

The East of England was the most active region for education project-starts during the three months to October, accounting for a 22% share of the sector to total £228 million, having grown 54% on last year's levels. The East Midlands accounted for 11% of starts in the sector and increased 17% against the previous year, to total £111 million.

In contrast, accounting for 13%, the South East experienced a weak period. Project-starts in the region totalled £133 million, having slipped back 20% on a year ago. Totalling £129 million and £128 million respectively, project-starts in Scotland and the North West were also 20% and 10% lower than a year ago. Each of the two regions accounted for a 12% share. Further decline in Scotland was prevented by the £66.5 million Monifieth Learning Campus in Dundee (Project ID: 20478904).

Scotland was the most active region for detailed planning approvals in the education sector, accounting for a 22% share, thanks to the value having increased 16% on a year ago to total £237 million. Wales was another area to experience growth. The value of consents there nearly tripled compared with last year's levels, totalling £200 million, to account for 18% of the sector. Projects in the region included the £80 million Fairwater Community Campus in Cardiff (Project ID: 22020530).

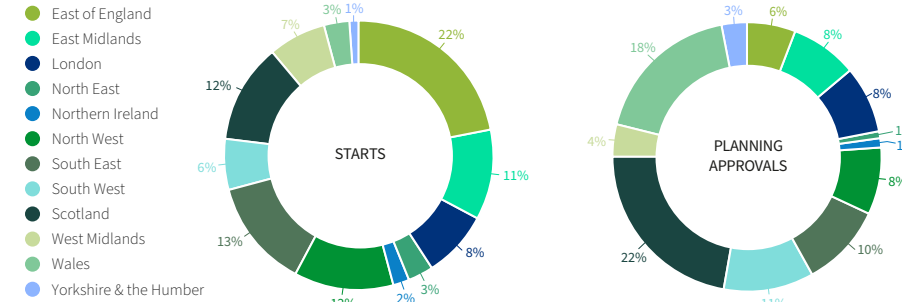
Consents in the South West jumped 56% on 2022 levels to total £123 million, an 11% share of education approvals. Accounting for an 8% share, London also experienced growth at 10%, with the value of detailed planning approvals in the region adding up to £90 million. In contrast, accounting for 10%, consents in the South East decreased 66%, totalling £106 million.

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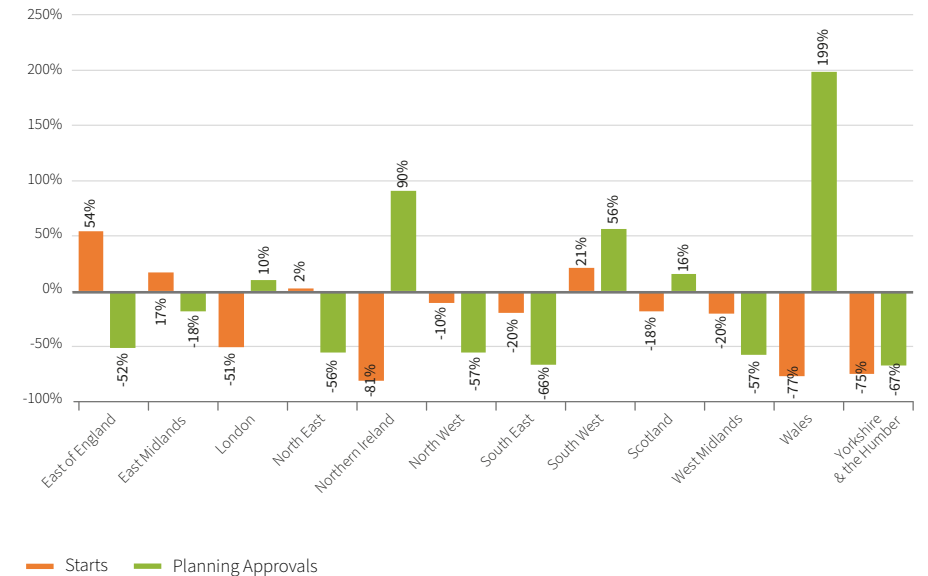
Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Community & Amenity – Overview

Project-starts, main contract awards and detailed planning approvals all fell against last year. More positively, growth in project-starts and consents compared to the previous quarter provides a boost to the development pipeline.

Community & amenity work starting on site totalled £300 million during the three months to October - 3% growth compared with the preceding three months - but 75% down on the previous year. Unlike last year but the same as the previous quarter, there were no major project-starts (£100 million or more). Underlying project-starts (less than £100 million in value) fell 5% against the preceding three months on a seasonally adjusted (SA) basis to stand 24% down against last year's levels.

Community & amenity main contract awards, adding up to £443 million, experienced a 42% decrease against the preceding three months to stand 38% down on the previous year. Underlying contract awards experienced a strong performance, increasing 3% against the preceding three months (SA) to stand 41% up on 2022 levels. There were no major projects, unlike both previous periods.

-75%

Decrease in the value of community & amenity work starting on site against the previous year

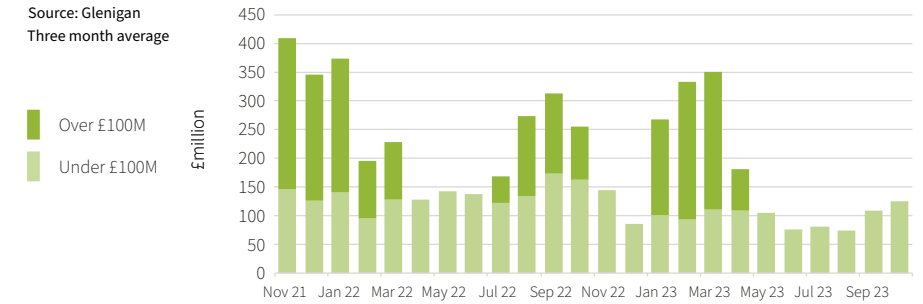
Detailed planning approvals jumped 54% against the previous three months but stood 51% down against last year, totalling £374 million. Like project-starts and main contract awards, there were no major approvals. Underlying project approvals grew 40% (SA) on the previous three months but fell 23% against a year ago.

**Build your pipeline in the
Community & Amenity sector**

See how with a free demo – call **0800 060 8698**
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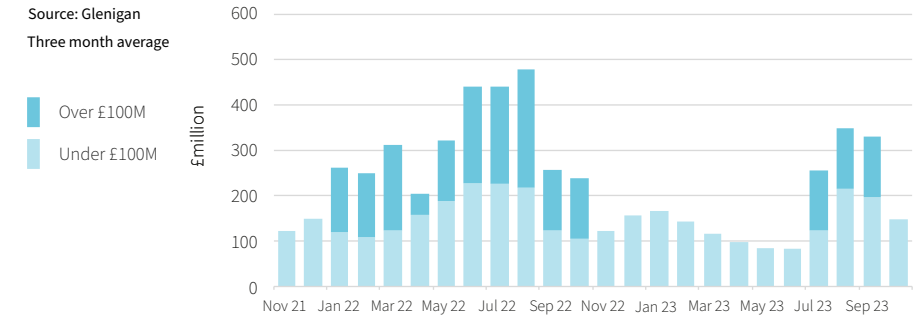
Community & Amenity: Detailed Planning Approvals

Source: Glenigan
Three month average



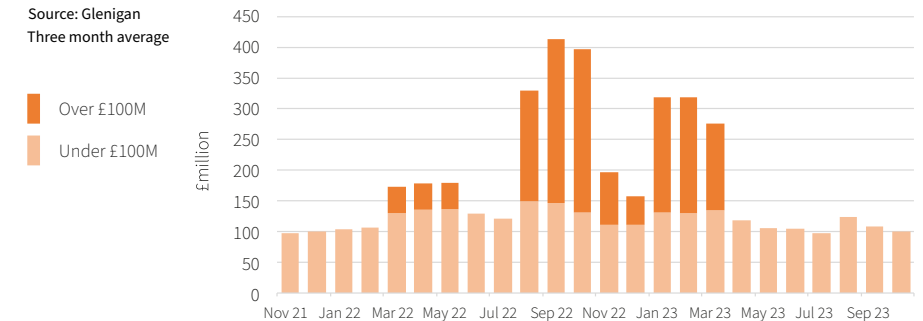
Community & Amenity: Main Contract Awards

Source: Glenigan
Three month average



Community & Amenity: Starts

Source: Glenigan
Three month average



Community & Amenity – Types of Projects Started

Totalling £98 million, local facilities projects accounted for the highest proportion (33%) of community & amenity starts, as the value grew 22% on a year ago. Law courts, totalling £7 million, also grew nearly three times compared with last year, accounting for just 2% of the sector. In contrast, adding up to £61 million, prison project-starts fell 90% against last year, despite accounting for the second largest share (20%).

Blue light projects worth £40 million started during the three months to October, 65% lower than the same period last year, to account for 13% of sector starts. Places of worship also experienced a sharp decline, slipping back 52% to total £19 million, a 6% share of the sector. Accounting for the same share, government buildings totalled £18 million, a 61% decline on a year ago.

Project Spotlight



Image Source: Powell Dobson Architects Ltd

Police Training Facility

Detail plans have been approved for the development of a police training facility in Bridgend, Mid Glamorgan. Willmott Dixon have been appointed as main contractors on the £56.6 million scheme, with works due to be completed in Q1 2025.

Project ID: 22428044

Build your pipeline in the
Community & Amenity sector

See how with a free demo – call 0800 060 8698
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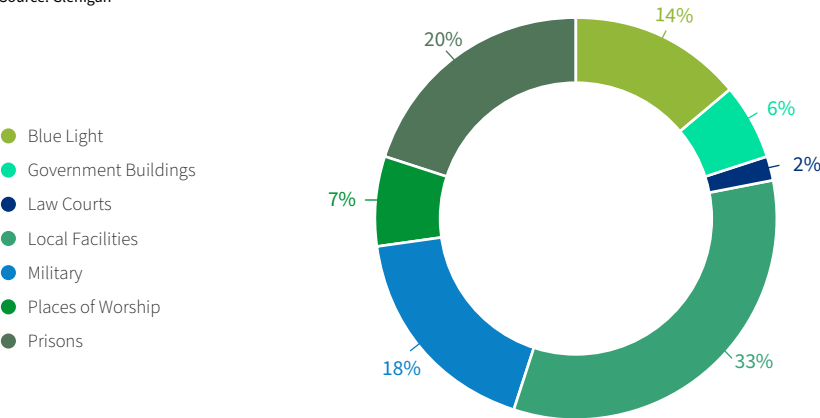
Community & Amenity: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	15	207	Ministry of Justice	28	409
Wates	15	194	Ministry of Defence	22	405
Skanska	2	120	City of London Corporation	3	183
Reds10	3	100	Home Office	18	117
Sykes & Son	1	90	Secretary of State for Defence	1	110
Willmott Dixon Limited	5	81	States Of Jersey	1	57
Laing O'Rourke	2	60	Dep. for Levelling Up, Housing & Communities (DLUHC)	12	45
Dandara	1	57	Atomic Weapons Establishment	1	36
Lendlease	1	43	Sunderland City Council	1	27
Tilbury Douglas Limited	5	35	The Gov. Property Agency (GPA)	1	23

Types of Community & Amenity Projects Started Three Months to October 2023

Source: Glenigan



54%

Increase in the value of projects reaching the detailed planning approval stage against the preceding three months

Community & Amenity – Regional

The South East dominated community & amenity starts, accounting for 27% of work starting on site at £80 million, having more than doubled on a year ago. Growth was boosted by the £36 million IFP 2 development in Reading (Project ID: 23282125). The East of England accounted for 21% of sector starts and jumped 82% against the previous year to total £65 million. Projects in the East of England included the £46.5 HMP Wayland Accelerated Houseblocks Development Programme in Thetford (Project ID: 22039937). At £29 million, accounting for 9%, the North East tripled against the preceding year.

Starts in Wales quadrupled against the previous year to total £22 million, a 7% share of starts. In contrast, despite each accounting for the same share at £21 million, project-starts in the East Midlands and London slipped back 58% and 41% respectively. Project-starts in Scotland also accounted for a 7% share, having decreased 89% on last year to total £20 million. Yorkshire & the Humber experienced the steepest decrease (98%) compared with last year's levels, bringing the total value down to £8 million. As a result, project-starts in the region only accounted for a 3% share.

At £76 million, the South East was the most active region for community & amenity detailed planning approvals. Accounting for a 20% share, the value of consents there slipped back 56% against the previous year. In contrast, at £73 million, Wales performed well, having grown 13 times on the preceding year's level, accounting for 19% of the total value. Growth in the region was boosted by the £56.63 million South Wales Police Tactics Facility in Bridgend (Project ID: 22428044).

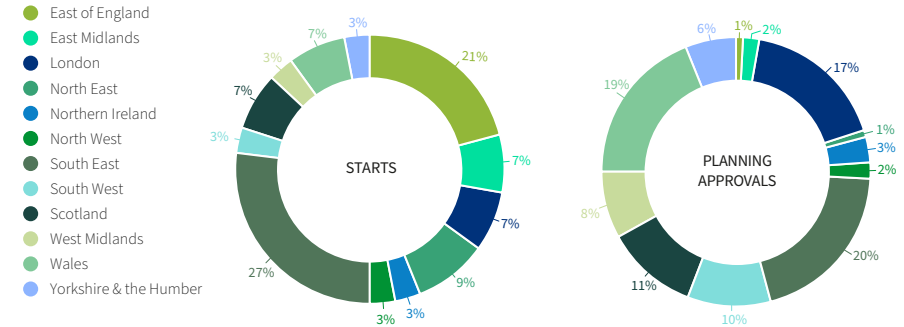
London was another region to experience growth, with consents increasing nearly three times on 2022 levels, accounting for a 17% share of the sector. Approvals in Scotland grew 49% against the previous year to total £42 million, an 11% share of the sector. Accounting for a 10% share, the South West totalled £36 million, which is 11% higher than a year ago. Totalling £28 million, approvals in the West Midlands tripled against the previous year, accounting for an 8% share of the sector.

Build your pipeline in the
Community & Amenity sector

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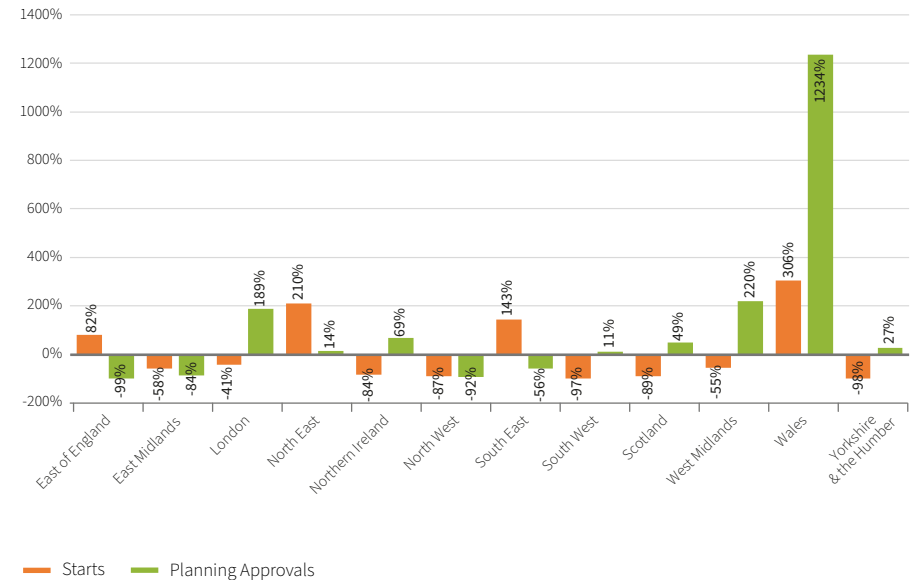
Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Community & Amenity Starts and Planning Approvals on a Year Earlier

Source: Glenigan



Civil Engineering – Overview

Project-starts and main contract awards fell against the previous year and the previous quarter. In contrast, detailed planning approvals grew on the preceding three months and on a year ago.

Totalling £2,273 million, civil engineering work starting on site during the three months to October fell 47% against the preceding three months and faced an 86% decline against the previous year. Major projects (£100 million or more), totalling £1,100 million, slipped back 60% against the preceding three months to stand 92% lower than last year. Underlying project-starts (less than £100 million in value) decreased 18% against the preceding three months on a seasonally adjusted (SA) basis and were 36% down compared with last year, totalling £1,173 million.

At £1,607 million, civil engineering main contract awards decreased 58% during the period to stand 73% down on the previous year. Major project contract awards, at £290 million, experienced an 89% decrease on the preceding three months and stood 93% down against the previous year. Underlying contract awards, at £1,317 million, increased 36% against the preceding three months (SA) to stand 21% down against the previous year.

-86%

Decrease in the value of civil engineering work starting on site against the previous year

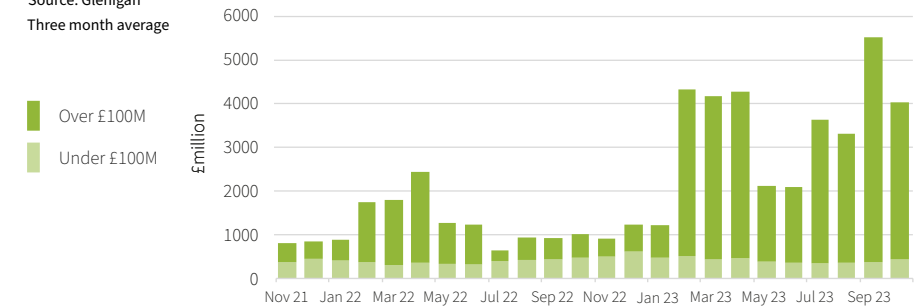
Totalling £12,110 million, civil engineering detailed planning approvals climbed 11% compared with the previous quarter and quadrupled on a year ago. Major project approvals, at £10,817 million, increased 9% against the preceding three months, and grew nearly seven times on the previous year. Underlying approvals increased 9% (SA) against the previous three months but were 7% lower than a year ago, totalling £1,293 million.

**Build your pipeline in the
Civil Engineering sector**

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or visit **www.glenigan.com/pipeline**

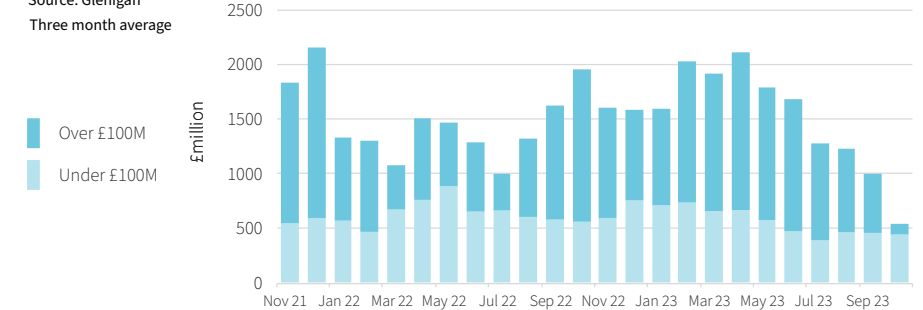
Civil Engineering: Detailed Planning Approvals

Source: Glenigan
Three month average



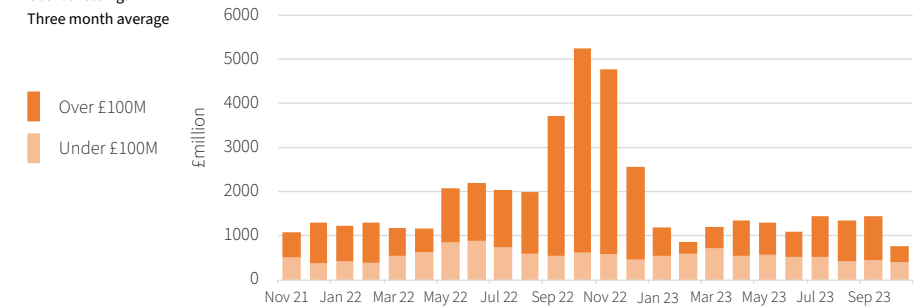
Civil Engineering: Main Contract Awards

Source: Glenigan
Three month average



Civil Engineering: Starts

Source: Glenigan
Three month average



Civil Engineering – Types of Projects Started

At £876 million, roads accounted for the greatest share (39%) of civil engineering starts during the three months to October remaining unchanged on the previous year. Energy starts slipped back 94% against the previous year to total £665 million. The segment accounted for a 29% share of starts. Accounting for an 11% share, harbours/ports fell 46% against a year ago to total £241 million.

Rail accounted for a 4% share of the sector and slipped back 93% compared with a year ago, totalling £101 million. Water industry projects decreased 25% with starts totalling £56 million, accounting for 3% of the sector. The remaining segments accounted for an insignificant proportion of civil engineering project-starts.

Build your pipeline in the Civil Engineering sector

See how with a free demo – call 0800 060 8698 or visit www.glenigan.com/pipeline

Civil Engineering: League Tables (November 2022 to October 2023)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
NeuConnect	1	2,404	NeuConnect Britain	1	2,404
Galliford Try	66	777	Department for Transport	41	2,178
Royal BAM	17	676	Network Rail	61	602
Balfour Beatty	38	574	Anglian Water	3	486
Mytilineos	3	571	Dep. for Digital, Culture, Media & Sport	5	305
Hitachi Energy	2	501	Cheshire West & Chester Council	2	301
Hitachi Zosen Inova	2	500	National Grid	10	297
CityFibre	3	435	Central Bedfordshire Council	5	291
Bouygues	10	397	Pennon	5	266
Farrans	8	393	Gloucestershire County Council	4	258

Project Spotlight



Image Source: Balfour Beatty Vinci

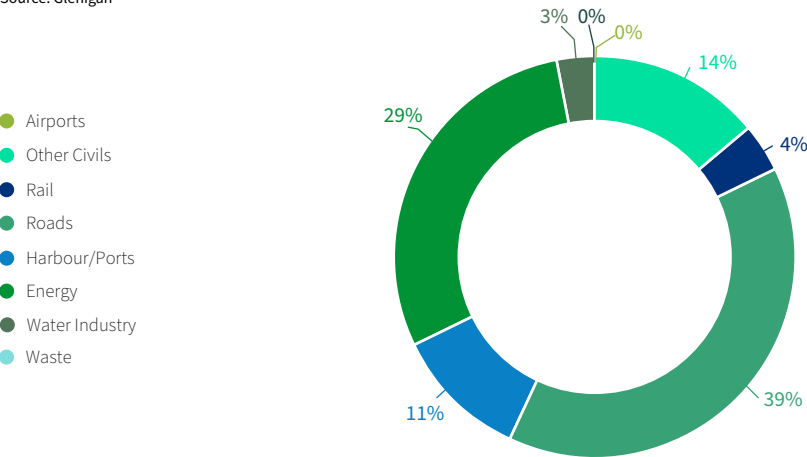
Viaduct

Detailed plans have been approved for the development of the £180 million Balsall Common Viaduct in Solihull. Works are expected to complete in Q4 2027. Balfour Beatty Vinci have been appointed as main contractors on the scheme.

Project ID: 23049130

Types of Civil Engineering Projects Started Three Months to October 2023

Source: Glenigan



Civil Engineering – Regional

Most regions experienced a decline in civil engineering starts during the three months to October. However, the South West bucked the trend with the value of projects commencing increasing almost six times against the previous year to total £706 million. As a result, the region accounted for 31% of starts during the period, the highest of any area. This growth was boosted by the £500 million A417 Missing Link project in Gloucester (Project ID: 14432358). In contrast, accounting for 30% of project-starts, the South East decreased 15% to total £673 million. Further decline was prevented by the £450 million Project Fortress solar farm in Kent (Project ID: 17443990).

Totalling £207 million, the value of projects commencing in Yorkshire & the Humber fell 95% to account for 9% of the sector. The North East, Scotland, and Wales each accounted for 5% of starts, having slipped back 95%, 98% and 88% to total £123 million, £121 million, and £109 million, respectively.

The East of England, at £6,076 million, was the most active region for civil engineering planning approvals, accounting for half of the sector. The value increased almost six times against the previous year, helped by the commencement of the £4,033 million Norfolk Boreas offshore wind farm in North Walsham (Project ID: 18349480) and the £1,400 million expansion of Luton Airport (Project ID: 21110220). Yorkshire & the Humber grew nearly five times against the previous year to total £1,092 million, a 9% share of the sector, making it the second most active region. The growth in the region was boosted by the £1,000 million Eastern Green Link 2 project (Project ID: 20421858).

Accounting for 8% each, the North West and Scotland were also strong regions, with the value of approvals increasing three and six times compared with last year's figures to total £953 million and £939 million, respectively. At £859 million, the South East increased 53% on 2022 levels to account for 7% of civil engineering approvals. Northern Ireland was the only region to experience a decline in planning approvals during the period, having slipped back 6% to total £102 million.

300%

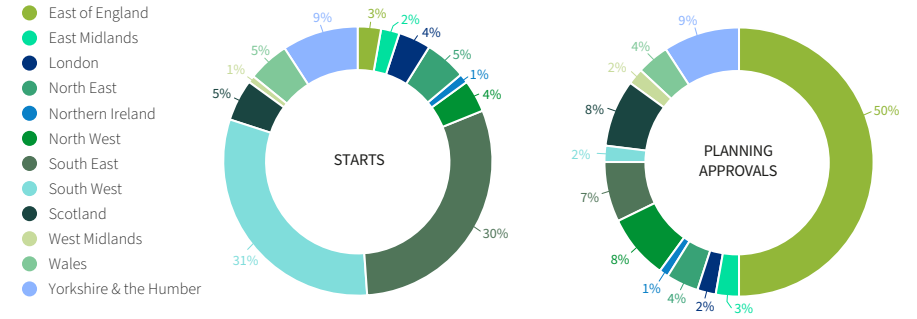
Increase in the value of civil engineering detailed planning approvals against the previous year

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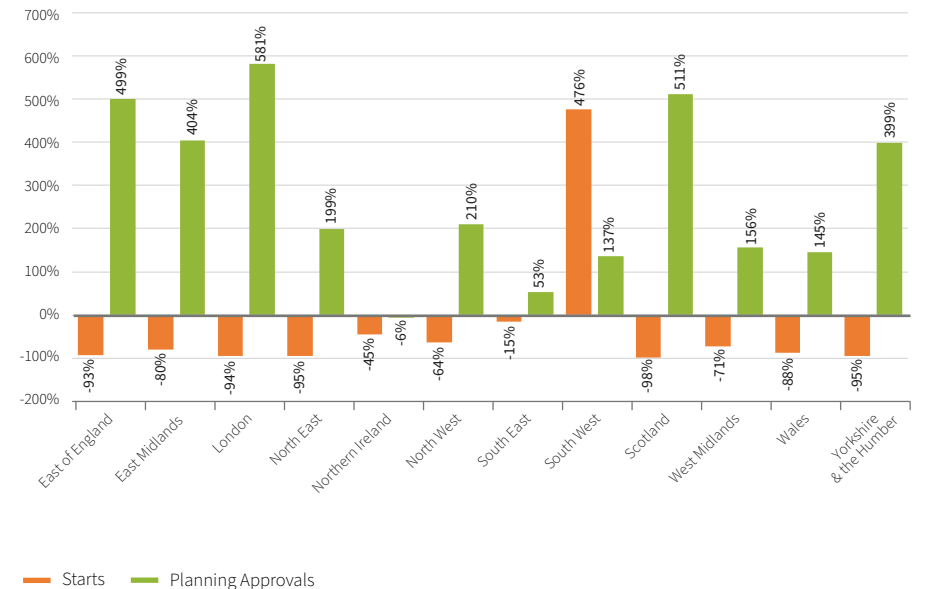
Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Civil Engineering Starts and Planning Approvals on a Year Earlier

Source: Glenigan



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