Glenigan
CONSTRUCTION REVIEW



# THE GLENIGAN CONSTRUCTION REVIEW

*Reflecting activity to the end of March 2024*

- Detailed planning approvals remained flat against the previous year
- Main contract awards remained flat compared with the preceding three months
- 28% decline in project-starts against 2023 levels

April 2024

New Romney Community Hall/Station Road, New Romney
Image source: Hollaway Studio

# INTRODUCTION

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.**

# AUTHORS

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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.

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*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.

# EXECUTIVE SUMMARY

- **Detailed planning approvals remained flat against the previous year**
- **Main contract awards remained flat compared with the preceding three months**
- **28% decline in project-starts against 2023 levels**

**Weak construction-starts performance continued during the three months to March with main contract awards also performing poorly against 2023 levels. Detailed planning approvals remained flat against the previous year but declined on the preceding quarter.**

Averaging £7,215 million per month, work commencing on-site during the three months to March experienced a weak performance, decreasing 3% against the preceding three months and remaining 28% lower than a year ago. Major project-starts (£100 million or more in value) averaging £2,183 million per month, decreased 26% against the preceding three months and declined by 41% compared with the previous year. Underlying work (less than £100 million) starting on-site averaged £5,032 million per month, a 22% decrease against the preceding three months on a seasonally adjusted (SA) basis to stand 21% down on the previous year.

Main contract awards averaged £8,170 million per month; remaining flat compared with the preceding three-month period to stand 32% lower than the same time a year ago. Underlying main contract awards, averaging £5,185 million, decreased 4% against the preceding three months (SA) and by 29% against the previous year. Major project contract awards averaged £2,985 million per month; a 23% increase compared with the preceding three months and a 35% decrease against the previous year.

Detailed planning approvals, averaging £11,171 million per month, decreased by 18% against the preceding three months and remained flat against a year ago. Major project contract awards decreased 19% against the preceding three months but were 31% up on the previous year averaging £4,866 million per month. Underlying detailed planning approvals averaged £6,304 million per month, decreasing by 13% compared with the preceding three months (SA) and 15% against the previous year.

## CONSTRUCTION ACTIVITY

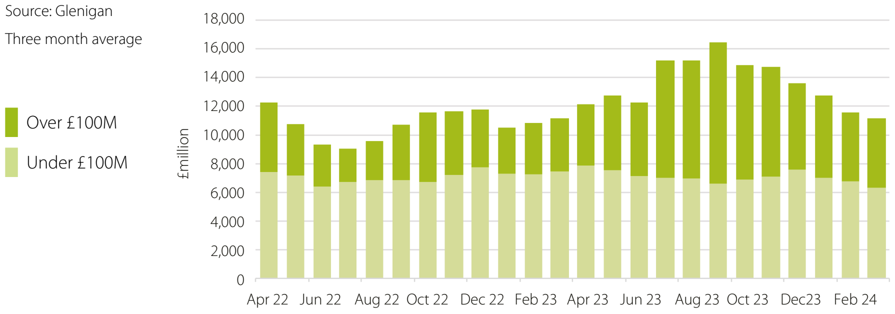
According to the most recent official data from the ONS, construction output increased in January, rising by 1.1% (SA). The three months to January saw a decrease in overall construction output of 0.9% (SA) but a 0.7% increase on the previous year.

In the three months to January, Repair and Maintenance output increased by 4.0% (SA) to stand 12.6% up on the previous year. Public housing RM&I increased by 11.2% (SA) with non-housing R&M increasing by 3.2%. Private housing RM&I increased 3.3% (SA) during the period.

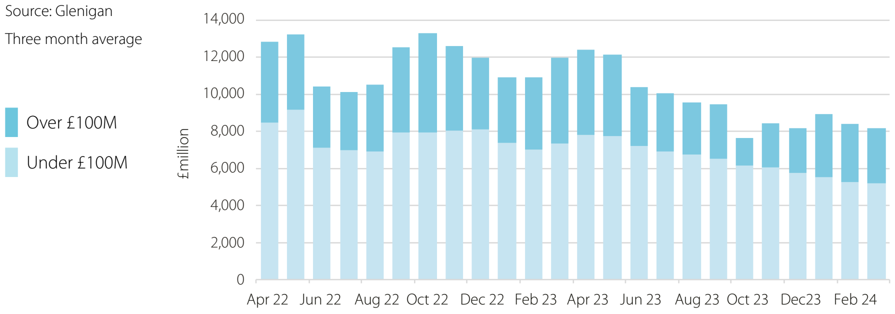
Overall new work output decreased by 4.5% (SA) during the three months to January and decreased 9.6% when compared with a year ago. Public non-residential (-1.5%SA) decreased against the preceding three months, infrastructure work decreased 9.3% against the preceding three months.

Public new housing experienced a 5.3% increase (SA) with private new housing experiencing a 5.2% decrease against the preceding three months. Commercial (-2.9%) experienced a decrease against the preceding three months with industrial experiencing a 3.3% increase against the three months to January.

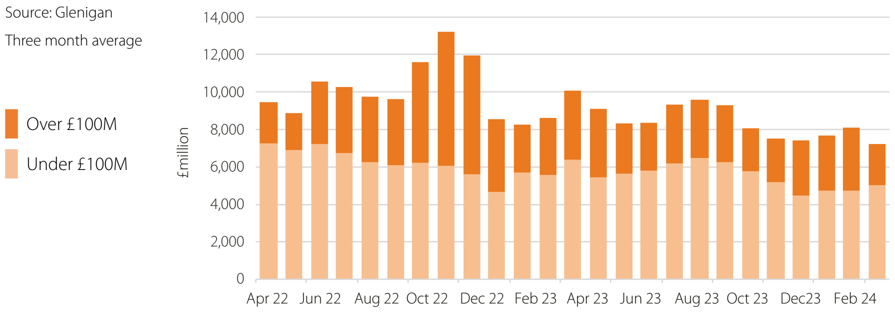
## Detailed Planning Approvals




## Main Contract Awards




## Starts



**LAST 12 MONTH TOTALS:** 1,109 projects, £33,010m

**LAST MONTH TOTALS:** 85 projects, £2,625m

# CONTRACTORS LEAGUE TABLES

## TOP 50 CONTRACTORS - April 2023 to March 2024

| | Contractors | # | £m | Change |
|---|---|---|---|---|
| 1 | Morgan Sindall | 252 | 2222 | ◆ 0 |
| 2 | Hitachi | 4 | 1950 | ▲ 10 |
| 3 | Bouygues | 32 | 1649 | ▲ 3 |
| 4 | Multiplex | 6 | 1277 | ▲ 3 |
| 5 | Wates | 69 | 1244 | ▼ 2 |
| 6 | Skanska UK | 7 | 1170 | ▲ 4 |
| 7 | Kier | 84 | 1156 | ▼ 2 |
| 8 | ISG | 33 | 1155 | ◆ 0 |
| 9 | Galliford Try | 99 | 1083 | ▼ 7 |
| 10 | Royal BAM | 31 | 1059 | ▼ 6 |
| 11 | Balfour Beatty | 44 | 905 | ▲ 3 |
| 12 | Winvic | 23 | 871 | ▲ 7 |
| 13 | Willmott Dixon | 75 | 832 | ▼ 2 |
| 14 | Mears Group | 6 | 791 | ▼ 1 |
| 15 | Mytilineos | 4 | 778 | ▲ 5 |
| 16 | Bowmer & Kirkland | 25 | 757 | ▼ 7 |
| 17 | Murphy | 6 | 754 | ▼ 2 |
| 18 | Hill Group | 16 | 690 | ▼ 2 |
| 19 | Laing O'Rourke | 5 | 644 | ▼ 2 |
| 20 | JRL Group | 4 | 629 | ▼ 2 |
| 21 | Prysmian Group | 1 | 567 | ▲ 15 |
| 22 | GE Vernova | 1 | 567 | ▲ 13 |
| 23 | Graham Construction | 27 | 545 | ▼ 2 |
| 24 | VINCI | 37 | 526 | ▼ 2 |
| 25 | McAleer & Rushe Contracts UK | 7 | 507 | ▲ 7 |
| 26 | OCU Group | 3 | 492 | ▼ 2 |
| 27 | John Sisk & Son | 5 | 490 | ▲ 4 |
| 28 | Gilbert Ash | 6 | 469 | ▼ 2 |
| 29 | Mclaren | 7 | 465 | ▼ 6 |
| 30 | Gaelectric Developments | 1 | 450 | ▼ 3 |
| 31 | RG Group Ltd | 5 | 440 | ▼ 3 |
| 32 | CityFibre Holdings | 3 | 435 | ▼ 3 |
| 33 | Mace | 9 | 428 | ▼ 8 |
| 34 | Keltbray Group | 6 | 370 | ◆ 0 |
| 35 | Sir Robert McAlpine | 8 | 362 | ▲ 6 |
| 36 | United Living | 10 | 349 | ▼ 6 |
| 37 | Ardmore Group | 5 | 337 | ▲ 1 |
| 38 | The Clancy Group | 1 | 333 | ▲ 1 |
| 39 | Caddick Group | 19 | 318 | ▲ 1 |
| 40 | Fortem Solutions | 3 | 305 | NEW |
| 41 | JJ Rhatigan & Company | 5 | 297 | ▲ 1 |
| 42 | VolkerWessels | 16 | 294 | NEW |
| 43 | McLaughlin & Harvey | 9 | 293 | NEW |
| 44 | CRH | 22 | 284 | ▼ 11 |
| 45 | Costain | 6 | 262 | NEW |
| 46 | Bennett Construction | 3 | 255 | ◆ 0 |
| 47 | Higgins | 3 | 247 | ▼ 10 |
| 48 | Glencar Construction | 17 | 246 | ▼ 4 |
| 49 | GMI Construction | 9 | 235 | ▼ 6 |
| 50 | Robertson | 30 | 226 | ▼ 5 |

## TOP 50 CONTRACTORS - March 2024

| | Contractors | # | £m | Change |
|---|---|---|---|---|
| 1 | Skanska UK | 1 | 250 | ▲ 2 |
| 2 | Balfour Beatty | 2 | 226 | ▲ 19 |
| 3 | Costain | 1 | 225 | NEW |
| 4 | Morgan Sindall | 9 | 201 | ◆ 0 |
| 5 | McLaughlin & Harvey | 3 | 188 | NEW |
| 6 | Multiplex | 1 | 150 | NEW |
| 7 | Bouygues | 4 | 121 | NEW |
| 8 | Henry Boot | 1 | 100 | NEW |
| 9 | Willmott Dixon | 3 | 72 | ▼ 3 |
| 10 | Kier | 6 | 62 | ▼ 3 |
| 11 | Graham Construction | 2 | 58 | ▲ 12 |
| 12 | Cfield Construction | 1 | 56 | NEW |
| 13 | Wates | 2 | 51 | ▲ 21 |
| 14 | Sir Robert McAlpine | 1 | 50 | NEW |
| 15 | DSD Construction | 1 | 50 | NEW |
| 16 | GMI Construction | 1 | 41 | ▼ 7 |
| 17 | Tilbury Douglas | 3 | 38 | ▼ 6 |
| 18 | Beard | 1 | 38 | ▲ 23 |
| 19 | Pk Murphy Construction | 1 | 36 | NEW |
| 20 | Oliver Hind Group | 1 | 36 | NEW |
| 21 | Jeakins Weir | 2 | 36 | NEW |
| 22 | VolkerWessels | 1 | 34 | NEW |
| 23 | JRL Group | 1 | 34 | ▼ 22 |
| 24 | SPV Group | 1 | 33 | NEW |
| 25 | VINCI | 1 | 32 | NEW |
| 26 | A E Yates | 2 | 30 | NEW |
| 27 | Forge Construct. Management | 1 | 25 | NEW |
| 28 | Mears Group | 1 | 25 | NEW |
| 29 | Ernest Park | 1 | 24 | NEW |
| 30 | Jones Brothers (Henllan) | 1 | 21 | NEW |
| 31 | Ogilvie Construction | 1 | 20 | NEW |
| 32 | ABB | 1 | 20 | NEW |
| 33 | Interclass | 2 | 19 | NEW |
| 34 | Oak Structure | 1 | 18 | NEW |
| 35 | CHAP Group | 1 | 17 | NEW |
| 36 | Classic Builders South West | 2 | 17 | NEW |
| 37 | Kind & Company | 1 | 16 | NEW |
| 38 | Actiform Hire | 1 | 15 | NEW |
| 39 | ISG | 3 | 15 | ▼ 37 |
| 40 | Luddon Construction | 2 | 14 | NEW |
| 41 | Henry Group | 1 | 14 | NEW |
| 42 | James Ingleford Scaffolding | 1 | 12 | NEW |
| 43 | Volere Group | 1 | 12 | NEW |
| 44 | Ascia Construction | 2 | 12 | NEW |
| 45 | Glencar Construction | 1 | 11 | ▼ 25 |
| 46 | Keltbray Group | 2 | 11 | NEW |
| 47 | GK Construction | 1 | 11 | NEW |
| 48 | Wilten Construction | 2 | 10 | ▼ 5 |
| 49 | ReCreation | 1 | 10 | NEW |
| 50 | Ventry Construction | 1 | 10 | NEW |

# CLIENTS LEAGUE TABLES

## TOP 50 CLIENTS - April 2023 to March 2024

| | Clients | # | £m | |
|---|---|---|---|---|
| 1 | Birmingham City Council | 9 | 3360 | 0 |
| 2 | SSE | 6 | 2273 | ▲ 3 |
| 3 | Department of Health | 226 | 1661 | 0 |
| 4 | National Grid | 15 | 1428 | ▲ 7 |
| 5 | Department for Transport | 38 | 1398 | ▼ 1 |
| 6 | Ministry of Justice | 25 | 1199 | ▲ 1 |
| 7 | Statera Energy | 1 | 1000 | ▼ 1 |
| 8 | Northern Ireland Executive | 10 | 998 | 0 |
| 9 | Department for Education | 187 | 815 | 0 |
| 10 | Ministry of Defence | 53 | 656 | 0 |
| 11 | A2Dominion Housing Group | 1 | 575 | ▲ 1 |
| 12 | Network Rail | 46 | 550 | ▼ 10 |
| 13 | Essex County Council | 10 | 521 | 0 |
| 14 | Kent County Council | 9 | 514 | 0 |
| 15 | Greater London Authority | 12 | 502 | 0 |
| 16 | Land Securities Group | 5 | 478 | ▲ 18 |
| 17 | St Johns Wood Square | 1 | 450 | ▼ 1 |
| 18 | Scottish Hydro Electric Trans. | 2 | 427 | ▼ 1 |
| 19 | Scottish Power Energy Networks | 1 | 425 | ▼ 1 |
| 20 | Welsh Government | 11 | 363 | 0 |
| 21 | Epic Systems Corporation | 1 | 360 | ▼ 2 |
| 22 | Leeds City Council | 20 | 335 | 0 |
| 23 | Homes England | 5 | 325 | ▼ 2 |
| 24 | Ellison Oxford | 1 | 300 | ▼ 1 |
| 25 | Gloucester. County Council | 8 | 279 | ▲ 2 |

| | Clients | # | £m | |
|---|---|---|---|---|
| 26 | Notting Hill Genesis | 6 | 274 | ▼ 1 |
| 27 | Unite Group | 6 | 274 | ▼ 1 |
| 28 | City of London Corporation | 13 | 266 | ▲ 5 |
| 29 | Kadans Science Partner 2 UK | 2 | 264 | ▼ 5 |
| 30 | Department for Infrastructure | 7 | 252 | ▼ 2 |
| 31 | Canary Wharf Group | 1 | 250 | ▼ 1 |
| 32 | Manchester City Football Club | 1 | 250 | ▼ 3 |
| 33 | Buckland Development | 1 | 237 | ▼ 2 |
| 34 | OGCI Climate Invest. Holdings | 1 | 225 | NEW |
| 35 | Net Zero Teesside Power | 1 | 225 | NEW |
| 36 | Peabody Trust | 7 | 221 | 0 |
| 37 | London Borough of Croydon | 1 | 221 | ▼ 2 |
| 38 | Stanhope | 1 | 220 | ▼ 6 |
| 39 | Dep. for Digital, Culture, Media & Sport | 4 | 219 | ▼ 2 |
| 40 | Kelda Group | 8 | 206 | ▲ 7 |
| 41 | Southwark Charities | 1 | 200 | ▼ 1 |
| 42 | JTRE London | 1 | 200 | ▼ 1 |
| 43 | Pnbj I | 1 | 200 | ▼ 1 |
| 44 | Legacie Developments | 1 | 200 | 0 |
| 45 | Yondr Group | 1 | 200 | 0 |
| 46 | Royal London Asset Managmt. | 1 | 200 | 0 |
| 47 | London Bor. of Southwark | 3 | 199 | NEW |
| 48 | Kirklees Metropolitan Council | 10 | 196 | ▼ 10 |
| 49 | Panattoni & LU UK V Sarl | 3 | 179 | NEW |
| 50 | IQ Student Accommodation | 2 | 179 | NEW |

## TOP 50 CLIENTS - March 2024

| | Clients | # | £m | |
|---|---|---|---|---|
| 1 | Land Securities Group | 1 | 250 | NEW |
| 2 | Net Zero Teesside Power | 1 | 225 | NEW |
| 3 | OGCI Climate Invest. Holdings | 1 | 225 | NEW |
| 4 | Department of Health | 17 | 161 | 0 |
| 5 | Breakthrough Properties | 1 | 137 | NEW |
| 6 | Network Rail | 1 | 100 | NEW |
| 7 | First Base Homes | 1 | 77 | NEW |
| 8 | The Crown Estate | 1 | 75 | NEW |
| 9 | The New Zealand High Commiss. | 1 | 75 | NEW |
| 10 | Tritax Group | 3 | 69 | NEW |
| 11 | Toriview | 1 | 60 | NEW |
| 12 | Healey Development Solutions | 1 | 56 | NEW |
| 13 | Cumbria County Council | 1 | 50 | NEW |
| 14 | Lloyds Banking Group | 1 | 48 | NEW |
| 15 | London Borough of Hounslow | 2 | 43 | NEW |
| 16 | Victoria Hall Management (UK) | 1 | 41 | NEW |
| 17 | Royal Household | 1 | 37 | NEW |
| 18 | Queens University Belfast | 1 | 37 | NEW |
| 19 | Northern Ireland Executive | 1 | 36 | NEW |
| 20 | British Land | 1 | 35 | NEW |
| 21 | Leeds City Council | 3 | 34 | NEW |
| 22 | Kent County Council | 1 | 34 | NEW |
| 23 | Hamilton Hotel | 1 | 33 | NEW |
| 24 | North Ayrshire Council | 3 | 33 | NEW |
| 25 | Evera Homes | 2 | 30 | NEW |

| | Clients | # | £m | |
|---|---|---|---|---|
| 26 | Mansfield District Council | 1 | 30 | NEW |
| 27 | Winton Primary School | 1 | 29 | NEW |
| 28 | Adobe Caldecott Sq. Develop. | 1 | 27 | NEW |
| 29 | BMW (GB) | 1 | 27 | NEW |
| 30 | Haltwhistle Properties | 1 | 26 | NEW |
| 31 | Lone Star Funds | 1 | 25 | ▲ 2 |
| 32 | Scottish Power | 1 | 24 | NEW |
| 33 | Rolls-Royce | 1 | 24 | NEW |
| 34 | Pobl Group | 1 | 21 | NEW |
| 35 | Leathermarket Joint Manag. | 1 | 21 | NEW |
| 36 | Hertfordshire County Council | 1 | 21 | NEW |
| 37 | Midlothian Council | 1 | 20 | NEW |
| 38 | BMOR | 1 | 18 | NEW |
| 39 | Ilkeston Nottingham | 1 | 18 | NEW |
| 40 | Phoenix Heroes CIC | 1 | 18 | NEW |
| 41 | Vivid Homes | 1 | 18 | NEW |
| 42 | Glenmore Student Prop. | 1 | 17 | NEW |
| 43 | Northumbria University | 1 | 17 | NEW |
| 44 | UK Space Agency | 1 | 17 | NEW |
| 45 | Lockheed Martin UK | 1 | 17 | NEW |
| 46 | Peabody Trust | 1 | 16 | NEW |
| 47 | RMBI Care Co. | 1 | 16 | NEW |
| 48 | Dudley Met. Borough Council | 1 | 16 | NEW |
| 49 | Aldi | 5 | 16 | NEW |
| 50 | Harlow District Council | 1 | 15 | NEW |

# 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.*

Commenting on the findings, Glenigan's Economist, Drilon Baca says – "The latest data shows a weak start to the year. Continuing economic uncertainty continues to deter private sector investment. More encouragingly health increased by 26% compared to the previous year but remained below the preceding three months figures."

## SECTOR ANALYSIS

Residential construction starts decreased 27% on the preceding three months and decreased 27% on 2023 figures.

Private housing decreased by 22% against the preceding three months and weakened by 24% compared with the previous year. Social housing work starting on site performed poorly, falling 43% against the preceding three months and 40% against the previous year.

Industrial project starts experienced a poor period, with the value of starts decreasing 15% during the three months to March and remaining 22% lower than a year ago. Hotel & Leisure decreased 19% against the preceding three months to remain 15% down against the previous year. Office starts experienced a poor period, decreasing 22% against the preceding three months but stood 23% down on the previous year.

Education experienced a mixed period, with the value of underlying project starts increasing 3% against the preceding three months to stand 17% down on a year ago. Health starts followed a similar trend, decreasing 13% against the preceding three months and remaining 26% above the previous year.

Community & Amenity experienced a strong period, increasing 36% against the preceding three months to stand 19% up on the previous year. Retail starts decreased 13% against the preceding three months but stood 1% up against the previous year.

Civils work starting on-site decreased 34% against the preceding three months and remained 26% down against the previous year. Infrastructure decreased 43% against the preceding three months and remained 42% down on the previous year. Utility starts decreased 21% against the preceding three months to stand 2% up against the previous year.

## REGIONAL ANALYSIS

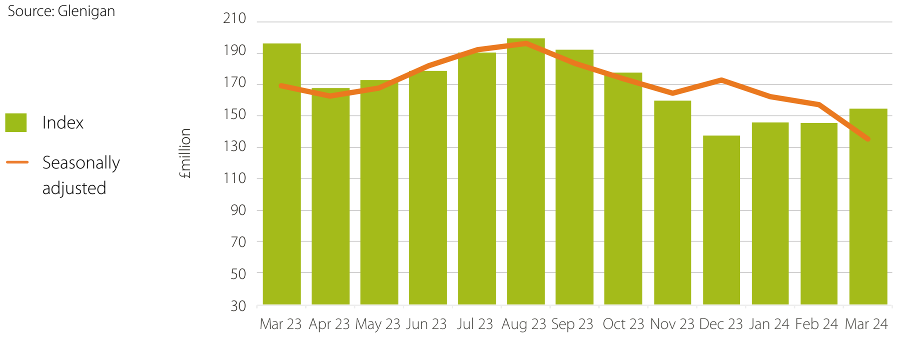
London experienced a 23% decrease against the preceding three months and remained 18% down against the previous year. The value of starts in the South East decreased 15% compared with the preceding three months and declined by 14% against the previous year. The West Midlands experienced a 56% decrease against the preceding three months to stand 45% down on the previous year.

The East of England experienced a strong performance, with the value of starts increasing 13% against the preceding three months and remaining 25% up against the previous year. Northern Ireland also performed well, increasing 44% against the preceding three months to stand 28% up on the previous year.

Scotland performed poorly, having decreased 18% against the preceding three months to remain 25% down on the previous year. The North East experienced a weak period, with the value of starts decreasing 42% against the preceding three months and declining 20% against the previous year. The value of starts in the South West declined 1% against the preceding three months and 17% against the previous year.

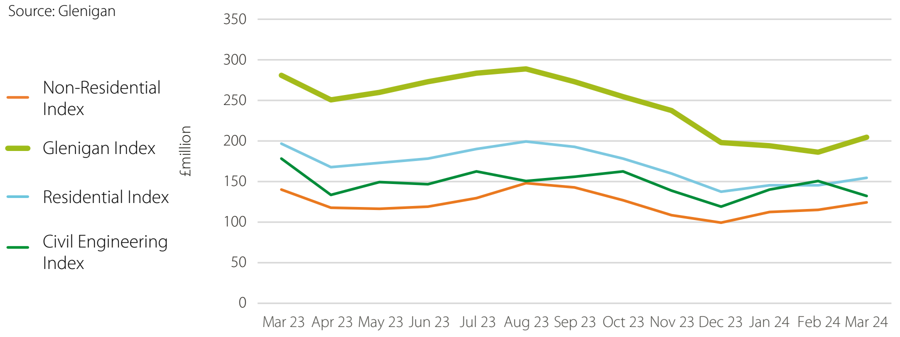
Starts in the North West and Yorkshire & the Humber weakened, slipping by 18% and 42% respectively against the preceding three months and were 21% and 36% lower than a year ago. The East Midlands also performed poorly having declined 40% against the preceding three months and declined 49% on a year ago. Wales slipped back 15% on the preceding three months and declined by 33% compared with last year's figures.

### Glenigan Index




Note: For the Index, 2006 = 100

### Indices Growth



# ECONOMIC OUTLOOK

## *Service sector improves UK outlook*

- ↗ **Strengthening in service sector activity**
- ↗ **Shift in consumers spending priorities**
- ↘ **Rise in mortgage approvals to lift house transactions**

UK economic activity appears to have steadied during the first quarter of this year. GDP rose by 0.2% during January according to the Office National Statistics and industry surveys have improved in subsequent months.

The latest CIPS manufacturing survey points to a small rise in activity during March after a weak performance during the first two months of the year. The CIPS manufacturing index for March, rose to 50.3, up from 47.5 in February and above the 50.0 no change level.

A rise in consumer goods production drove the rise in output, more than offsetting declines in intermediate and capital goods. Manufacturers confidence has also improved with 58% of survey respondents expecting further growth over the next 12 months.

Services output grew by 0.2% in January according to the ONS. The CIPS services survey points to further growth during February and March. The latest CIPS services survey recorded a continued strengthening in business activity during March, with the index at 53.1 slightly down from 53.8 in February, but above the 50.0 no change level. Survey respondents commented on a pick-up in business and consumer spending, despite the squeeze on disposable household incomes and higher interest rates.

## HOUSEHOLD PRIORITIES

The squeeze on household incomes stalled the recovery in consumer spending last year. Overall spending in the final quarter slipped 0.1% and was 2.1% below pre-pandemic levels according to ONS data. Recent survey and retail sales data point to a tentative improvement in consumer spending in recent months and a further strengthening is anticipated as the year progresses.

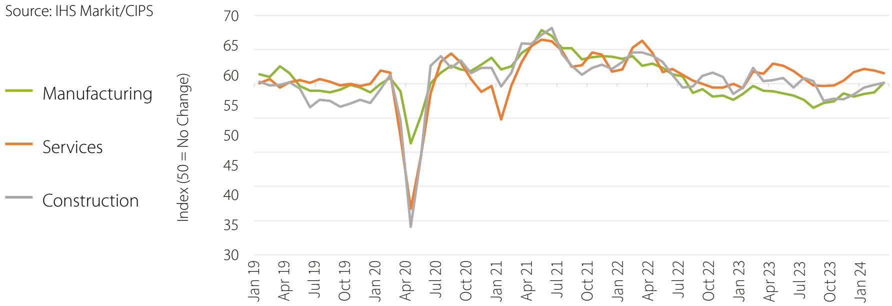
However, consumers' spending habits have shifted over the last four years. As overall spending picks-up during 2024, the shift in spending priorities will favour various areas of consumer spending with implications for different construction sectors.

The volume of retail spending on food and drink has fallen back since the pandemic. Higher food prices have prompted some households to rein-in their grocery spending alongside increased spending on eating and drinking out.

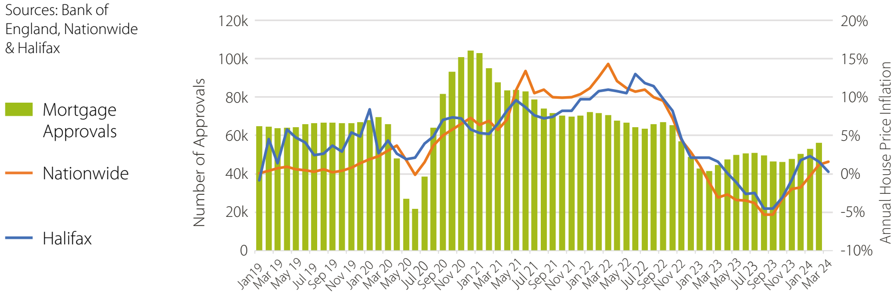
Indeed, the volume of spending in bars & restaurants during the final quarter of 2023 was 7.7% above pre-covid levels. The upturn in revenues will help rebuild the finances of the hospitality sector, which was especially hard hit by the pandemic, and lift investors' sentiment.

In contrast consumer spending on furniture and equipment has fallen back over the last year as household budgets have been squeezed and the slowdown in the housing market has reduced house-move related spending. Recent mortgage approvals data point to a tentative recovery in property transactions over the coming months. This would help lift consumer spending on furniture and white goods over the coming year as well as home improvement work and private new housebuilding activity.

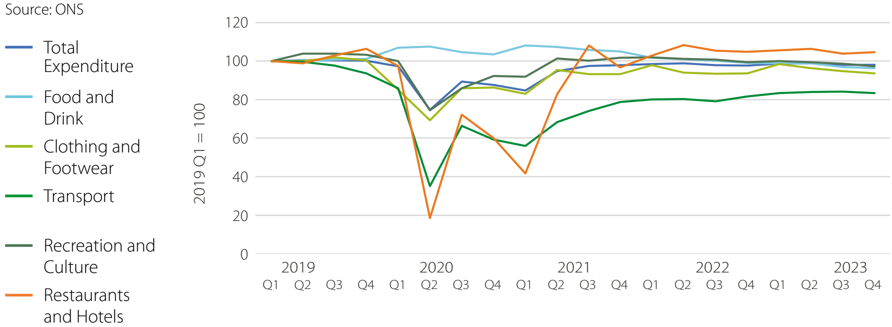
### CIPS Activity Surveys




### Housing Market Conditions




### Consumer Spending



# HOUSING – OVERVIEW

**Project-starts and detailed planning approvals fell against the previous quarter and last year. More positively, main contract awards grew on the previous quarter.**

Totalling £9,823 million, residential work commencing on-site during the three months to March fell 6% against the preceding three months to stand 24% down on a year ago. Major starts (£100 million or more in value), at £2,536 million, decreased 25% against the preceding three months and were 12% down compared with the previous year. Underlying work starting on site (less than £100 million) totalled £7,287 million, a 27% decrease against both the preceding three months on a seasonally adjusted (SA) basis and a year ago.

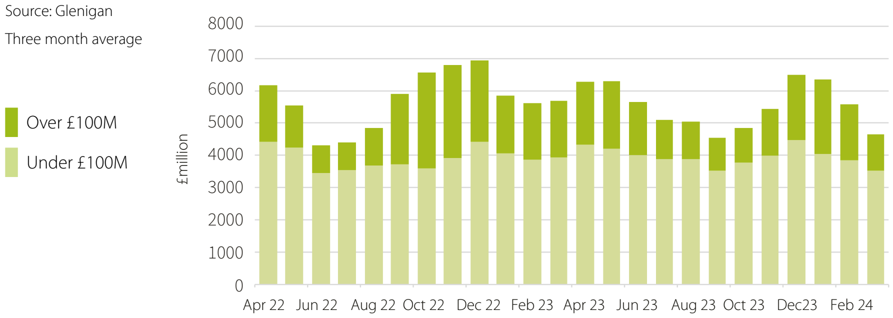
Residential main contract awards increased 11% against the preceding three months to stand 29% down compared with the previous year to total £13,583 million. Underlying contract awards, at £10,106 million, increased 2% (SA) against the preceding three months but decreased by 23% against the previous year. Major awards increased 103% against the preceding three months to stand 43% down against the previous year to total £3,477 million.

At £13,945 million, detailed planning approvals were 28% down against the previous three months and fell 18% compared with last year. Major project approvals decreased 44% on the preceding quarter to stand 36% lower than last year to total £3,361 million. Totalling £10,584 million, underlying approvals declined 13% against the preceding three months (SA) and slipped back 10% against last year.

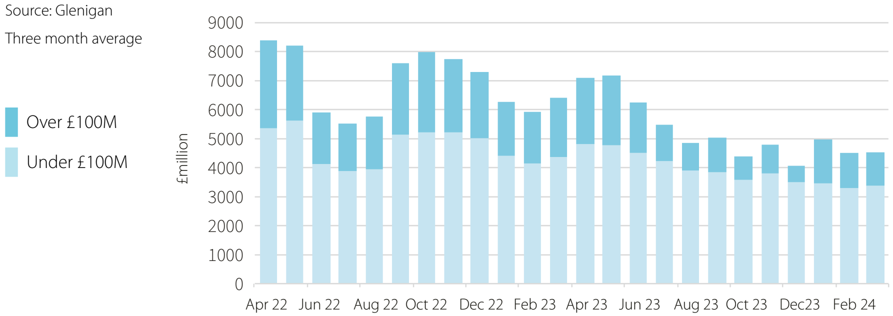
**-6%**

*decline in the value of residential work starting on site against the preceding quarter*

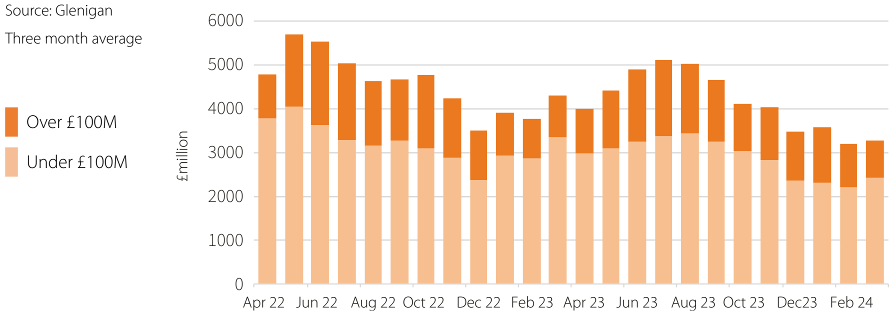
## Housing: Detailed Planning Approvals




## Housing: Main Contract Awards




## Housing: Starts



# **HOUSING** – TYPES OF PROJECTS STARTED

Private housing accounted for 48% of the total value of work starting on site during the three months to March, with the value totalling £4,709 million. Private housing starts fell 26% against the previous year. Private apartment work starting on site fell 26% against last year to total £2,353 million. The segment accounted for 24% of starts during the period. Accounting for a 6% share, social sector apartments slipped back 55% to total £542 million. Accounting for 1%, private sheltered housing decreased 70% to total £139 million. Accounting for the same share, social sector sheltered housing decreased 17% to total £83 million. Totalling £25 million, homes, hostels etc. accounted for an insignificant share of project-starts, having declined 36%.

In contrast, totalling £1,470 million, social sector housing grew 28% on a year ago to account for 15% of the sector. Student accommodation increased 34% against last year, totalling £502 million and accounted for a 5% share. There were no elderly persons home projects starting on-site during the first quarter of 2024.

## Housing: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Barratt | 96 | 3,260 |
| Persimmon | 102 | 2,868 |
| Bellway | 64 | 1,779 |
| Vistry | 54 | 1,700 |
| Taylor Wimpey | 52 | 1,484 |
| Redrow | 30 | 1,381 |
| Hill Group | 25 | 1,103 |
| Berkeley DeVeer | 29 | 1,031 |
| The Berkeley Group | 11 | 973 |
| Bloor Homes | 29 | 848 |

| Clients | Projects | £m |
|---|---|---|
| Barratt | 91 | 2,578 |
| Persimmon | 89 | 2,336 |
| Vistry | 77 | 1,913 |
| Taylor Wimpey | 49 | 1,195 |
| The Berkeley Group Plc | 12 | 1,146 |
| Bellway | 47 | 1,028 |
| Northern Ireland Executive | 9 | 998 |
| Redrow | 21 | 985 |
| Legal & General | 39 | 904 |
| Berkeley DeVeer | 26 | 873 |

## PROJECT SPOTLIGHT

**£200m**

**THE ESSINGTON**

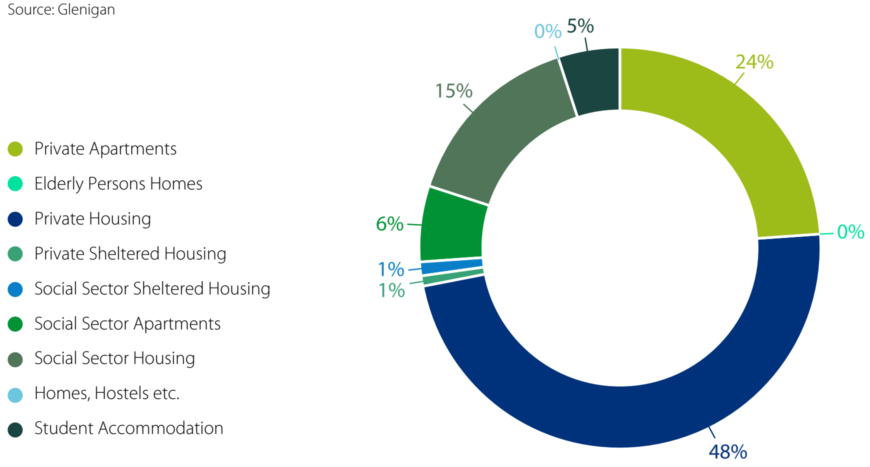
Detailed plans have been approved on the £200 million Essington development in Birmingham A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2028.

**PROJECT ID: 22418394**

*Image Source: Glancy Nicholls Architects*

## Types of Housing Projects Started Three Months to March 2024

Source: Glenigan



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# HOUSING – REGIONAL

London accounted for the greatest proportion (22%) of residential work during the period, totalling £2,183 million, despite a 17% decrease compared with the previous year's levels. The North West also fell 30% against the previous year to total £808 million, an 8% share of project starts in the housing sector.

In contrast, project-starts grew 7% in the South East to total £1,939 million, a 20% share of residential starts, making it the second most active region. The East of England also experienced a 28% growth against the previous year, bringing its total value up to £962 million, a 10% share of housing starts. Accounting for 8%, Northern Ireland increased 253% against the previous year to total £793 million. This growth was boosted by a £603.87 million heating installation programme in Belfast **(Project ID: 23244895)**.

London was also the most active region for detailed planning approvals, totalling £2,212 million, a 16% share of the sector. The value of approvals in the region fell 47% against the previous year. Accounting for 14% of approvals, the North West also decreased 4% against last year to total £1,960 million. The South East experienced a 23% fall, totalling £1,777 million, a 13% share of residential approvals.

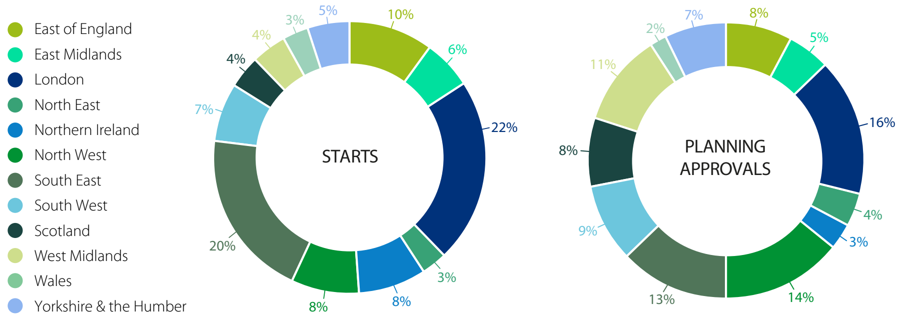
At £1,267 million consents in the South West slipped back 6% to account for a 9% share of the sector. The East of England accounted for 8%, having experienced a 29% decline to total £1,167 million. In contrast, accounting for 11%, residential approvals in the West Midlands jumped 76% to total £1,557 million.

**-18%**

*decrease in the value of detailed planning approvals against the previous year*

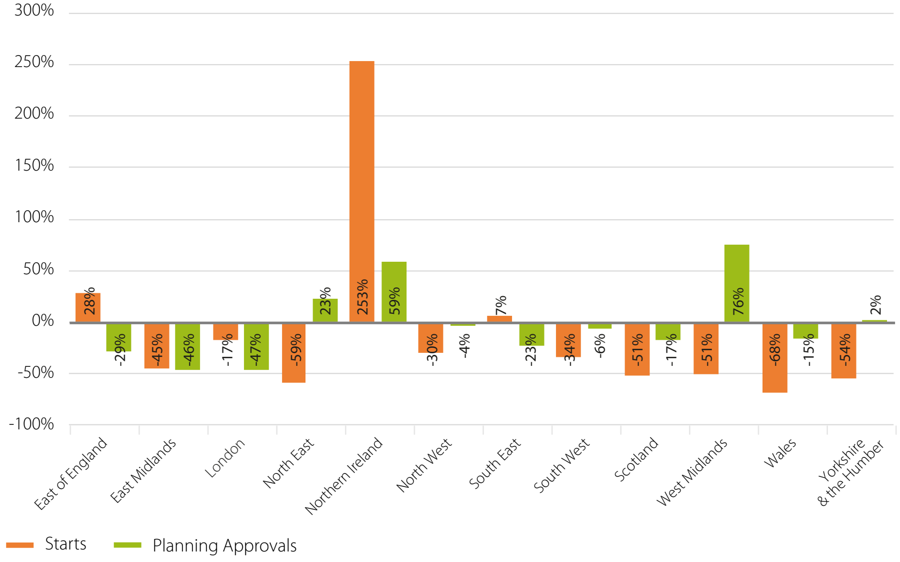
## Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




## Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



# INDUSTRIAL – OVERVIEW

**Main contract awards and detailed planning approvals experienced declines against the previous quarter and last year. More positively, growth in project-starts on the preceding three months provided a boost to the development pipeline.**

During the three months to March, industrial project-starts grew 10% against the preceding three months (without taking seasonal adjustment into account) to stand 29% down on a year ago, totalling £1,483 million. At £301 million, major projects (£100 million or more) starting on site were 14% down on the previous quarter and decreased 47% on 2023 levels. Underlying industrial work starting on site (less than £100 million in value) decreased 15% against the previous quarter on a seasonally adjusted (SA) basis to stand 22% lower than a year ago, totalling £1,182 million.

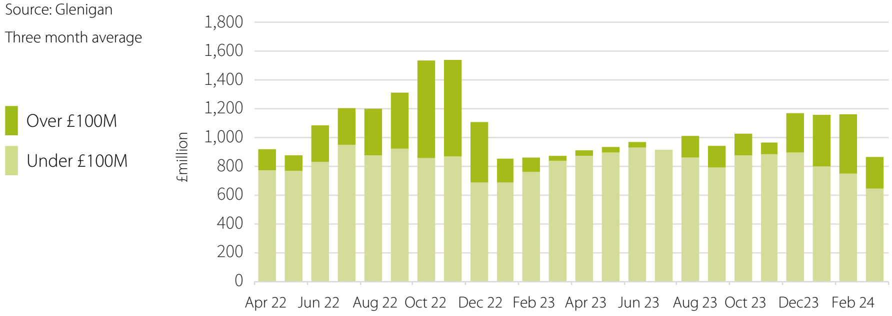
Totalling £851 million, industrial main contract awards decreased 25% against the preceding three months and stood 58% down against last year. Underlying industrial main contract awards decreased 32% (SA) against the preceding three months and remained 58% lower than a year ago. Major projects totalled £150 million, up on the preceding quarter where there were no major projects, but down 57% on the previous year.

Industrial detailed planning approvals totalled £2,596 million, having fallen 26% on the previous three months to stand 1% down on last year. Major project approvals slipped back 20% on the previous quarter and grew 555% against the preceding year to total £655 million. Underlying projects totalled £1,941 million, a 31% decrease (SA) on the preceding three months, and 23% lower than the previous year.

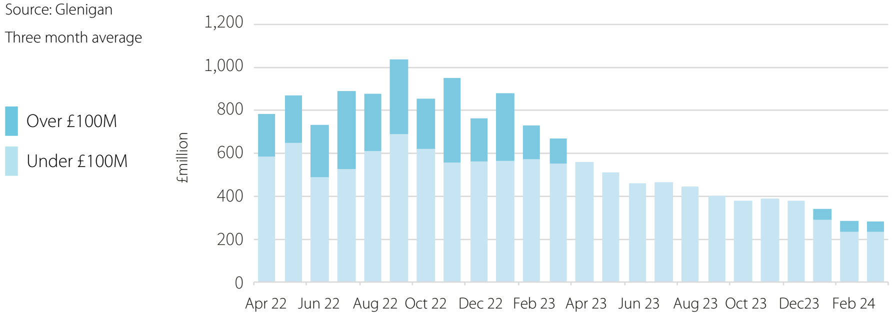
**10%**

*increase in the value of work starting on site against the preceding quarter*

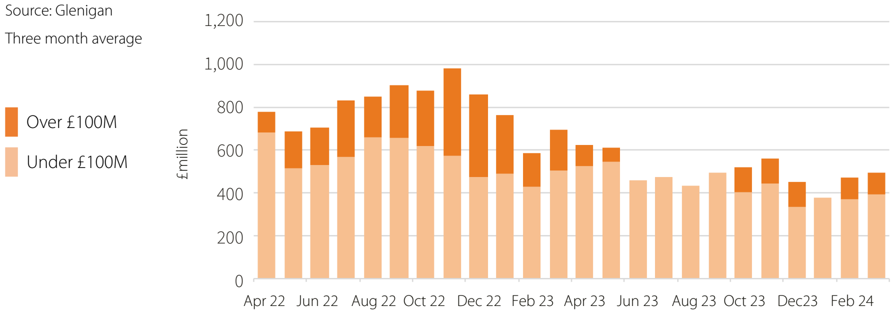
## Industrial: Detailed Planning Approvals




## Industrial: Main Contract Awards




## Industrial: Starts



# INDUSTRIAL – TYPES OF PROJECTS STARTED

Manufacturing work starting on site added up to £822 million, a 40% fall compared with the previous year. Despite the decline, manufacturing accounted for 55% of industrial starts during the three months to March, making it the most active segment.

Other industrial projects fell 47% against the previous year, which brought the total down to £73 million, a 5% share of the whole sector. Warehousing & logistics starts, on the other hand, grew 4% against the previous year to total £588 million, accounting for 40% of the sector.

## Industrial: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Winvic | 19 | 645 |
| Glencar | 14 | 219 |
| McLaren | 4 | 154 |
| TSL Projects | 7 | 136 |
| VolkerWessels | 3 | 127 |
| Barnfield | 9 | 102 |
| Wates | 3 | 95 |
| Magrock | 6 | 79 |
| NG Bailey | 1 | 74 |
| Bowmer & Kirkland | 3 | 73 |

| Clients | Projects | £m |
|---|---|---|
| Panattoni & LU | 3 | 179 |
| Tilstone Glasgow | 2 | 98 |
| Tritax | 5 | 87 |
| Prologis | 2 | 86 |
| Royal London Asset Mngemnt. | 2 | 82 |
| Wrenbridge | 6 | 76 |
| UK Battery Indust. Centre | 1 | 74 |
| Abbott Diabetes Care | 1 | 70 |
| British Land | 3 | 68 |
| Monte Blackburn | 3 | 62 |

## PROJECT SPOTLIGHT

**£390m**

**CINER RASSAU** – DRAGON GLASS BOTTLE MANUFACTURING FACILITY

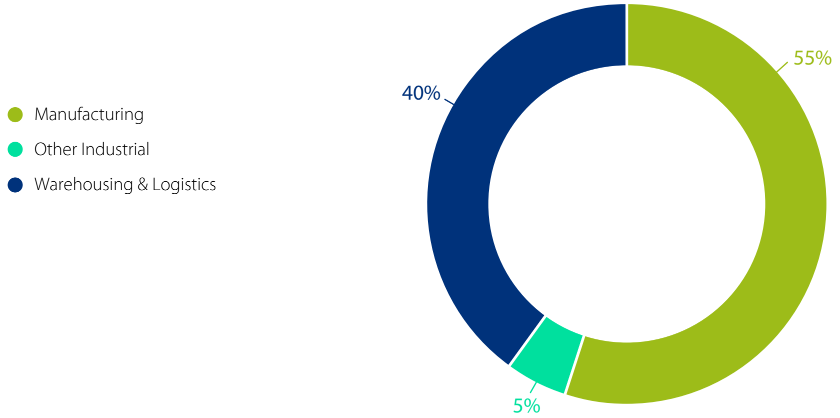
Detailed plans have been approved for the £390 million development of the CiNER Rassau – Dragon Glass Bottle Manufacturing Facility in Gwent. A main contractor is yet to be appointed on the scheme, with works due to be compete in Q2 2027.

**PROJECT ID: 20219408**

*Image Source: Arup*

## Types of Industrial Projects Started Three Months to March 2024

Source: Glenigan



# INDUSTRIAL – REGIONAL

The South East was the most active region for industrial project starts during the first quarter of 2024. Having grown 69% on a year ago, the region accounted for 30% of sector starts during the three months to March, with the value adding up to £450 million. The North West also increased 15% on a year ago to total £280 million, a 19% share of industrial project-starts. Growth was boosted by the £151 million Pharmaron Liverpool production building in Liverpool **(Project ID: 22235655)**.

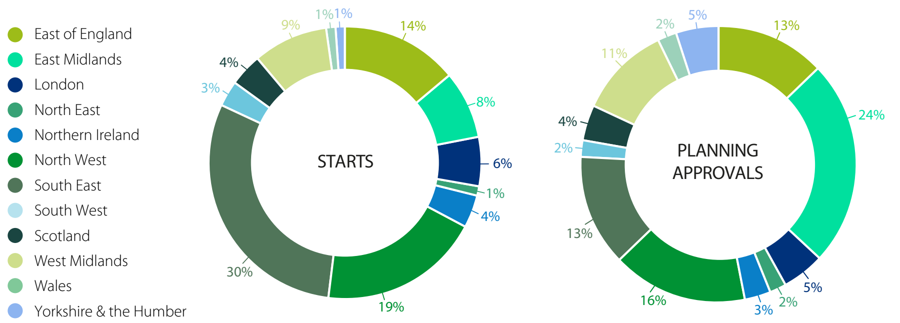
Accounting for 8%, the East Midlands jumped 68% to total £113 million. Accounting for a 6% share, London climbed 13% to total £91 million. In contrast, accounting for 14%, the East of England faced an 18% slump against last year to total £211 million. Accounting for 9% of starts, the West Midlands slipped back 61% to total £126 million.

The East Midlands were the most active region for detailed planning approvals, accounting for a 24% share of all consents, having jumped more than five times on last year, bringing its total value up to £620 million. This growth was boosted by the £400 million SEGRO Logistics Park Northampton Plot 4 development in Northampton **(Project ID: 23383013)**. Accounting for 13%, the East of England totalled £336 million, having grown 64% on a year ago. The South East accounted for the same proportion of industrial approvals, totalling £327 million, also 24% higher than last year.

In contrast, despite accounting for the second highest share at 16% the North West experienced a weak period, having fallen 10% against last year, with a total of £423 million. At £283 million, the West Midlands accounted for 11% of approvals having decreased 11% against last year's levels.

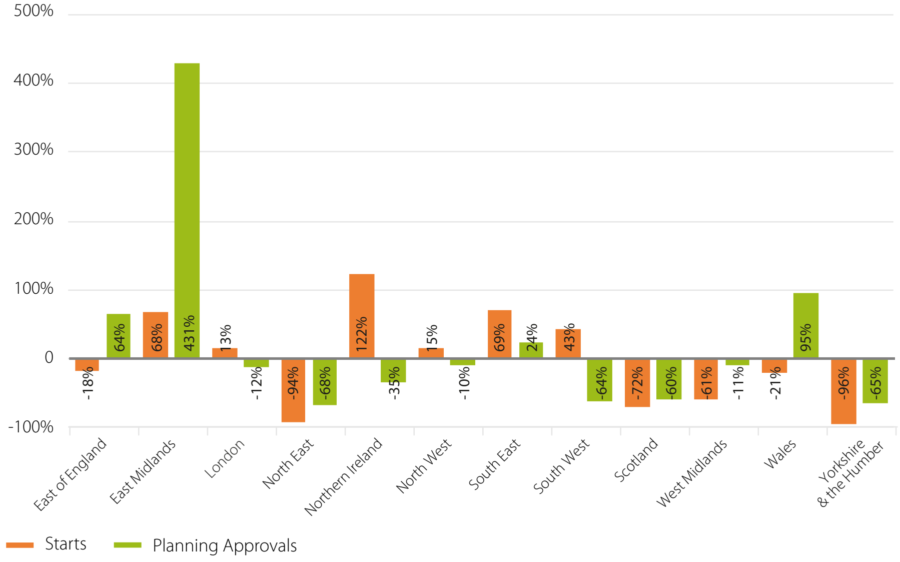
## Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




## Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan




**-1%**

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

# OFFICES – OVERVIEW

**Project starts decreased against the preceding quarter and last year. More positively, growth in main contract awards on the previous three months and the first quarter of 2023 provided a boost to the development pipeline.**

Office work starting on site totalled £1,478 million during the three months to March, a 37% decline compared with the preceding quarter to stand 44% down on the previous year. Major projects (£100 million or more) decreased 75% against the previous quarter and slipped back 71% on a year ago to total £340 million. Underlying starts (less than £100 million in value) fell 22% against the preceding three months on a seasonally adjusted (SA) basis and were 23% lower than a year ago, totalling £1,138 million.

Totalling £2,166 million, office main contract awards increased 115% against the preceding three months to stand 5% up on the previous year. Major projects totalled £1,547 million during the period, a 674% increase against the preceding three months and a 98% increase on the previous year. Underlying contract awards declined 10% against the preceding three months (SA) and by 52% against the previous year to total £619 million.

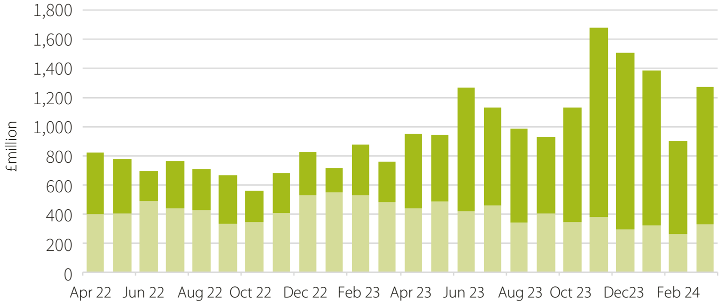
Office detailed planning approvals, totalling £3,817 million, fell 16% on the preceding three months but grew 67% compared with last year. Major project approvals were 22% down against the preceding three months but jumped 239% on a year ago, totalling £2,826 million. At £991 million, underlying project approvals were 14% up (SA) against the previous quarter but decreased 32% on a year ago.

**-44%**

*decrease in the value of office projects starting on site against the previous year*

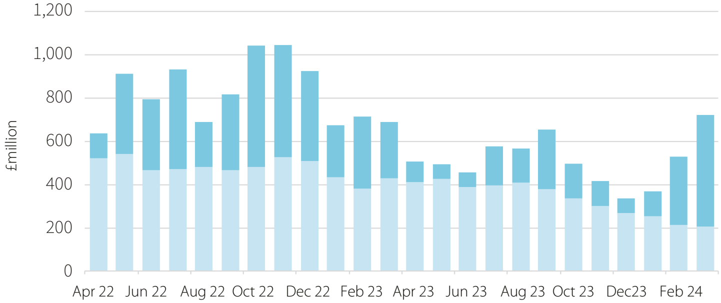
## Offices: Detailed Planning Approvals

Source: Glenigan
Three month average



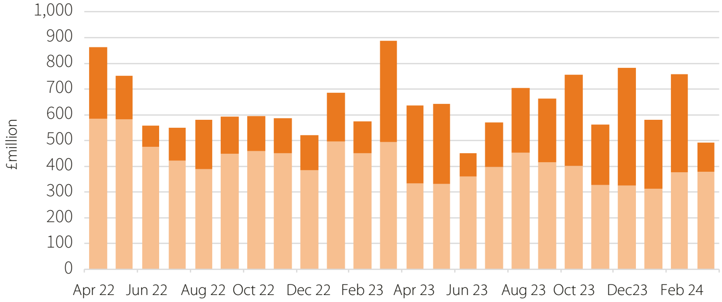

## Offices: Main Contract Awards

Source: Glenigan
Three month average




## Offices: Starts

Source: Glenigan
Three month average



# SIZE OF OFFICE PROJECTS

Starts in the 'Over £100 million' value band fell 71% against the previous year to total £340 million. The '£50 million to £100 million' value band also slipped back 45% against the preceding year's levels, totalling £285 million during the period. The '£5 million to £10 million' value band totalled £130 million, 11% lower than a year ago. Starts in the 'Up to £5 million' value band fell 38% against the previous year, also totalling £130 million.

At £126 million, the '£10 million to £20 million' value band slipped back 38%. In contrast, project starts in the '£20 million to £50 million' value band grew 17% on a year ago, totalling £468 million.

## Offices: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Skanska | 3 | 608 |
| Multiplex Construction | 4 | 607 |
| Mace | 7 | 549 |
| Morgan Sindall | 128 | 548 |
| ISG | 9 | 528 |
| JRL | 1 | 400 |
| Gilbert Ash | 2 | 381 |
| McLaren | 2 | 217 |
| Wates | 15 | 183 |
| Ardmore | 3 | 155 |

| Clients | Projects | £m |
|---|---|---|
| Land Securities | 4 | 473 |
| Epic Systems | 1 | 360 |
| Rocket Investments | 1 | 300 |
| JTRE London | 1 | 200 |
| Yondr | 1 | 200 |
| Southwark Charities | 1 | 200 |
| Pnbj I | 1 | 200 |
| Royal London Asset Mngemnt. | 1 | 200 |
| Telehouse | 2 | 171 |
| Google | 1 | 150 |

## PROJECT SPOTLIGHT

**£475m**

### CROWN WORKS STUDIOS

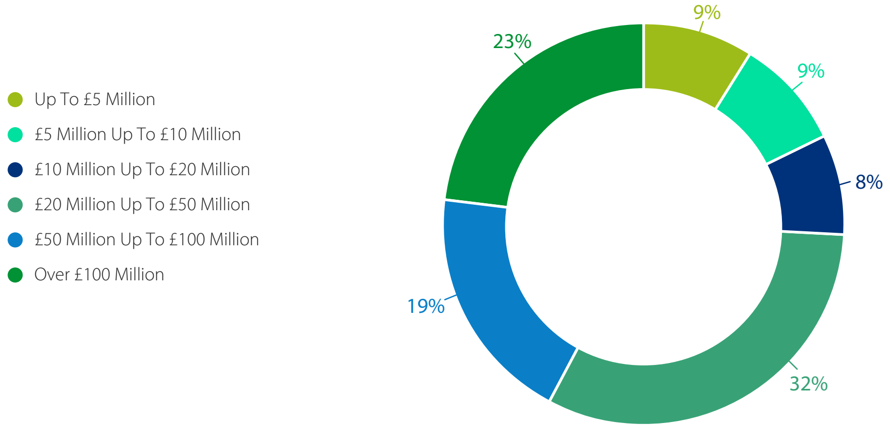
Detailed plans have been approved for the new £475 million Crown Works film & TV studios development in Sunderland. Works are due to complete in Q4 2027. A main contractor is yet to be appointed on the scheme.

**PROJECT ID: 23063401**

*Image Source: 4D Studio Ltd*

## Value of Office Projects Started Three Months to March 2024

Source: Glenigan



# OFFICES – REGIONAL

London was the most active area of the UK for office starts, accounting for 70% of the total value during the three months to March, despite the value having decreased 40% compared with the previous year's levels. Office work starting in the Capital totalled £1,040 million and included the £200 million One Exchange Square development in the City **(Project ID: 21512839)**. At £123 million, the North West also experienced a weak performance with starts having slipped back 52% on last year's levels, to account for 8% of the sector.

The South East also faced a 53% decline on a year ago. The value of projects starting on site in the region added up to £94 million, accounting for 6% of the office sector. In contrast, the West Midlands doubled compared with last year's levels, totalling £65 million and accounting for a 5% share of projects starting on-site.

London also achieved the largest share of detailed planning approvals (30%), with a total value of £1,151 million, despite having fallen 2% on last year's figures. In contrast, totalling £564 million, the North West grew more than five times against the previous year to account for a 15% share of consents. Projects in the region include the £350 million KAO Data Centre Campus development in Stockport **(Project ID: 23180902)**.

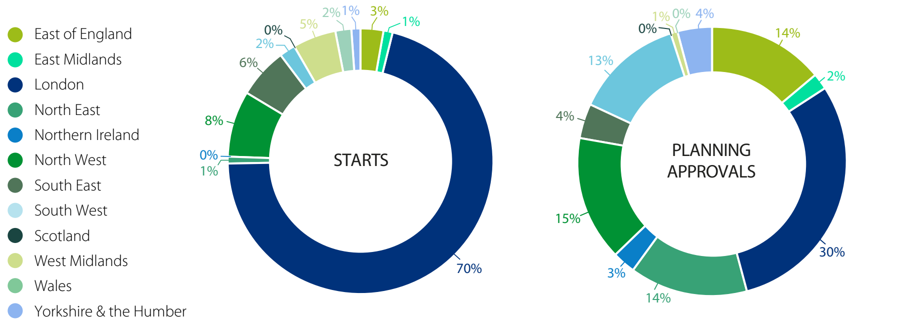
The East of England grew 310% to total £545 million, a 14% share of office consents. Accounting for the same share of approvals, the North East increased nearly 19 times on a year ago to total £513 million. At £487 million, the South West also jumped almost 13 times to account for a 13% share of industrial approvals.

**67%**

*increase in the value of detailed planning approvals against the previous year*

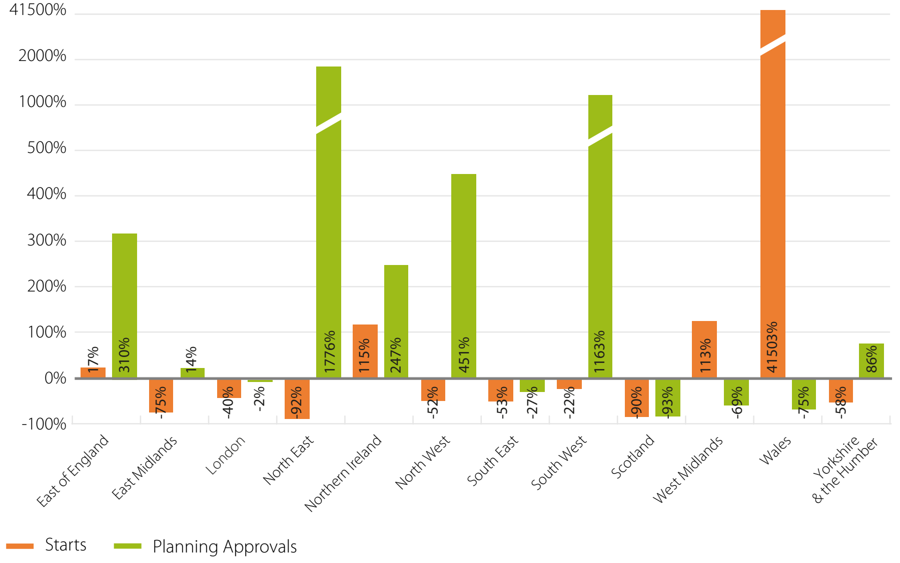
## Share Value of Office Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




## Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



# **RETAIL** – OVERVIEW

**Detailed planning approvals slipped back against the previous quarter and last year. More positively, project starts and main contract awards grew on the previous quarter.**

Totalling £469 million, retail work starting on site during the three months to March grew 24% against the preceding three months to stand 30% lower than a year ago. There were no major projects starting on-site (£100 million or more), unchanged compared with the previous quarter but a decrease on a year ago. Underlying project-starts (less than £100 million) experienced a 13% decline against the preceding three months on a seasonally adjusted (SA) basis but climbed 1% against last year.

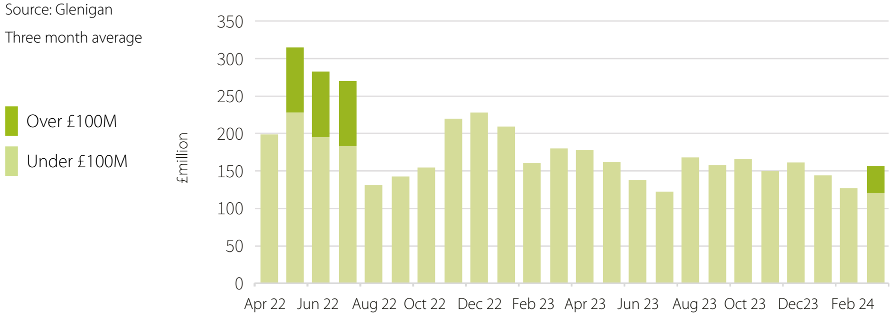
Retail main contract awards totalled £333 million, an increase of 9% against the preceding three months and a 42% fall against the same period a year ago. No major projects reached the contract awarded stage, unchanged on the preceding three months but down on the previous year. Underlying contract awards increased by 16% (SA) against the preceding three months to stand 19% lower than the previous year.

Detailed planning approvals, totalling £470 million, slipped back 3% against the preceding three months, to stand 13% down on the previous year. Underlying approvals fell 10% (SA) compared with the preceding three months and declined 33% against the previous year to total. Major consents totalled £106 million, an increase from the previous quarter and a year ago when no projects were approved.

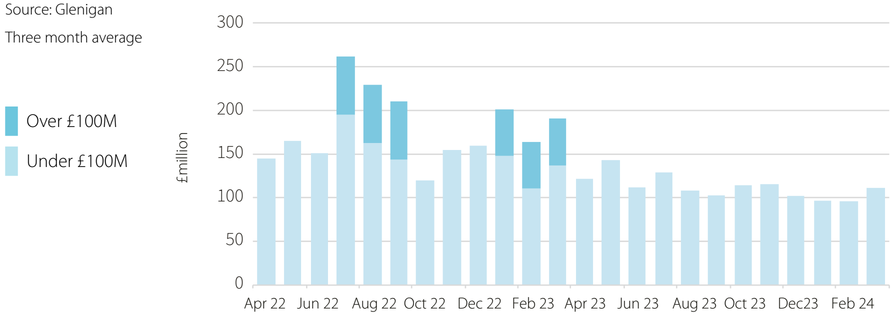
**24%**

*increase in the value of retail work starting on site against the preceding quarter*

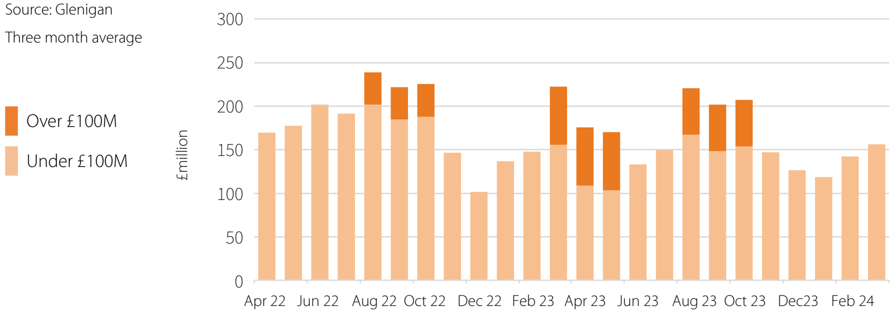
## Retail: Detailed Planning Approvals




## Retail: Main Contract Awards




## Retail: Starts



# **RETAIL** – TYPES OF PROJECTS STARTED

The value of shop starts fell 48%, to total £228 million, accounting for 48% of all retail starts. Standing 90% lower than a year ago, petrol filling station starts totalled £3 million to account for a 1% share of retail work. In contrast, totalling £228 million, supermarkets grew 4% from last year to account for 36%.

Retail warehousing also experienced a 136% increase against last year's levels to total £12 million. Having grown 74% on a year ago, shopping centre projects commencing on site totalled £9 million during the three months to March, accounting for 2%.

## Retail: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Galliford Try | 2 | 72 |
| Carey | 1 | 30 |
| Murphy | 1 | 30 |
| New West End | 1 | 30 |
| Red | 1 | 25 |
| CTM Management | 5 | 20 |
| Wates | 6 | 19 |
| Caddick | 1 | 19 |
| Faircloth | 2 | 18 |
| ISG Construction | 5 | 17 |

| Clients | Projects | £m |
|---|---|---|
| Aldi | 55 | 99 |
| Asda | 205 | 95 |
| King Sloane | 1 | 90 |
| Poundland | 99 | 59 |
| Aberdeen City Council | 1 | 50 |
| Tesco | 81 | 42 |
| Lidl | 11 | 31 |
| B & M Retail | 56 | 30 |
| Marks & Spencer | 19 | 28 |
| Grosvenor | 1 | 25 |

## PROJECT SPOTLIGHT

**£29.5m**

### GARFIELD HOUSE

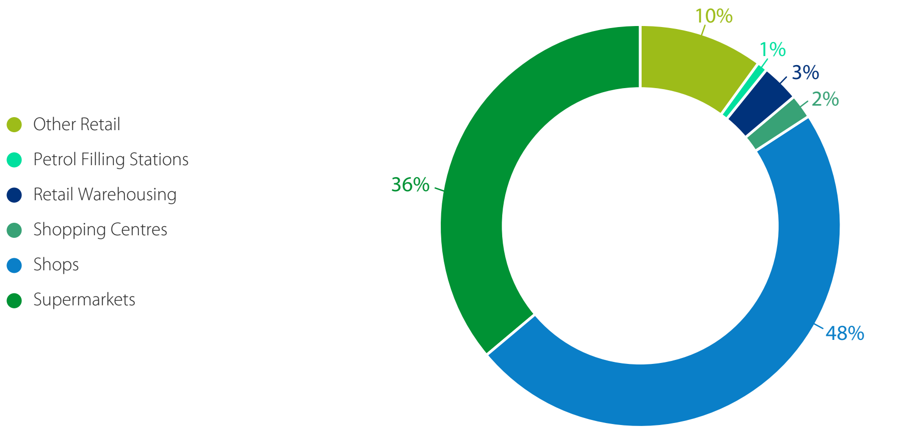
Detailed plans have been approved for the £29.5 million development of commercial units in London. A main contractor is yet to be appointed on the scheme, with works due to be complete in Q2 2026.

**PROJECT ID: 22304438**

*Image Source: Hopkins Architects Ltd*

## Types of Retail Projects Started Three Months to March 2024

Source: Glenigan



# RETAIL – REGIONAL

London was the most active region, accounting for 17% of all retail starts nationwide, despite the value having fallen 75% against the previous year to total £77 million. The North West, at £44 million, also slipped back 42% on a year ago, accounting for a 9% share of the sector.

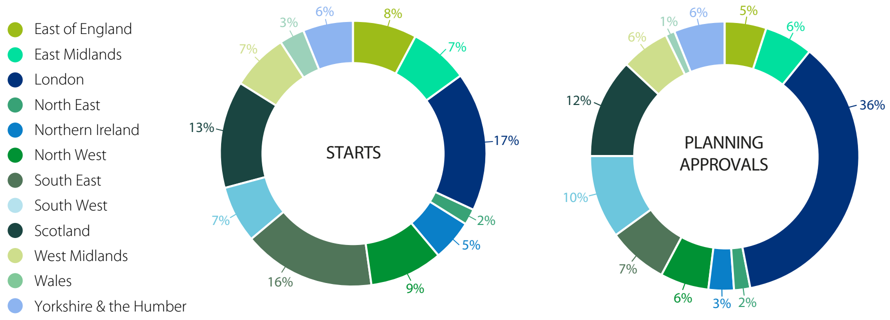
In contrast, accounting for a 16% share, project-starts in the South East doubled compared with a year ago, to total £77 million. At £61 million, Scotland also experienced a strong period, with starts having grown 45% compared with a year ago to account for 13% of the retail sector. This growth was mainly driven by the £50 million Aberdeen Market Development **(Project ID: 17464585)**. Accounting for 8%, the East of England increased 36%, totalling £36 million.

London also had the highest proportion of retail approvals, with a 36% share, having increased 42% against last year's levels, to total £167 million. Growth was boosted by the £106.06 million Project Swan - Marble Arch development in Westminster **(Project ID: 21108674)**. The South West jumped 74% against the previous year, accounting for 10% of the sector and totalling £49 million.

In contrast, accounting for a 12% share, approvals in Scotland slipped back 14% to total £57 million. Totalling £30 million, the South East decreased 35%, accounting for a 7% share of retail approvals. The North East experienced the steepest decline. Approvals in the region decreased 80% on a year ago, bringing the value down to just £7 million, a 2% share of the retail sector.

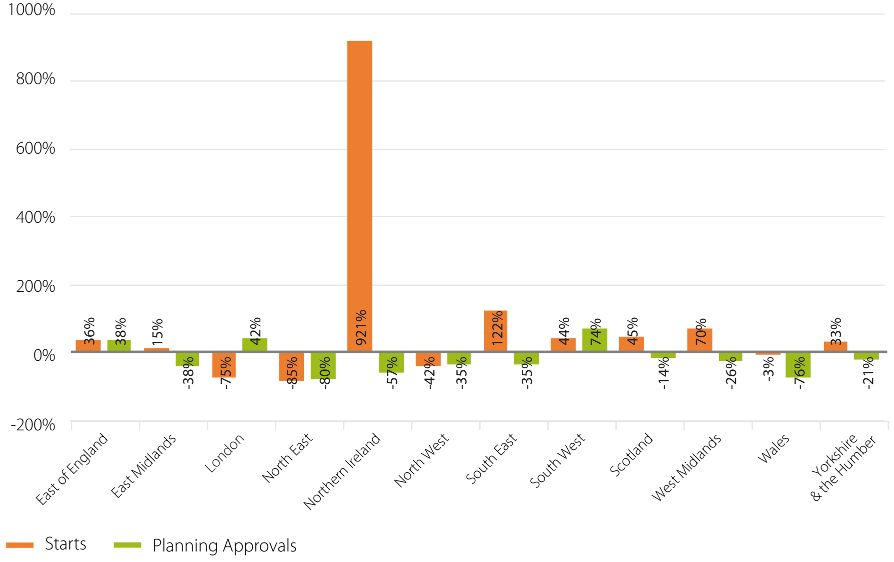
## Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




## Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan




**9%**

*increase in the value of main contract awards against the preceding quarter*

# HOTEL & LEISURE – OVERVIEW

**Project-starts and main contract awards suffered a decline on the preceding quarter and last year. More positively, growth in detailed planning approvals against both periods provided a boost to the development pipeline.**

Totalling £672 million, hotel & leisure projects starting on site during the three months to March fell 23% against the preceding three months to stand 32% down on the previous year. There were no major projects (£100 million or more in value) commencing on site, a decline from the previous quarter and last year. Underlying starts (less than £100 million) fell 19% against the preceding three months on a seasonally adjusted (SA) basis to stand 15% down compared with last year.

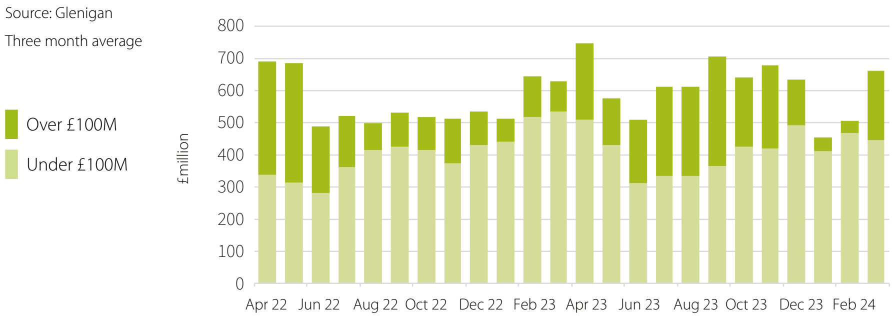
At £650 million, hotel & leisure main contract awards decreased 6% against the preceding three months and decreased 55% against the previous year. Major projects totalled £155 million, up on the preceding quarter where there were no major projects, but down 71% on the previous year. Underlying contract awards decreased 12% (SA) against the preceding three months and decreased by 45% compared with a year ago.

At £1,984 million, hotel & leisure detailed planning approvals grew 4% during the quarter to stand 5% up on the previous year. Underlying approvals fell 12% (SA) against the preceding three months and decreased 17% on the previous year, totalling £1,339 million. Major projects totalled £645 million during the period, a 51% decline on the previous quarter and more than two times higher than a year ago.

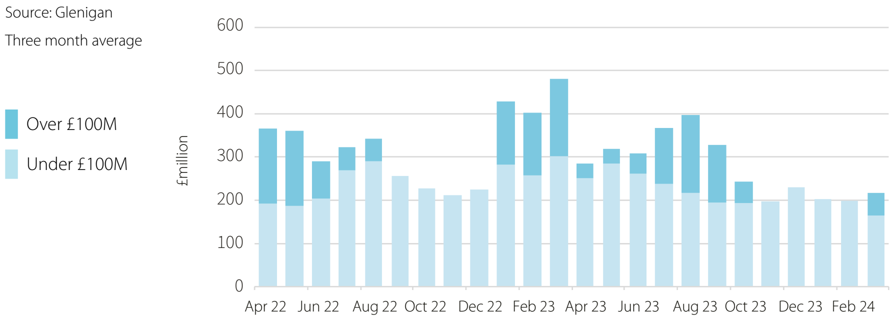
**-23%**

*decrease in the value of hotel & leisure starting on site against the preceding quarter*

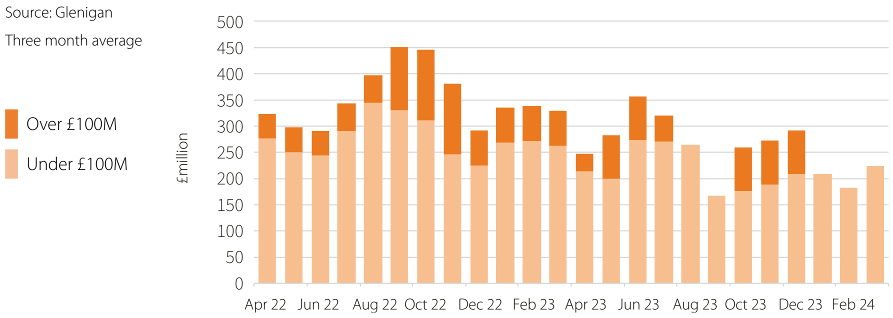
## Hotel & Leisure: Detailed Planning Approvals




## Hotel & Leisure: Main Contract Awards




## Hotel & Leisure: Starts

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# HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses accounted for 29% of sector starts during the three months to March, with the value adding up to £191 million. The segment fell 17% compared with last year's levels. Indoor leisure facilities decreased 7% against the previous year to total £174 million, accounting for 26% of the sector. Cinema & theatre projects starting on-site totalled £6 million, 95% down from the previous year, accounting for just 1%.

In contrast, sport facilities grew 39% on last year's levels to a total of £130 million, accounting for 19% of the sector. Cafés, restaurants and fast-food outlets experienced a 5% increase against the previous year. The segment accounted for 9% of the sector with a total value of £61 million.

## Hotel & Leisure: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| John Sisk & Son | 1 | 250 |
| Royal BAM | 4 | 221 |
| YTL Developments | 1 | 155 |
| Lendlease | 2 | 153 |
| Willmott Dixon | 25 | 134 |
| Bamfords Trust | 1 | 78 |
| Kier | 6 | 75 |
| JRL | 1 | 73 |
| Morgan Sindall | 7 | 68 |
| Gilbert Ash | 3 | 66 |

| Clients | Projects | £m |
|---|---|---|
| Manchester City Football Club | 1 | 250 |
| Kirklees Metropolitan Council | 2 | 180 |
| Ask Patrizia (gq) | 2 | 98 |
| Hyperion Investments | 1 | 78 |
| YTL Developments (UK) | 1 | 78 |
| Red Planet Pictures | 1 | 78 |
| City of London | 6 | 70 |
| Southampton City Council | 4 | 62 |
| AAA United A/S | 1 | 53 |
| Ask Real Estate | 1 | 50 |

## PROJECT SPOTLIGHT

**£201m**

### NATURAL HISTORY MUSEUM SCIENCE AND DIGITISATION CENTRE

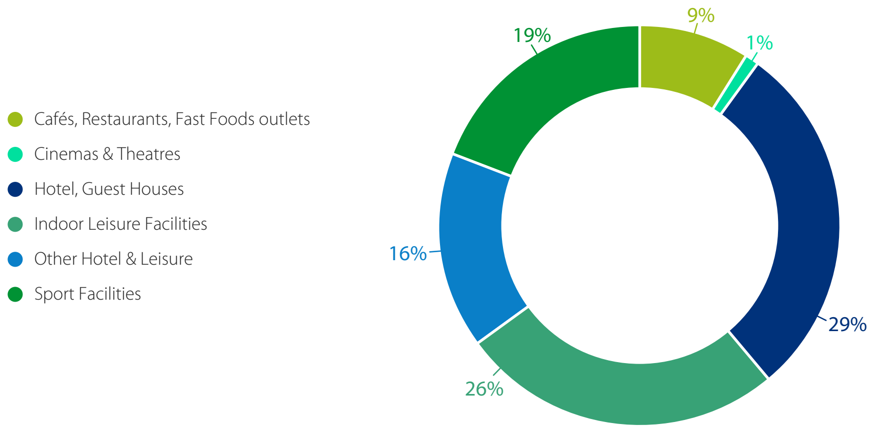
Detailed plans have been approved for the £201 million Natural History Museum Science and Digitisation Centre development in Reading. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2027.

**PROJECT ID: 23310208**

*Image Source: Populous*

## Types of Hotel & Leisure Projects Started Three Months to March 2024

Source: Glenigan



# HOTEL & LEISURE – REGIONAL

Scotland accounted for 21% of hotel & leisure work starting on site, making it the most active region for project-starts, thanks to the value increasing 37% against the previous year to total £138 million. Accounting for 12%, the East of England doubled against last year to total £83 million. Northern Ireland accounted for the same share, with the value of work adding up to £79 million, having jumped nearly six times compared with last year's levels. This growth was boosted by the £36 million Hamilton Dock Hotel/Aparthotel in Belfast **(Project ID: 19276724)**.

In contrast, accounting for a 13% share, London slipped back 78% to total £88 million. Accounting for the same share, the South East fell 9% against last year to total £85 million. At £71 million, the North West accounted for a tenth of hotel & leisure starts during the period, having suffered a 39% decline on 2023 levels.

London accounted for the highest share of project approvals (28%), having grown 39% against the previous year to total £556 million. Consents in the South East increased 226% from last year's levels, adding up to £505 million, accounting for a 26% share of the sector.

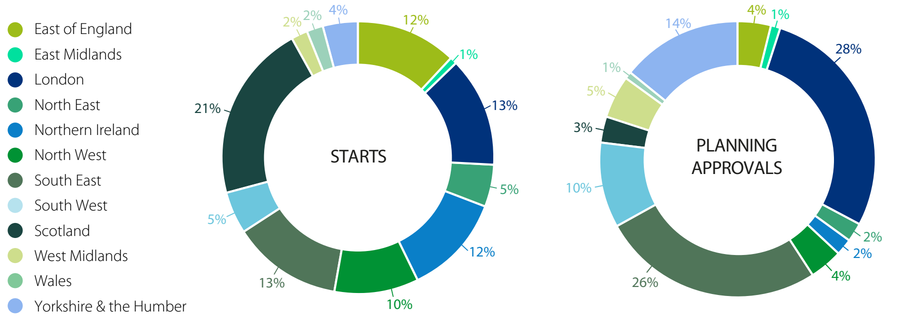
Accounting for 14%, Yorkshire & the Humber also experienced strong growth, with approvals having increased 54% on a year ago, totalling £268 million. The region was boosted by The Gateway at Peak Phase 1 project worth £200 million in Dronfield **(Project ID: 20306622)**. The South West accounted for a 10% share, having nearly tripled on a year ago to total £197 million. Accounting for 5%, approvals in the West Midlands grew 62% against a year ago to total £105 million.

**5%**

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

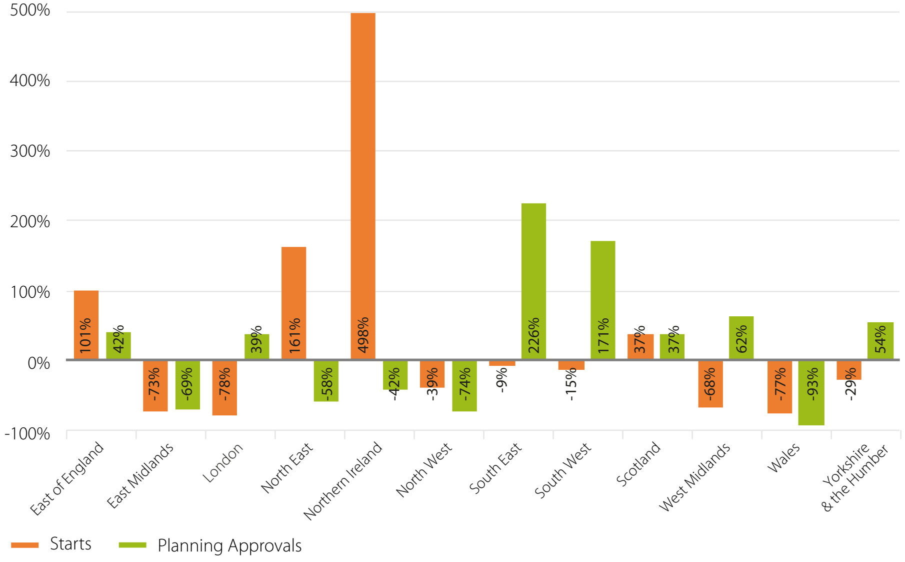
## Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




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

Source: Glenigan

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# HEALTH – OVERVIEW

**Detailed planning approvals decreased against both last year and the previous three months. More positively, main contract awards grew on the preceding quarter while project starts increased on a year ago, providing a boost to the development pipeline.**

Adding up to £969 million, underlying health work starting on site (less than £100 million in value) during the three months to March fell 13% against the preceding three months on a seasonally adjusted (SA) basis to stand 26% up against the previous year. There were no major projects (£100 million or more) starting on site, a decline against the previous quarter and last year. Overall, health starts slipped back 4% against the previous quarter but increased 9% on a year ago.

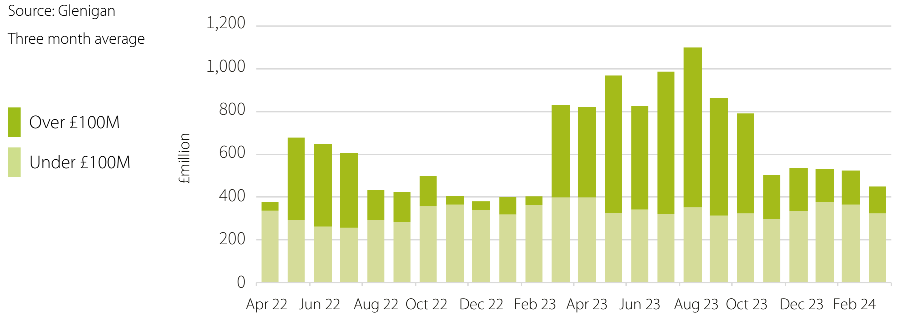
Totalling £1,036 million, health main contract awards were up 39% against the preceding three months but 36% down against a year ago. Major projects totalled £257 million, up on the preceding three months where there were no major projects but down 70% against the previous year. Underlying contract awards experienced a mixed performance, decreasing 18% against the preceding three months (SA) to stand 4% up against the previous year.

Detailed planning approvals, totalling £1,348 million, slipped back 17% against the preceding quarter and fell 46% on the previous year. Major project approvals, totalling £377 million, decreased 38% against the previous quarter to stand 71% down against last year. Underlying approvals, at £971 million, experienced a 10% decrease (SA) compared with the preceding three months to stand 19% lower than a year ago.

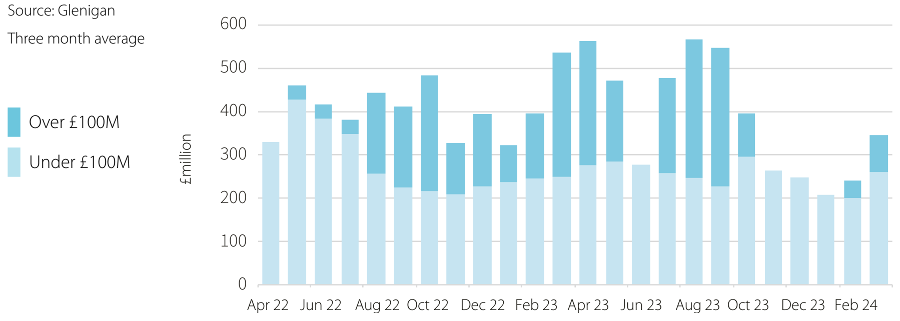
**9%**

*increase in the value of health work starting on site against the previous year*

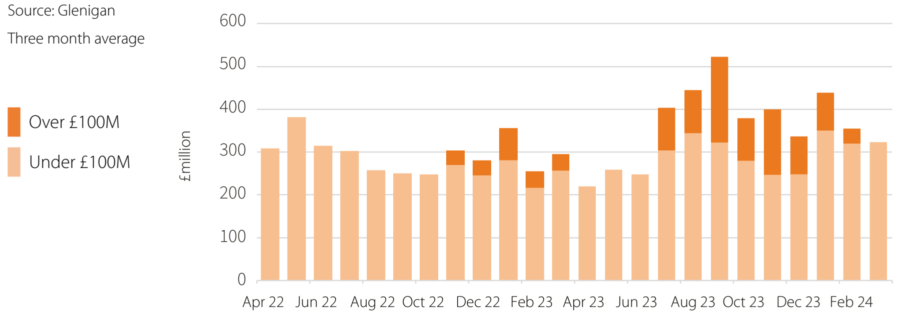
## Health: Detailed Planning Approvals




## Health: Main Contract Awards




## Health: Starts



# HEALTH – TYPES OF PROJECTS STARTED

Hospitals accounted for 57% of health work starting on site during the three months to March, with the value having increased 42% against the previous year's levels to total £553 million. Nursing home project-starts, accounting for 18% of the sector, grew 50% compared with the previous year to total £178 million.

Accounting for 7% of health projects starting on-site, dental, health, and veterinary centres increased 42% on a year ago to total £63 million. In contrast, day centres slipped back 59% to total just £1 million, accounting for less than 1% of health project-starts during the period.

## Health: League Tables (April 2023 to March 2024)

Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Canary Wharf | 1 | 500 |
| Laing O'Rourke | 1 | 300 |
| Kier | 18 | 236 |
| Balfour Beatty | 3 | 235 |
| McLaughlin & Harvey | 2 | 161 |
| Mace Group | 1 | 160 |
| IHP Integrated Health | 6 | 118 |
| Shepherd Building | 6 | 114 |
| Morgan Sindall | 16 | 108 |
| Bouygues UK | 1 | 80 |

| Clients | Projects | £m |
|---|---|---|
| Department of Health | 218 | 1,580 |
| Ellison Oxford | 1 | 300 |
| Canary Wharf | 1 | 250 |
| Kadans Science Partner 2 UK | 1 | 250 |
| Oxford Science Park | 1 | 160 |
| Breakthrough Properties | 1 | 137 |
| Meallmore Lodge | 1 | 63 |
| BRE-BMR Granta Park Zone 2 | 1 | 60 |
| Granta Park | 1 | 60 |
| Officescape | 1 | 54 |

## PROJECT SPOTLIGHT

**£32m**

### WATER MEADOW VIEW

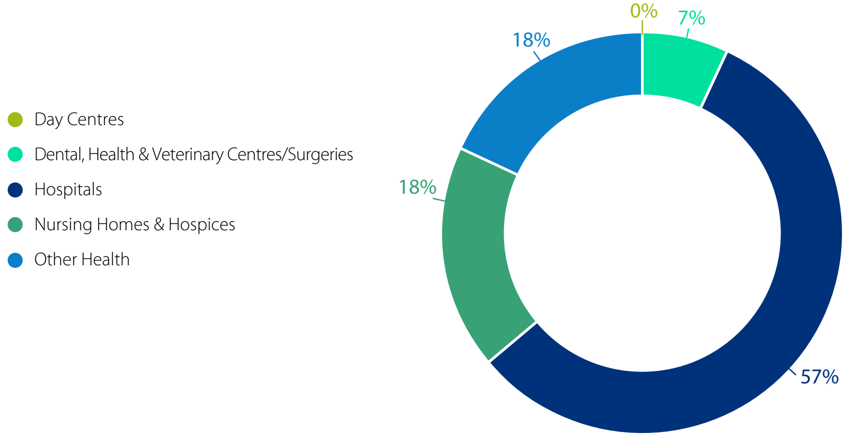
Detailed plans have been approved the Water Meadow View 14-bed acute mental health inpatient unit development in Preston. VINCI have been appointed as main contractors on the £32 million scheme, with works expected to be completed in Q3 2026.

**PROJECT ID: 23352864**

*Image source : DAS*

## Types of Health Projects Started Three Months to March 2024

Source: Glenigan



# HEALTH – REGIONAL

Totalling £190 million, the South West was the most active region for health project-starts during the three months to March, having grown 37% against the previous year to account for 20% of health project-starts. At £165 million, the East of England accounted for a 17% share. The value of the projects starting on-site in the region jumped 157% compared with last year's levels.

Health starts in London accounted for 14% and more than doubled compared with the previous year's levels, totalling £139 million, mainly thanks to the £80 million South West London Tolworth Hospital Development in Kingston upon Thames **(Project ID: 14319127)**. Accounting for 9%, Yorkshire & the Humber also experienced a strong period in health starts, having grown 13% on a year ago to total £83 million. In contrast, accounting for a 12% share, starts in the South East fell 54% against the previous year to total £113 million.

With a total value of £320 million, the East of England was the most active region for detailed planning approvals, having more than doubled on a year ago to account for 24% of the health sector. Approvals in London jumped nearly six times compared with the previous year to total £310 million, a 23% share of health consents. This growth was boosted by the £250 million Whitechapel Life Sciences Cluster development **(Project ID: 21391404)**.

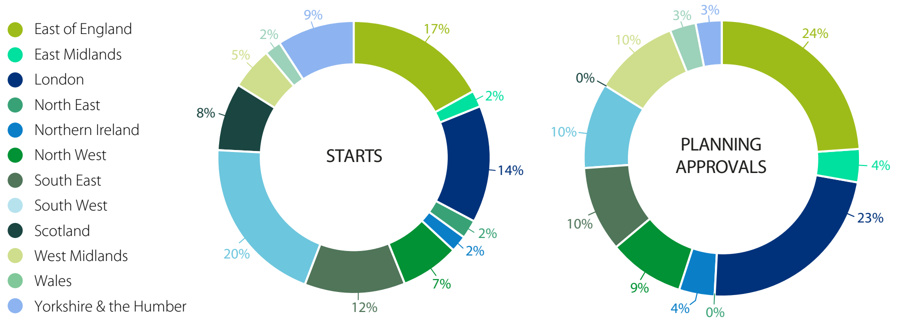
Accounting for a 10% share, health approvals in the West Midlands grew 33% against the previous year to total £135 million. In contrast, accounting for the same share of consents, project approvals in the South West were 81% lower than last year to total £136 million. At £134 million, health consents in the South East also accounted for a tenth of the total value, having declined 67% against the 2023 levels.

**-46%**

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

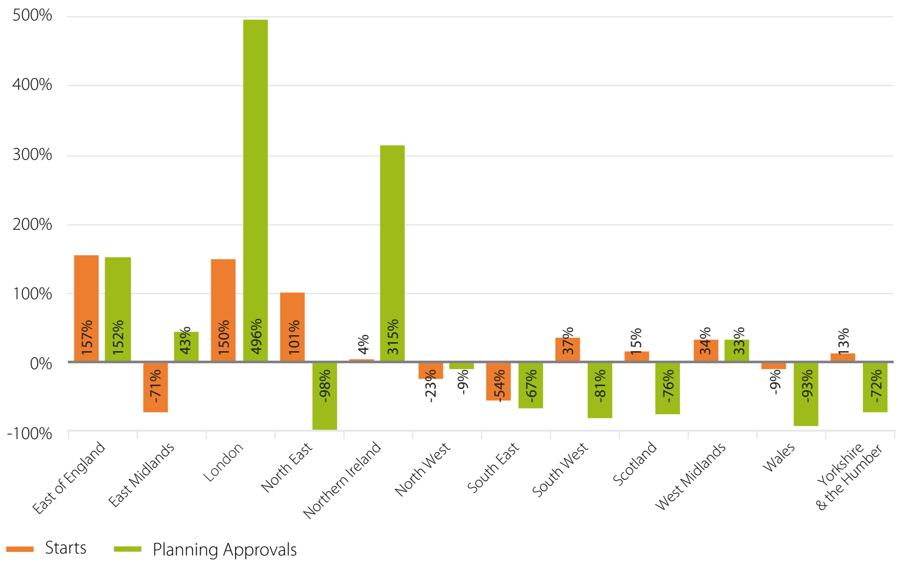
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



# EDUCATION – OVERVIEW

**Main contract awards and detailed planning approvals declined against both the previous quarter and last year. More positively, project starts grew on the preceding three months.**

Totalling £1,331 million, education work starting on site grew 29% on the preceding three months to stand 26% down on the previous year. No major projects (£100 million or more) started during the period, a decrease from both the preceding quarter and a year ago. Underlying education work starting on site (less than £100 million in value) increased 3% against the preceding three months on a seasonally adjusted (SA) basis and was 17% down on a year ago.

Education main contract awards decreased 2% against the preceding three months to total £1,084 million, with the value remaining 27% lower than the previous year. Underlying contract awards increased 4% (SA) against the preceding three months but declined by 27% against the previous year. No major projects reached the contract awarded stage, down on the preceding three months but unchanged on the previous year.

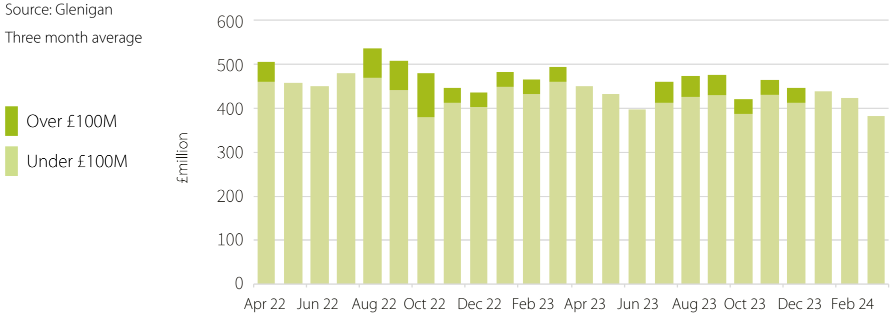
Totalling £1,145 million, detailed planning approvals fell 14% against the preceding three months and were 23% lower than last year. Like project starts and main contract awards, there were no major project approvals, a decrease from both the previous quarter and a year ago. Underlying project approvals fell 12% (SA) against the previous three months to stand 17% down against last year.

**29%**

*increase in the value of education work starting on site against the preceding quarter*

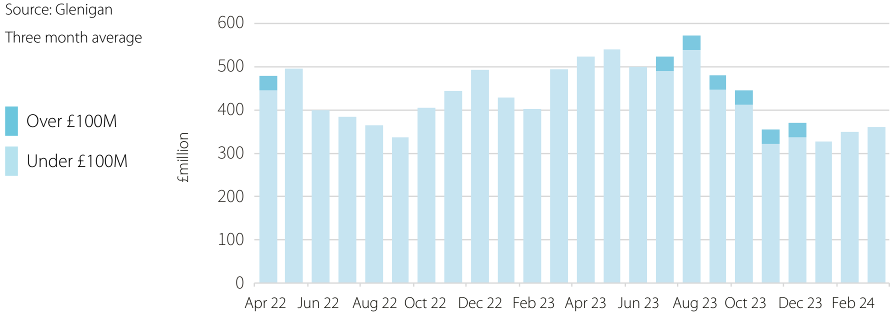
## Education: Detailed Planning Approvals

Source: Glenigan
Three month average



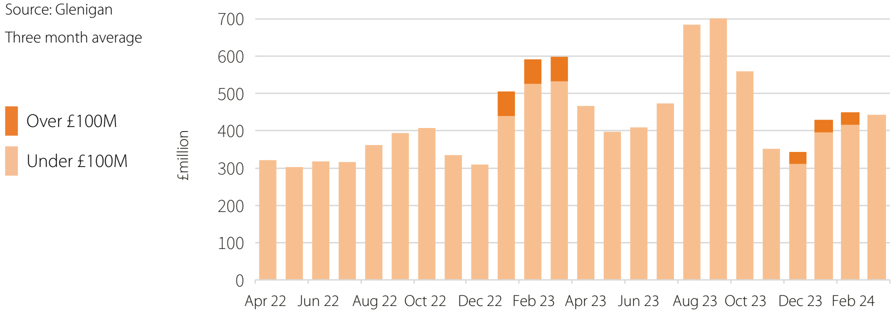

## Education: Main Contract Awards

Source: Glenigan
Three month average




## Education: Starts

Source: Glenigan
Three month average



# EDUCATION – TYPES OF PROJECTS STARTED

School project-starts totalled £810 million during the three months to March and accounted for the largest share of education construction starts (61%), despite an 8% decline on the previous year.

Universities also fell 54% against last year to total £192 million, accounting for 14% of the total value.

College project-starts, on the other hand, experienced a strong period, with the value having grown 32% against the previous year to total £296 million, accounting for a 22% share of education work starting on site.

## Education: League Tables (April 2023 to March 2024)

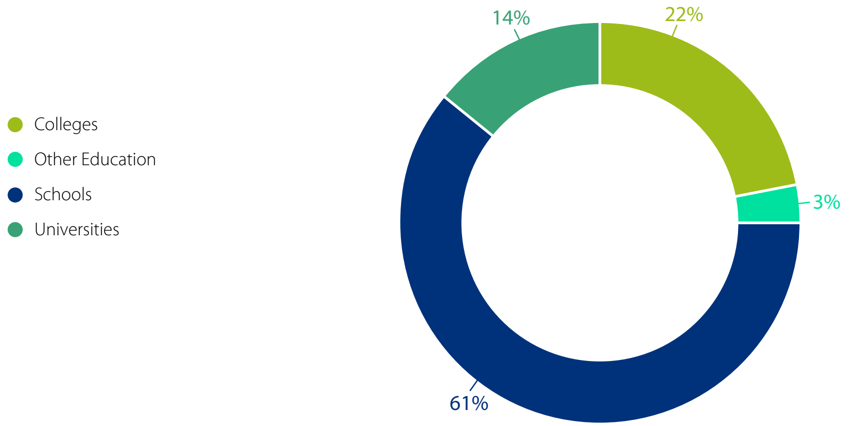
Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Royal BAM | 16 | 566 |
| Morgan Sindall | 50 | 466 |
| Kier | 23 | 451 |
| Willmott Dixon | 16 | 302 |
| ISG Construction | 13 | 219 |
| Bowmer & Kirkland | 17 | 207 |
| Galliford Try | 20 | 151 |
| Tilbury Douglas | 18 | 143 |
| Graham Construction | 11 | 135 |
| Bouygues UK | 5 | 119 |

| Clients | Projects | £m |
|---|---|---|
| Department for Education | 209 | 1,016 |
| Kier | 7 | 125 |
| Sheffield Hallam University | 1 | 100 |
| Fife Council | 1 | 80 |
| Bridgend College | 2 | 80 |
| Royal BAM | 5 | 77 |
| City of Edinburgh Council | 5 | 71 |
| Home Office | 1 | 57 |
| Northumber. County Council | 2 | 51 |
| Education Authority N. Ireland | 9 | 49 |

## Types of Education Projects Started Three Months to March 2024

Source: Glenigan




## PROJECT SPOTLIGHT

**£80m**

### SOUTH & WEST FIFE NEW HIGH SCHOOL

Detail plans have been approved for the South & West Fife New High School development. BAM Construction have been appointed as main contractors on the £80 million scheme, with works due to be completed in Q1 2027.

**PROJECT ID: 20454678**

*Image Source: AHR*

# EDUCATION – REGIONAL

Scotland was the most active region for education project-starts during the three months to March, accounting for an 18% share of the sector to total £240 million, despite having decreased 35% on last year's levels. The South East accounted for 9% of starts in the sector and fell 70% against the previous year to total £124 million. Accounting for the same share, the West Midlands decreased 3% on a year ago to total £120 million.

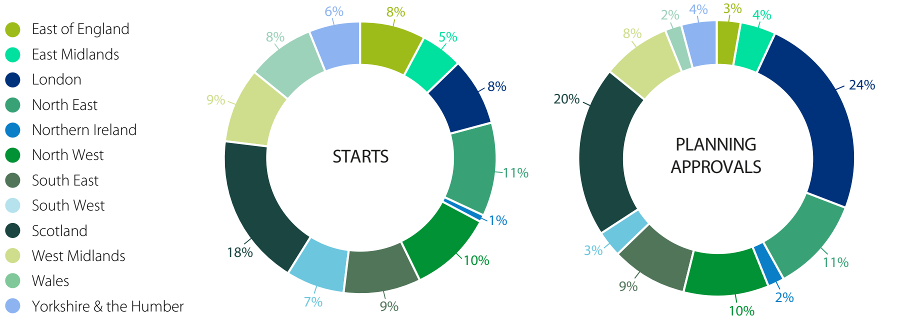
In contrast, totalling £140 million, the North East experienced a 282% increase on a year ago. The region accounted for an 11% share of education projects commencing on-site. Accounting for 10%, the North West also experienced a strong period. Starts in the region totalled £135 million, having grown 93% on a year ago.

London was the most active region for detailed planning approvals in the education sector, accounting for a 24% share, with the value having more than doubled on a year ago to total £268 million. Scotland also grew 10% in value against last year to total £231 million, a 20% share of all consents during the period. Projects in the region included the £80 million South & West Fife New High School **(Project ID: 20454678)**.

In contrast, adding up to £125 million, the North East fell 31% against last year, accounting for 11% of education consents. The North West decreased 44% on a year ago to total £110 million, a 10% share of approvals. At £105 million, the South East also faced a 10% decline, accounting for 9% of consents.

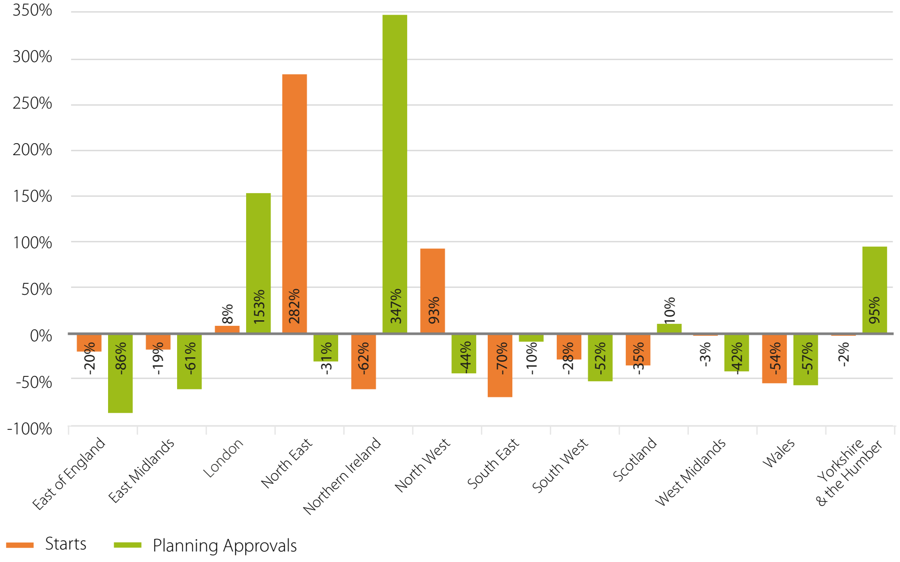
## Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




## Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan




**-14%**

*decrease in the value of detailed planning approvals against the preceding quarter*

# COMMUNITY & AMENITY – OVERVIEW

**Detailed planning approvals fell against the previous year. More positively, growth in project starts and main contract awards on both the preceding three months and last year's figures provided a boost to the development pipeline.**

Community & amenity work starting on site totalled £891 million during the three months to March, 50% up on the preceding three months, and a 5% increase on the previous year. Major project-starts (£100 million or more) totalled £386 million, a 30% growth against the previous quarter but 9% lower than a year ago. At £505 million, underlying starts (less than £100 million in value) grew 36% against the preceding three months on a seasonally adjusted (SA) basis to stand 19% up against last year's levels.

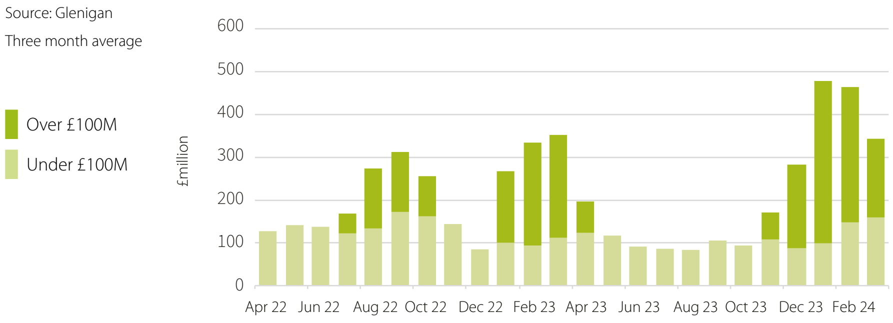
At £1,247 million, community & amenity main contract awards increased 19% during the period to stand 200% up on the previous year. Major project contract awards, which at £700 million, experienced a 2% increase on the preceding three months and stood up against the previous year where no major projects commenced. Underlying contract awards, at £547 million increased 63% against the preceding three months (SA) to stand 31% up against the previous year.

Detailed planning approvals grew 21% against the previous three months but fell 2% against last year, totalling £1,031 million. Major approvals totalled £550 million, a 6% decline from the preceding quarter and 24% lower than a year ago. Underlying project approvals increased 54% (SA) on the previous three months and grew 43% against a year ago to total £481 million.

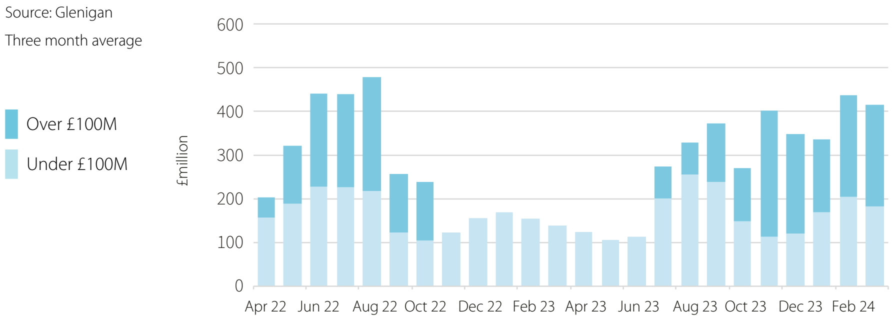
**50%**

*increase in the value of community & amenity work starting on site against the preceding quarter*

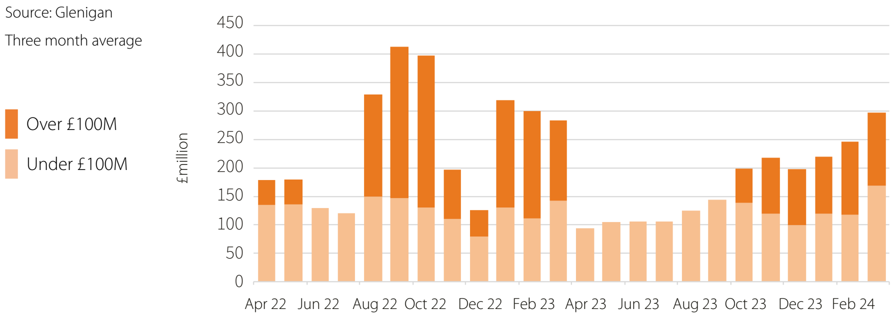
## Community & Amenity: Detailed Planning Approvals




## Community & Amenity: Main Contract Awards




## Community & Amenity: Starts



# COMMUNITY & AMENITY – TYPES OF PROJECTS STARTED

Totalling £306 million, government buildings accounted for the highest proportion (34%) of community & amenity starts, as the value grew more than 65 times on a year ago. Military projects, totalling £255 million, increased 234% compared with last year, accounting for 29% of the sector. Blue light projects totalled £68 million and accounted for an 8% share, having grown by 46% on a year ago.

In contrast, adding up to £176 million, prison project starts fell 6% against last year, accounting for 20% of sector starts. Local facilities slipped back 19% to total £67 million, a 7% share of community & amenity project-starts during the period. At £12 million, places of worship suffered a 33% slump against 2023 levels to account for just 1% of the sector. Accounting for the same share, law court projects worth £7 million started during the three months to March, 98% lower than the same period last year.

## PROJECT SPOTLIGHT

**£40m**

### BLACKPOOL COURTHOUSE

Detail plans have been approved for the development of Blackpool Courthouse. A main contractor is yet to be appointed on the £40 million scheme, with works due to be completed in Q2 2026.

**PROJECT ID: 19280569**

*Image Source: Feilden+Mawson*

## Community & Amenity: League Tables (April 2023 to March 2024)

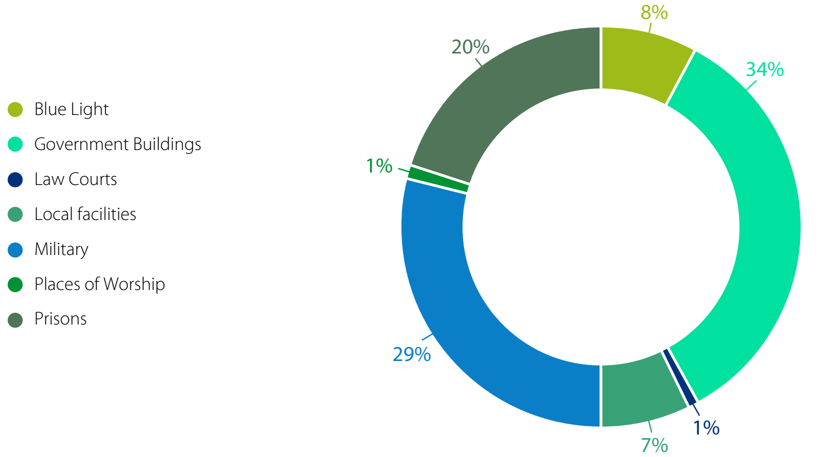
Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| Kier | 14 | 602 |
| Wates | 11 | 431 |
| ISG | 7 | 386 |
| Laing O'Rourke | 2 | 243 |
| Morgan Sindall | 11 | 210 |
| Galliford Try | 7 | 128 |
| Reds10 (UK) | 3 | 122 |
| Skanska UK | 2 | 120 |
| Sykes & Son | 1 | 90 |
| Willmott Dixon | 6 | 89 |

| Clients | Projects | £m |
|---|---|---|
| Ministry of Justice | 26 | 1,206 |
| Ministry of Defence | 30 | 601 |
| Scottish Prison Service | 3 | 201 |
| Kier | 1 | 200 |
| City of London Corporation | 1 | 180 |
| Secretary of State for Defence | 1 | 110 |
| Home Office | 19 | 91 |
| Manchester Met. University | 1 | 90 |
| States Of Jersey | 1 | 57 |
| Mid and E. Antrim Bor. Council | 1 | 42 |

## Types of Community & Amenity Projects Started Three Months to March 2024

Source: Glenigan



# **COMMUNITY & AMENITY** – REGIONAL

London dominated community & amenity starts, accounting for 27% of work starting on site at £243 million, despite having decreased 45% on a year ago. The East Midlands accounted for 7% of sector starts, having slipped back 11% against the previous year to total £60 million.

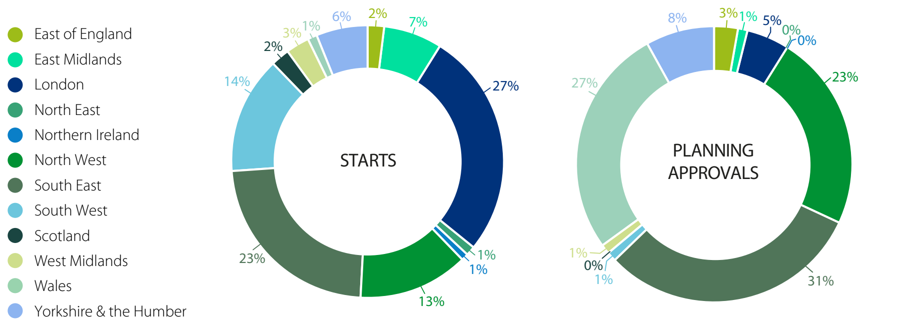
In contrast, accounting for 23% at £210 million, the South East grew 558% against the preceding year. Growth was boosted by a military training facility worth £186.25 million near Woking **(Project ID: 24021804)**. Starts in the South West were 15 times higher than last year, adding up to £122 million, a 14% share of the sector. Accounting for 13%, the North West jumped 388% against 2023 levels to total £115 million.

At £316 million, the South East was the most active region for community & amenity detailed planning approvals. Accounting for a 31% share, the value of consents there grew 366% against the previous year, driven by the £300 million HMP Grendon Springhill in Aylesbury **(Project ID: 21094516)**. Wales also performed well, having grown almost 400 times on the preceding year's level, accounting for 27%, with a total value of £276 million.

The North West was another region to experience growth. The value of consents there was nearly 35 times higher compared with last year's levels to total £238 million, accounting for a 23% share of sector consents. Accounting for an 8% share, approvals in Yorkshire & the Humber grew 7% against the previous year to total £80 million.

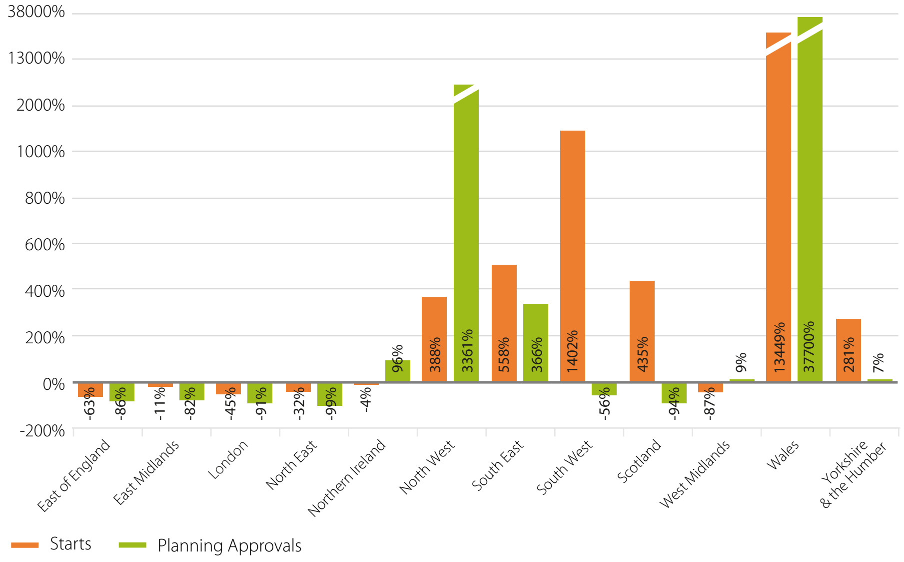
## Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




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

Source: Glenigan




**21%**

*increase in the value of projects reaching the detailed planning approval stage against the preceding quarter*

# CIVIL ENGINEERING – OVERVIEW

**Main contract awards fell against the previous year and the previous quarter. More positively, detailed planning approvals grew on the preceding three months and a year ago.**

Totalling £4,531 million, civil engineering work starting on site during the three months to March grew 7% against the preceding three months but faced a 39% decline against the previous year. Major projects (£100 million or more), totalling £2,987 million, grew 4% against the preceding three months to stand 44% lower than last year. Underlying project-starts (less than £100 million in value) fell 34% against the preceding three months on a seasonally adjusted (SA) basis and were 26% down compared with last year, totalling £1,544 million.

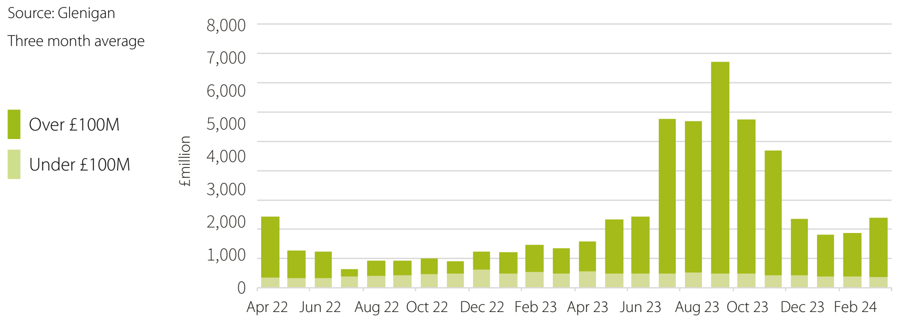
Civil engineering main contract awards, adding up to £3,562 million, experienced a 44% decrease against the preceding three months to stand 50% down on the previous year. Underlying contract awards experienced a weak performance, decreasing 39% against the preceding three months (SA) to stand 56% down on the previous year. Major projects totalled £2,669 million, a 42% decrease on the preceding three months and a 47% decrease on the previous year.

Totalling £7,177 million, civil engineering detailed planning approvals grew 1% compared with the previous quarter to stand 78% up on a year ago. Major project approvals, at £6,080 million, climbed 5% against the preceding three months, and jumped 137% on the previous year. Underlying approvals declined 6% (SA) against the previous three months and were 26% lower than a year ago, totalling £1,097 million.

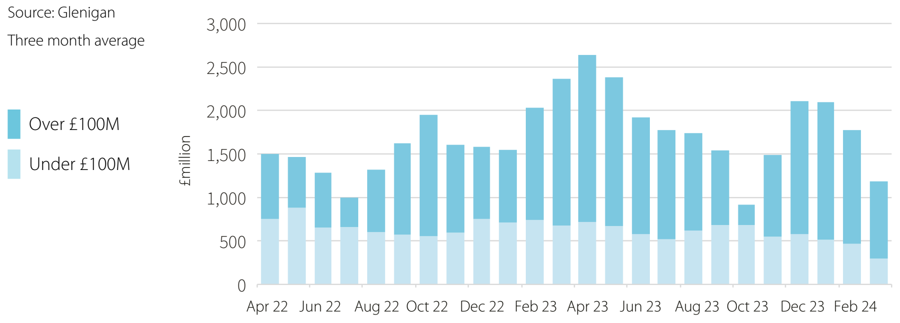
**7%**

*increase in the value of civil engineering work starting on site against the preceding quarter*

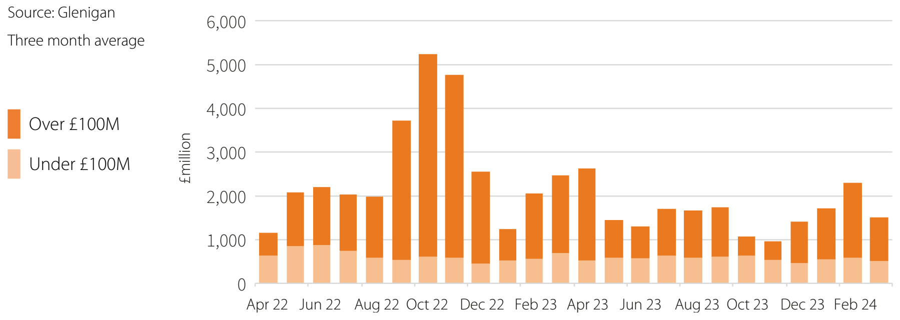
Civil Engineering: Detailed Planning Approvals




Civil Engineering: Main Contract Awards




Civil Engineering: Starts



# CIVIL ENGINEERING – TYPES OF PROJECTS STARTED

At £2,196 million, road projects accounted for the greatest share (49%) of civil engineering starts during the three months to March having grown 84% on the previous year. At £56 million, airports also grew 75% on a year ago, accounting for a 1% share.

In contrast, rail projects were 3% lower than last year, totalling £655 million, accounting for a 15% share of civil engineering starts. Energy project-starts slipped back 84% against the previous year to total £651 million. The segment accounted for a 14% share of starts. Harbours/Ports accounted for 4%, totalling £188 million, which is 42% lower than a year ago. Accounting for a 1% share, water industry starts fell 86% to total £63 million. Waste projects accounted for an insignificant share, at £4 million, having decreased 98% on a year ago.

## PROJECT SPOTLIGHT

**£65m**

### YORK OUTER RING ROAD

Detailed plans have been approved for the £65 million development of The York Outer Ring Road. Works are expected to complete in Q3 2026. A civil contractor is yet to be appointed on the scheme.

**PROJECT ID: 18345326**

*Image Source: York City Council*

## Civil Engineering: League Tables (April 2023 to March 2024)

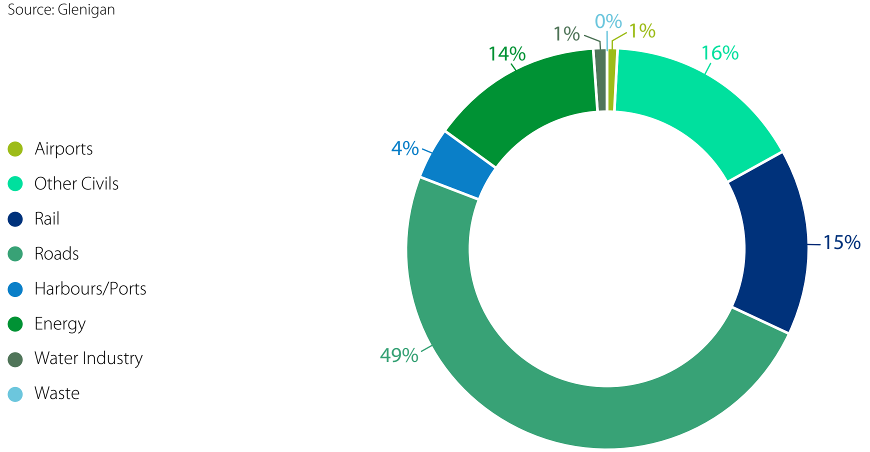
Source: Glenigan

| Contractors | Projects | £m |
|---|---|---|
| NeuConnect Britain | 1 | 2,404 |
| Hitachi Energy | 4 | 1,950 |
| Mytilineos | 4 | 778 |
| Murphy | 5 | 724 |
| Bouygues UK | 5 | 722 |
| Balfour Beatty | 37 | 593 |
| Prysmian | 1 | 567 |
| GE Vernova | 1 | 567 |
| OCU | 3 | 492 |
| Galliford Try | 51 | 452 |

| Clients | Projects | £m |
|---|---|---|
| Birmingham City Council | 4 | 2,738 |
| NeuConnect Britain | 1 | 2,404 |
| SSE | 6 | 2,273 |
| National Grid | 17 | 1,429 |
| Department for Transport | 37 | 1,399 |
| Statera Energy | 1 | 1,000 |
| Network Rail | 46 | 545 |
| Kent County Council | 4 | 491 |
| Essex County Council | 4 | 489 |
| Scottish Power Energy Networks | 1 | 425 |

## Types of Civil Engineering Projects Started Three Months to March 2024

Source: Glenigan



# CIVIL ENGINEERING – REGIONAL

Northern Ireland accounted for 36% of starts during the period, the highest of any area. The value of projects commencing in the region jumped more than 90 times against the previous year to total £1,653 million. This growth was solely due to the £1,600 million A5 Western Transport Corridor - Section 2 dual carriage project running from Derry to Tyrone **(Project ID: 09050276)**. Accounting for 15% of starts, the West Midlands was the only other region to experience growth, having increased 437% to total £666 million.

In contrast, the East of England experienced a slump during the period. Accounting for 13% of the sector, the value of project-starts in the region slipped back 84% to total £587 million. Scotland accounted for 10%, having decreased 50% to total £468 million. Totalling £310 million, the value of projects commencing in the North West fell 18% to account for 7% of the sector.

The East of England, at £2,881 million, was the most active region for civil engineering planning approvals, accounting for 40% of the sector. The value grew more than tenfold against the previous year and was boosted by the £1,268 million A12 Chelmsford to A120 junction improvement works in Essex **(Project ID: 14433554)**. Yorkshire & the Humber also grew more than 20 times against the previous year to total £1,379 million, a 19% share of the sector.

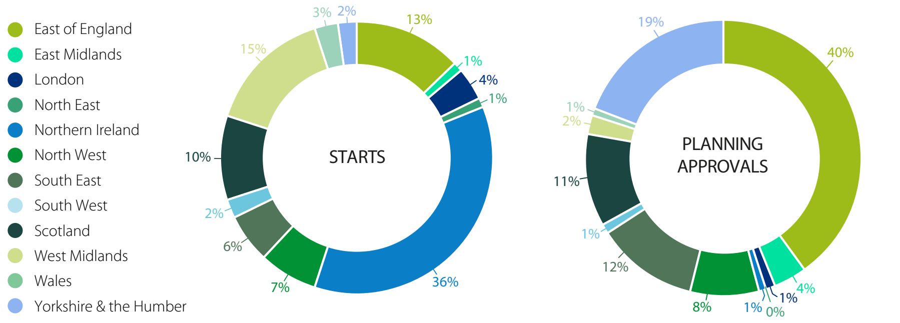
Accounting for 11%, Scotland increased 142% to total £782 million. In contrast, accounting for 12% of consents, the South East fell 47% on a year ago to total £886 million. At £550 million, the North West also experienced a weak period, having decreased 20% against last year to account for 8% of consents.

**78%**

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

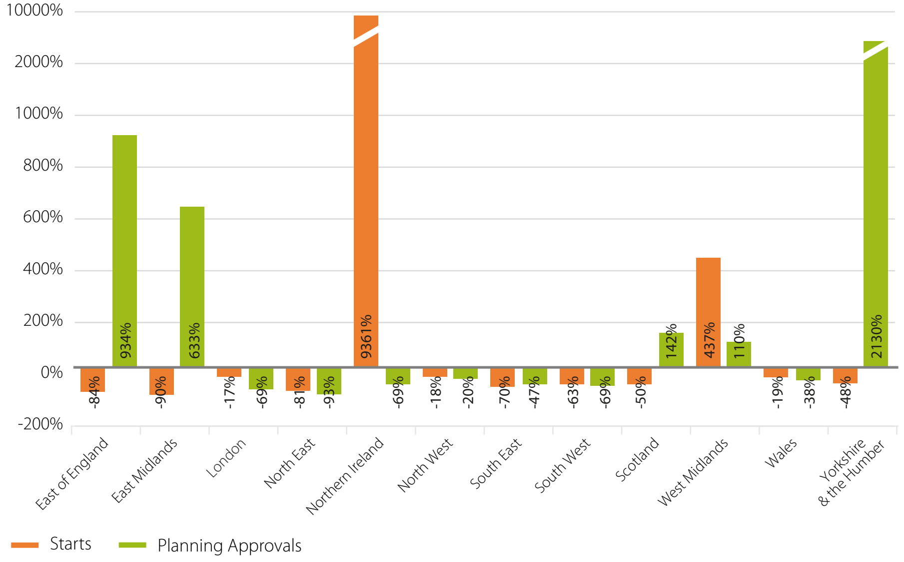
## Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan




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

Source: Glenigan



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