

THE GLENIGAN CONSTRUCTION REVIEW

Reflecting activity to the end of November 2024

- > 34% decrease in detailed planning approvals compared to 2023
- > 6% increase in main contract awards from last year
- > 31% increase in project starts year-on-year

December 2024

EXECUTIVE SUMMARY

LEAGUE TABLES

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ECONOMIC OUTLOOK

SECTOR ANALYSIS

Housing

Industrial

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Health

Education

Community & Amenity

Civil Engineering



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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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Economist

Drilon provides analysis and insights for Glenigan's monthly industry reports. He collaborates with clients to deliver tailored data and expertise, helping to inform their strategic decisions.

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EXECUTIVE SUMMARY

- 34% decrease in detailed planning approvals compared to 2023.
- 6% increase in main contract awards compared from last year.
- 31% increase in project starts year on year.

Project starts and main contract awards experienced strong periods, increasing against the preceding three months and previous year. Detailed planning approvals did not fare as well, declining against both time periods.

Averaging £9,874 million per month, work commencing on-site during the three months to November experienced a strong performance, increasing 9% against the preceding three months and rising 31% against a year ago. Major project-starts (£100 million or more in value) averaging £4,324 million per month, increased 30% against the preceding three months and increased by 117% compared with the previous year. Underlying work (less than £100 million) starting on-site averaged £5,550 million per month, remaining flat against the preceding three months on a seasonally adjusted basis (SA) and against the previous year.

Main contract awards averaged £9,277 million per month; a 2% increase compared with the preceding three-month period to stand 6% higher than the same time a year ago. Underlying main contract awards, averaging £6,315 million, decreased 4% against the preceding three months (SA) and increased 1% against the previous year. Major project contract awards averaged £2,962 million per month; a 4% decrease compared with the preceding three months but a 19% increase against the previous year.

Detailed planning approvals, averaging £9,713 million per month, decreased by 4% against the preceding three months and by 34% against a year ago. Major project contract awards decreased 7% against the preceding three months and were 57% down on the previous year to average £3,260 million per month. Underlying detailed planning approvals averaged £6,453 million per month, decreasing by 4% compared with the preceding three months (SA) and by 11% compared to the previous year.

CONSTRUCTION ACTIVITY

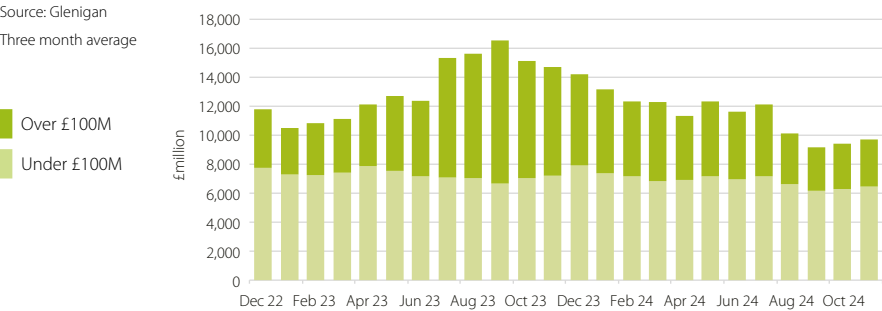
According to the most recent official data from ONS, construction output increased in September, rising by 0.1%. The three months to September saw an increase in overall construction output of 0.8% (SA) but a 0.4% decrease on the previous year.

In the three months to September, Repair and Maintenance output decreased 0.6% (SA) to stand 4.8% up on the previous year. Public housing RM&I increased by 5% (SA) with non-housing R&M increasing by 2.6%. Private housing RM&I decreased 5.8% (SA) during the period.

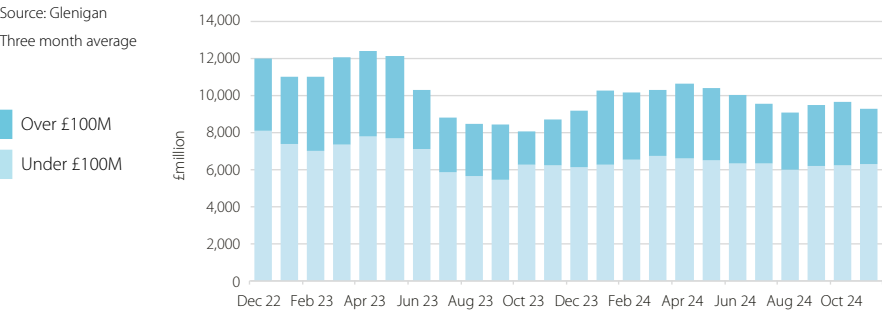
Overall new work output increased by 2% (SA) during the three months to September but decreased 4.1% when compared with the same period a year ago. Public non-residential (+2.6%SA) increased against the preceding three months, and infrastructure work increased 2.8% against the preceding three months.

Public new housing experienced a 4.5% increase (SA) with private new housing experiencing a 0.7% increase against the preceding three months. Commercial (+1.4%) experienced an increase against the preceding three months with industrial experiencing a 3.9% rise against the three months to September.

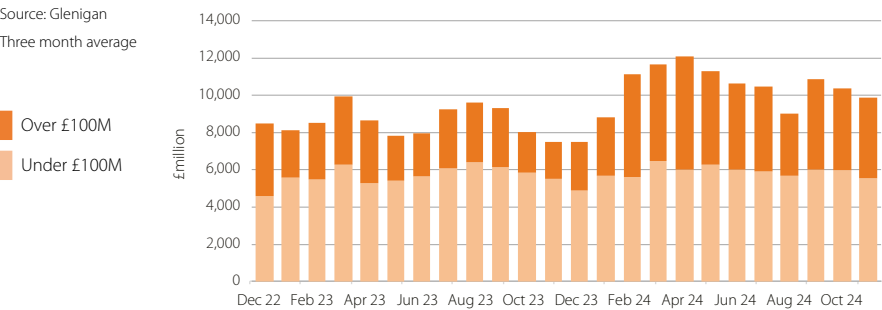
Detailed Planning Approvals



Main Contract Awards



Starts



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CONTRACTORS LEAGUE TABLES

TOP 50 CONTRACTORS - December 2023 to November 2024

Contractors	#	£m		Contractors	#	£m	
1 Morgan Sindall	240	3115	0	26 Hochtief Group	1	450	6
2 Royal BAM	38	2125	0	27 VolkerWessels	18	447	8
3 Hitachi	3	1695	1	28 M Group Services	19	426	5
4 Winvic	29	1565	1	29 Story Contracting	6	425	1
5 Bouygues	28	1533	2	30 Spencer Group	5	363	6
6 Multiplex	5	1430	1	31 Dragados UK	3	351	6
7 Galliford Try	116	1317	1	32 Octavius Infrastructure	8	349	7
8 Murphy	8	1193	1	33 Keltbray Group	8	329	12
9 Kier	87	1174	1	34 Bauer	2	304	9
10 Balfour Beatty	52	1167	0	35 HG Construction	7	302	9
11 TSL Projects	7	1075	2	36 Fortem Solutions	1	302	9
12 Skanska UK	3	1050	1	37 Robertson	42	293	NEW
13 Buckthorn Partners & One	14	1048	1	38 Glencar Construction	14	283	4
14 Willmott Dixon	77	782	2	39 GHL	1	276	9
15 Bowmer & Kirkland	25	771	2	40 Taziker Industrial	3	274	9
16 McAleer & Rushe	9	767	2	41 AtkinsRealis	3	271	9
17 McLaren	12	718	3	42 Amco	1	269	NEW
18 Laing O'Rourke	6	717	0	43 Hawthorned M&E Services	1	269	NEW
19 Wates	31	607	4	44 Trackwork	1	269	NEW
20 Mace	11	602	3	45 Amey Consulting & Rail Property	1	269	NEW
21 Graham Construction	19	573	6	46 CK Rail Solutions	1	269	NEW
22 JRL Group	7	565	3	47 Lowery	1	269	NEW
23 RG Group Ltd	5	518	1	48 GMI Construction	7	267	6
24 United Living	9	506	2	49 Caddick Group	16	261	NEW
25 John Sisk & Son	8	465	4	50 Ardmore Group	2	259	9

LAST 12 MONTH TOTALS:
1021 projects, £34,925m

LAST MONTH TOTALS:
88 projects, £2,125m

TOP 50 CONTRACTORS - November 2024

Contractors	#	£m		Contractors	#	£m	
1 Mace	2	200	NEW	26 Willmott Dixon	3	21	9
2 Wates	2	127	13	27 Kori Construction	1	21	NEW
3 TanRo	3	109	NEW	28 Big Red Industries	1	19	NEW
4 VolkerWessels	1	103	NEW	29 Fitzroy Contracts	1	17	NEW
5 Graham Construction	1	100	7	30 Birch Street Construction	1	17	NEW
6 Legacie Contracts	1	100	NEW	31 Reds10 (UK)	1	17	NEW
7 Morgan Sindall	4	90	5	32 The Hunt Group	2	17	NEW
8 John Paul Construction	1	88	NEW	33 DNA	2	15	NEW
9 Pellikaan Construction	1	80	NEW	34 Aggreko UK	1	14	NEW
10 TSL Projects	1	76	NEW	35 Goldbeck Bower	1	14	NEW
11 Andrew Scott	9	69	NEW	36 Curo Group	1	14	5
12 McLaren	2	60	4	37 G F Tomlinson	1	14	NEW
13 Royal BAM	4	60	NEW	38 Sir Robert McAlpine	1	13	NEW
14 JRL Group	1	59	5	39 Balfour Beatty	1	12	21
15 Hill Group	1	59	NEW	40 EKFB	5	12	NEW
16 Caddick Group	1	54	NEW	41 Galliford Try	3	12	37
17 BayWa R.e UK	1	50	NEW	42 CCG (Scotland) / Queens Cross	1	12	NEW
18 Glencar Construction	1	50	NEW	43 Adavo Workspace	1	11	NEW
19 IB Voght GmbH	1	50	NEW	44 Bouygues	1	11	NEW
20 Kier	3	45	6	45 Baxall Construction	1	11	NEW
21 Tilbury Douglas	6	42	NEW	46 Mitie Group	2	11	NEW
22 Paragon Contracts	1	30	NEW	47 RP Tyson Construction	1	11	NEW
23 J Hopkins	1	29	NEW	48 Speller Metcalfe	2	11	29
24 George Wilson Developments	1	24	NEW	49 Hobson & Porter	1	10	NEW
25 Ardmore Group	1	23	NEW	50 C.Wynne & Sons	1	10	NEW

CLIENTS LEAGUE TABLES

TOP 50 CLIENTS - December 2023 to November 2024

Clients	#	£m		Clients	#	£m	
1 Network Rail	45	6292	0	26 Milton Keynes Bor. Council	5	254	1
2 Department for Transport	52	1848	1	27 John Lewis Partnership	4	251	NEW
3 National Grid	10	1632	1	28 Royal Bor. of Kings.-Upon-Thames	4	246	22
4 Department of Health	214	1536	1	29 Rolls-Royce	4	244	2
5 SSE	12	1416	3	30 Cole Waterhouse	2	239	14
6 Northern Ireland Executive	17	824	1	31 Reef Estates	1	236	1
7 Birmingham City Council	10	750	1	32 Scottish Government	5	234	3
8 Department for Education	79	600	1	33 Kemble Water	16	230	4
9 Essex County Council	9	552	2	34 British Land	6	220	1
10 Kent County Council	11	533	2	35 Cons. and Procure, Delivery (CPD)	16	216	3
11 North Lanarkshire Council	9	511	2	36 London & Quadrant Hous. Trust	2	206	0
12 Segro	3	503	2	37 The City of Cardiff Council	11	204	NEW
13 Amazon	3	501	NEW	38 North Ayrshire Council	9	203	4
14 GE Hitachi Nuclear Energy	1	500	1	39 Carlton Power	3	201	2
15 The British Library	1	500	NEW	40 Havisham Sarl	1	200	NEW
16 Axa Insurance	2	484	0	41 Home Office	30	198	7
17 Ministry of Defence	41	428	0	42 Nottinghamshire County Council	14	198	2
18 Greystar Developments	6	425	1	43 Tritax Group	5	198	NEW
19 Global Infrastructure UK	1	395	1	44 Ferrovial	8	196	6
20 Google	1	395	1	45 Welsh Government	9	194	NEW
21 GLP	3	394	1	46 Unite Group	5	194	7
22 Greater London Authority	6	383	4	47 Warner Bros Studios Leavesden	1	190	6
23 University of Glasgow	4	305	3	48 Clowes Developments (UK)	5	180	NEW
24 Ardersier Port	2	301	3	49 Aldi	106	177	0
25 Land Securities Group	4	274	3	50 Clarion Housing Group	5	169	5

TOP 50 CLIENTS - November 2024

Clients	#	£m		Clients	#	£m	
1 Havisham Sarl	1	200	NEW	26 AEW UK	1	25	NEW
2 Tees Valley Combined Authority	1	120	NEW	27 Verdant Energy	1	25	NEW
3 Tritax Group	1	103	NEW	28 Octopus Energy	1	25	NEW
4 Aberdeenshire Council	2	89	NEW	29 Cowley Baldon Green	1	25	NEW
5 Microsoft	1	88	NEW	30 QuidelOrtho	1	25	NEW
6 Royal Bor. of Kings.-Upon-Thames	2	81	NEW	31 Perrinpit Road Solar	1	25	NEW
7 Science of the Soul	1	80	NEW	32 GP Hotel Forum Propco	1	23	NEW
8 Clowes Developments (UK)	2	79	NEW	33 Swansea City Council	3	23	NEW
9 The City of Cardiff Council	3	77	NEW	34 Network Rail	1	22	NEW
10 BMW (GB)	1	76	NEW	35 BXS Limited Partnership	1	20	NEW
11 Department of Health	12	62	1	36 London Borough of Barnet	1	20	NEW
12 Town & Country Housing Group	1	59	NEW	37 Argent Group	1	20	NEW
13 Vistry	1	59	NEW	38 Dukes Education	1	20	NEW
14 Cole Waterhouse	1	54	NEW	39 Radnor House School	1	20	NEW
15 Welsh Government	1	50	NEW	40 Dalton Warner Davis	1	20	NEW
16 Elliott Group	1	50	NEW	41 Ministry of Defence	2	20	NEW
17 Legacie Developments	1	50	NEW	42 Xpercity LH	1	19	NEW
18 ISOS Housing	1	37	NEW	43 Department for Education	3	18	7
19 Cambridgeshire County Council	1	35	NEW	44 The Studios (West Brom)	1	17	NEW
20 Frontier Estates	2	34	NEW	45 Secretary of State for Defence	1	17	NEW
21 Tempus Realty Holdings 1 (Jersey)	1	31	NEW	46 Sefton Council	2	16	0
22 Welbeck Health Partners	1	30	NEW	47 City of London Corporation	2	16	NEW
23 St Helen Metropolitan Bor. Council	1	29	NEW	48 Telford & Wrekin Council	1	16	NEW
24 Wembley Hill Hotels	1	29	NEW	49 Stoford Developments	1	15	NEW
25 Astley Unit Trust	1	29	NEW	50 Intermediate Capital Group	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, “Many will be disappointed that the hopes of revival, often heralded by the election of a new Government, have not yet come to fruition. A weak performance in residential held back starts, whereas a strong performance in Non-Residential as a result of increased confidence helped stop a further decline. Education and Hotel & Leisure had a strong index period, helping support overall starts.

SECTOR ANALYSIS

Residential project-starts weakened during the three months to November, with the value falling 1% against the preceding three months to stand 6% down against the previous year.

Private housing construction-starts declined by 3% against the preceding three months, experiencing a modest 1% decline on the year before.

Social Housing increased 4% against the preceding three months to stand 20% down on the previous year.

Hotel & Leisure experienced a strong period, increasing 37% against the preceding three months to stand 71% up on the previous year. Education also experienced a strong index period, increasing 31% against the preceding three months and increasing 29% against the previous year.

Civil engineering project-starts performed poorly, decreasing 17% against the preceding three months to have remained flat against the previous year.

Infrastructure work starting on-site increased 1% against the preceding quarter and by 36% on the previous year. Utilities starts did not fare as well, declining 41% against the preceding three months to stand 34% down against the previous year.

Office project-starts performed well, with project-starts rising 24% against the preceding three months as well as 2% compared with the year before.

The industrial sector experienced a torrid Index period, weakening by 22% against the preceding quarter, tumbling 4% on the previous year.

Community and amenity also performed poorly, decreasing 14% against the preceding three months and by 15% against the previous year.

REGIONAL ANALYSIS

Yorkshire and Wales experienced decreases in project-starts against the preceding quarter, cascading 8% and 30%, respectively. Both regions plummeted on the previous year, declining 22% and 34%.

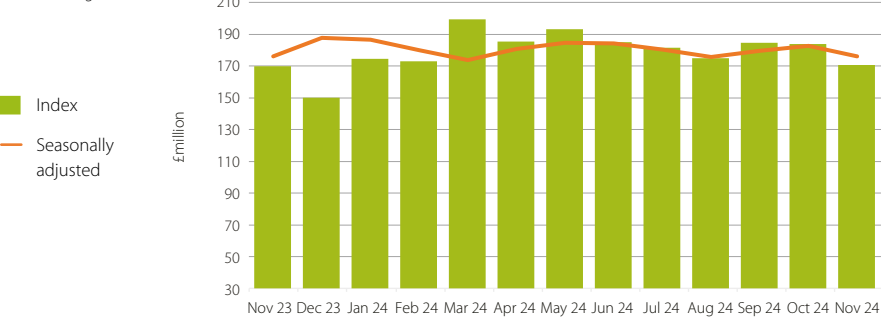
The North East experienced a mixed performance, increasing 32% against the preceding three months to stand 20% down against the previous year.

The value of starts in London increased 11% against the preceding three months and 2% above the previous year.

Project starts in the South East increased 3% against the preceding three months to stand 14% above the previous year.

Glenigan Index

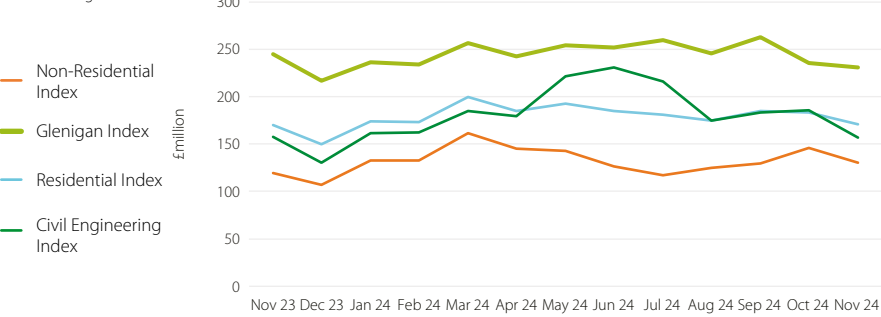
Source: Glenigan



Note: For the Index, 2006 = 100

Indices Growth

Source: Glenigan



ECONOMIC OUTLOOK

Investment improves despite slower economic growth

- **Economic growth losing momentum**
- **Manufacturing output falters & slower service industry output**
- **Rise in business and government investment**

UK economic growth has lost momentum in recent months. The ONS report that the UK economy grew by just 0.1% during the third quarter of 2024. Economic activity was especially weak in September, dropping back 0.1%, in large part due to declines in manufacturing and information and communication services output.

Manufacturing output dropped by 1.0% during September according to the ONS with output weakening in eight of the 13 subsectors.

CIPS surveys report a further weakening in manufacturing activity over the last two months, slipping below the 50 no change level and standing at 48.0 in November. CIPS report a drop in manufacturing output accompanied by a sharp reduction in new order volumes including overseas sales. Business confidence has been dampened by concerns over economic growth, geopolitical issues and the Budget.

Services output edged up 0.1% during the third quarter. Consumer-facing services were a bright spot, rising by 0.5% during the quarter. Retail sales were especially bright increasing by 1.9%.

The CIPS services survey points to a slowing in services growth over the last two months. At 50.8, the November index was down from 52.0 in October, but above the 50.0 no change level. UK service firms reported a loss of momentum in business activity and new orders during November. Confidence about business activity for the next twelve months also dropped amid post-Budget concerns over the impact of rising labour costs.

IMPROVED INVESTMENT

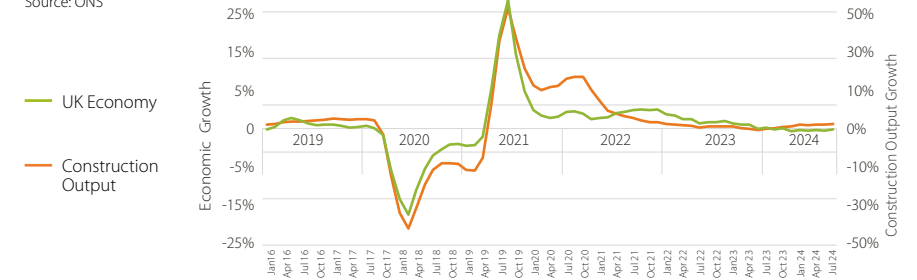
Despite the cooling in economic growth and business confidence, UK investment rose by 1.1% during the third quarter to stand 3.6% higher than a year ago. The rise has been driven by increases in business and government & social housing investment. Business investment grew by 1.2% on the previous three months and was 4.5% up on a year ago, while government & social housing investment was 5.5% up on a year earlier.

Capital expenditure on transport equipment was the fastest growing area of investment, rising by 10.1% on the previous three months to stand 21.4% higher than a year ago. Investment in non-residential buildings rose 1% and was 6.3% up on a year ago.

The turnaround in private residential investment has been slower; investment was unchanged on the previous quarter and 1.0% up on a year ago. This is in line with the current stabilisation Glenigan has recorded in private housing starts in recent months.

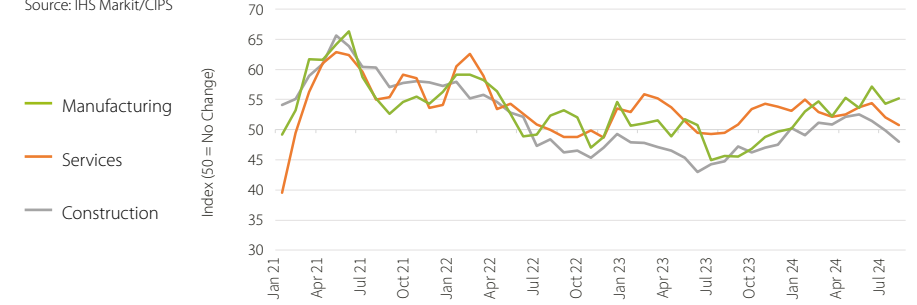
Construction & The Economy

Source: ONS



CIPS Activity Surveys

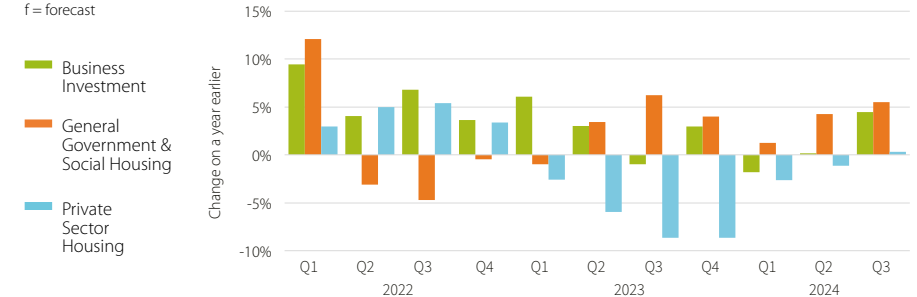
Source: IHS Markit/CIPS



UK Investment

Source: ONS

f = forecast



HOUSING – OVERVIEW

Project starts and detailed planning approvals fell compared with the previous quarter and last year. More positively, there was an increase in main contract awards on the preceding three months and a year ago.

Totalling £9,495 million, residential work starting on-site during the three months to November fell 15% compared with the preceding three months to stand 17% down on a year ago. Major starts (£100 million or more in value), at £1,245 million, decreased 47% compared with the preceding three months and were 53% down compared with the previous year. Underlying work starting on site (less than £100 million) totalled £8,250 million, 1% down compared with the preceding three months on a seasonally adjusted (SA) basis and 6% lower than a year ago.

Residential main contract awards increased 9% compared to the preceding three months to stand 9% up on the previous year to total £14,972 million. Underlying contract awards, at £12,292 million, remained flat (SA) compared with the preceding three months and increased by 17% compared with the previous year. Major awards decreased 16% compared with the preceding three months to stand 18% down compared with the previous year to total £2,650 million.

9%

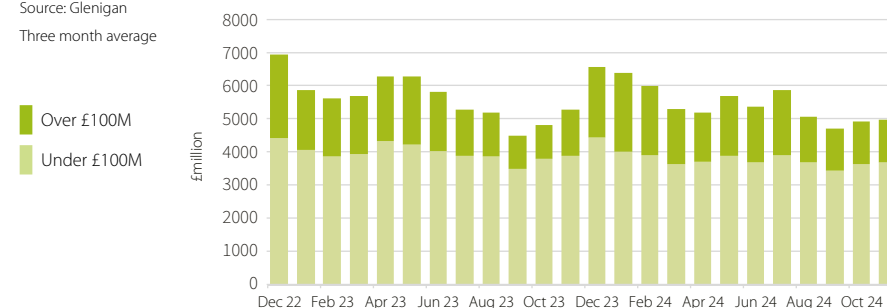
increase in the value of residential work reaching the main contract award stage against the previous year

At £14,904 million, detailed planning approvals decreased 2% compared with the previous three months and fell 6% compared with last year. Major project approvals fell 7% on the preceding quarter and last year to total £3,873 million. Totalling £11,031 million, underlying approvals decreased 3% compared with the preceding three months (SA) and fell 5% compared with last year.

Housing: Detailed Planning Approvals

Source: Glenigan

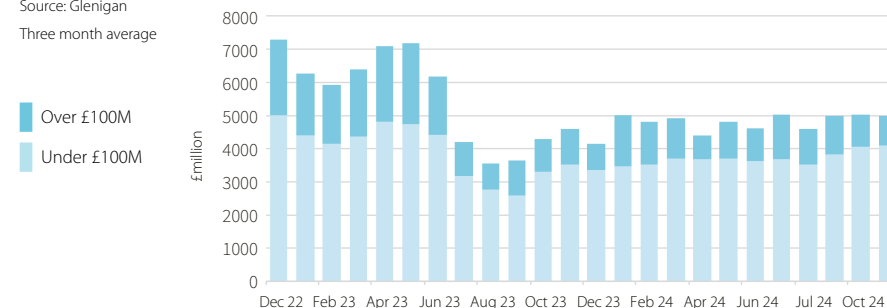
Three month average



Housing: Main Contract Awards

Source: Glenigan

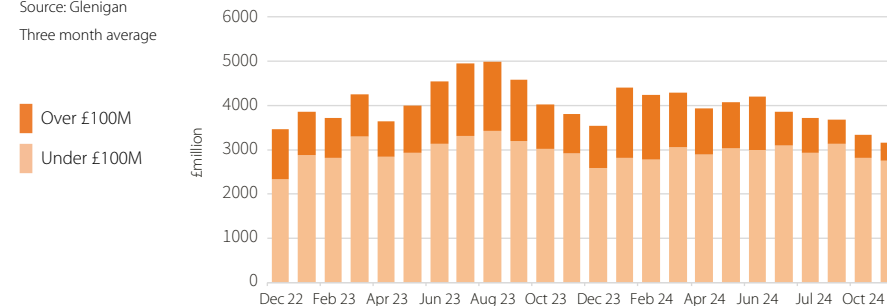
Three month average



Housing: Starts

Source: Glenigan

Three month average



HOUSING – TYPES OF PROJECTS STARTED

Private housing accounted for 63% of the total value of work starting on site during the three months to November, with the value totalling £5,926 million. Private housing starts fell 1% compared to the previous year. Private apartment work starting on site fell 49% compared with last year to total £1,119 million. The segment accounted for 12% of starts during the period. Accounting for a 6% share, social sector apartments decreased 12% to total £520 million. Student accommodation accounted for 4%, having slipped back 67% on a year ago to total £364 million. Totalling £132 million, private sheltered housing slipped back 68% on a year ago to account for 1% of the sector. Accounting for an insignificant share, social sector sheltered housing also decreased 27% on a year ago to total £36 million.

In contrast, accounting for a 13% share, social sector housing grew 29% on a year ago to total £1,250 million. Accounting for 1%, homes, hostels etc. totalled £111 million, having grown 14% compared with 2023 levels. At £37 million, elderly people’s home projects starting on site nearly quadrupled during the period, despite accounting for less than 1% of the sector.

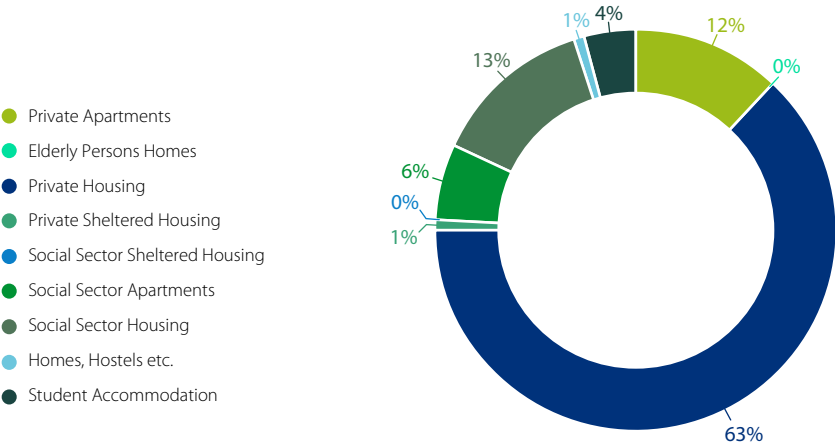
Housing: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Barratt Redrow	102	2,631	Barratt Redrow	112	2,626
Persimmon	89	2,099	Vistry	76	1,986
Vistry	49	1,738	Persimmon	91	1,868
Bellway	52	1,422	Taylor Wimpey	63	1,759
Taylor Wimpey	46	1,334	Bellway	50	1,179
Hill	29	1,314	The Berkeley	12	1,122
The Berkeley	12	1,180	Bloor Homes	36	1,053
Bloor Homes	33	1,103	Northern Ireland Executive	16	824
Morgan Sindall	33	836	Birmingham City Council	6	745
Berkeley DeVeer	23	776	Berkeley DeVeer	24	742

Types of Housing Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£900m

18 BLACKFRIARS ROAD

Detailed plans have been approved on the £900 million 18 Blackfriars Road development in London. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q4 2029.

PROJECT ID: 04515377



Image Source: Building

HOUSING – REGIONAL

London was one of the most active regions in the residential sector, accounting for 15% of residential work during the period and totalling £1,441 million, despite a 19% decrease compared with the previous year's levels. Accounting for the same share, the South East also fell 27% compared with the previous year to total £1,433 million. Accounting for a 12% share, the South West decreased 2% on last year, totalling £1,098 million.

In contrast, the East of England jumped 66% compared with the previous year to total £1,135 million, a 12% share of project starts in the housing sector. Scotland also experienced a 15% increase compared with the previous year, bringing its total value up to £879 million, a 9% share of housing starts.

London was the most active region for detailed planning approvals, totalling £3,406 million, a 23% share of the sector. The value of approvals in the region grew 2% compared with the previous year. Accounting for 10% of approvals, the North West also increased 53% compared with last year to total £2,368 million. Accounting for the same share at £1,498 million, consents in the East of England grew 27% on a year ago.

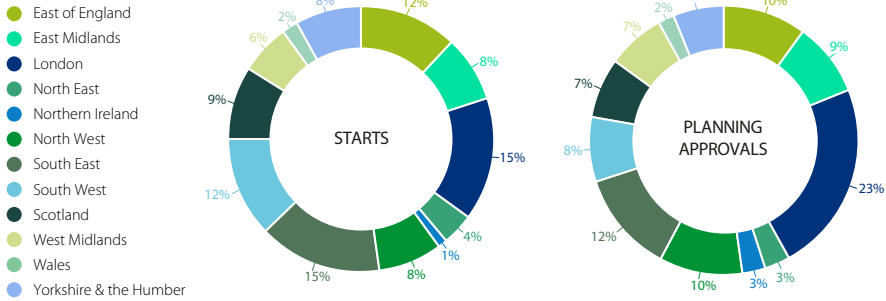
In contrast, accounting for a 12% share, residential approvals in the South East fell 41% year-on-year to total £1,308 million. The East Midlands also decreased 10% on a year ago, totalling £1,289 million, accounting for a 9% share of residential approvals.

-6%

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

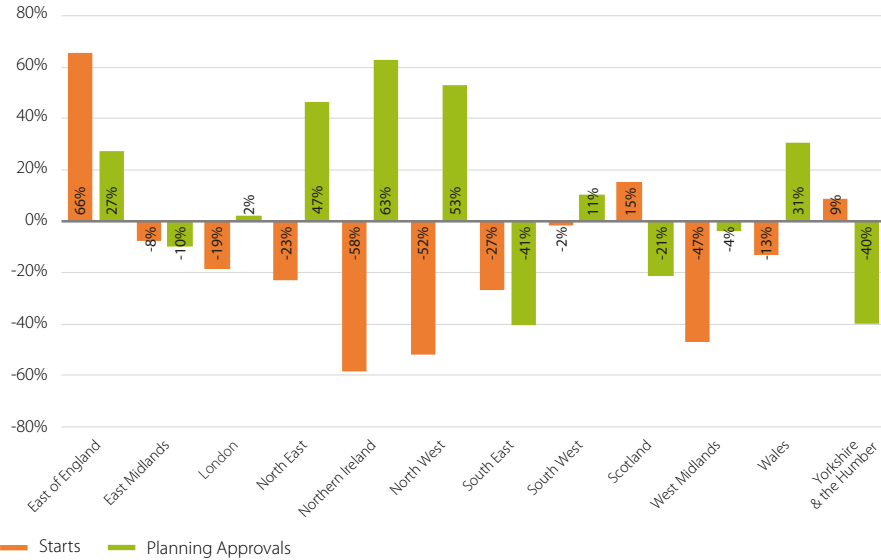
Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



INDUSTRIAL – OVERVIEW

Main contract awards declined compared to both the previous quarter and the previous year. More positively, project starts increased compared to the preceding three months and 2023 levels, bolstering the development pipeline.

During the three months to November, industrial project-starts grew 10% compared with the preceding three months to stand 7% up on a year ago, totalling £1,650 million. Major projects (£100 million or more) starting on site totalled £500 million, an increase on the previous quarter when no major projects started, but 43% down on 2023 levels. Underlying industrial work starting on site (less than £100 million in value) fell 22% compared with the previous quarter on a seasonally adjusted (SA) basis to stand 4% lower than a year ago, totalling £1,150 million.

Totalling £1,186 million, industrial main contract awards decreased 31% compared with the preceding three months and stood 4% down compared with last year. Underlying industrial main contract awards decreased 5% (SA) compared with the preceding three months and remained 22% lower than a year ago. Major projects totalled £229 million during the period; a 69% decrease compared with the preceding three months to stand up on the previous year when no major projects were present.

10%

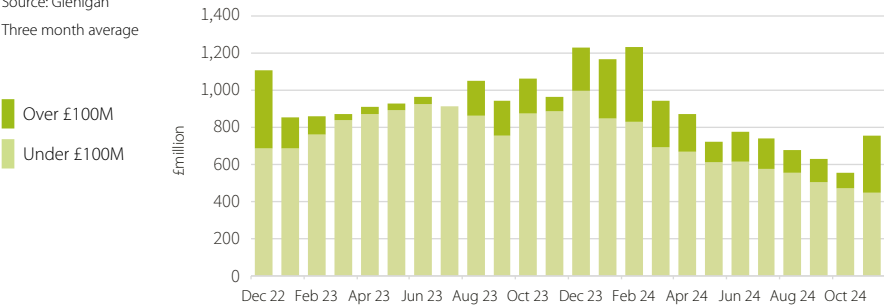
increase in the value of work starting on site against the preceding three months

Industrial detailed planning approvals totalled £2,264 million, having grown 12% on the previous three months to stand 22% down on last year. Major project approvals jumped 150% compared with the previous quarter and almost quadrupled on the preceding year to total £918 million. Underlying projects totalled £1,346 million, a 24% decrease (SA) compared with the preceding three months, and 49% lower than the previous year.

Industrial: Detailed Planning Approvals

Source: Glenigan

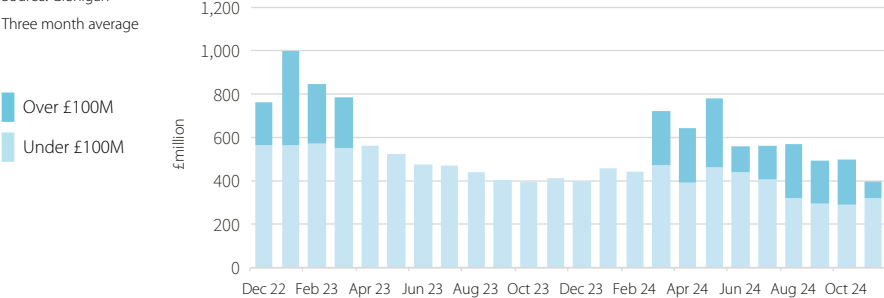
Three month average



Industrial: Main Contract Awards

Source: Glenigan

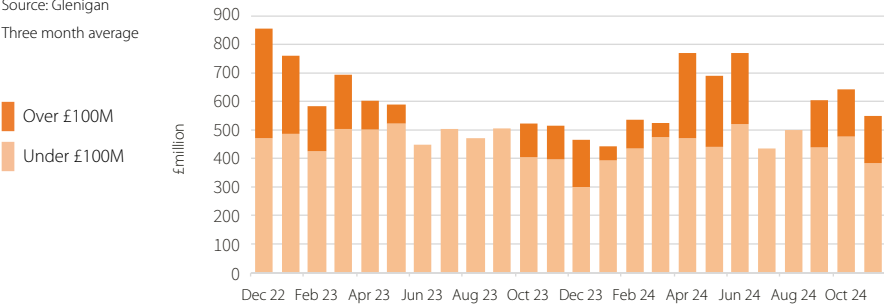
Three month average



Industrial: Starts

Source: Glenigan

Three month average



INDUSTRIAL – TYPES OF PROJECTS STARTED

Manufacturing work starting on site added up to £1,187 million, a 59% increase compared with the previous year. The segment accounted for 72% of industrial starts during the three months to November, making it the most active segment. Warehousing & logistics also climbed 6% compared with the previous year, which brought the total up to £388 million, a 24% share of the whole sector.

Other industrial starts, in contrast, fell 83% compared with the previous year to total £74 million, accounting for 4% of the sector.

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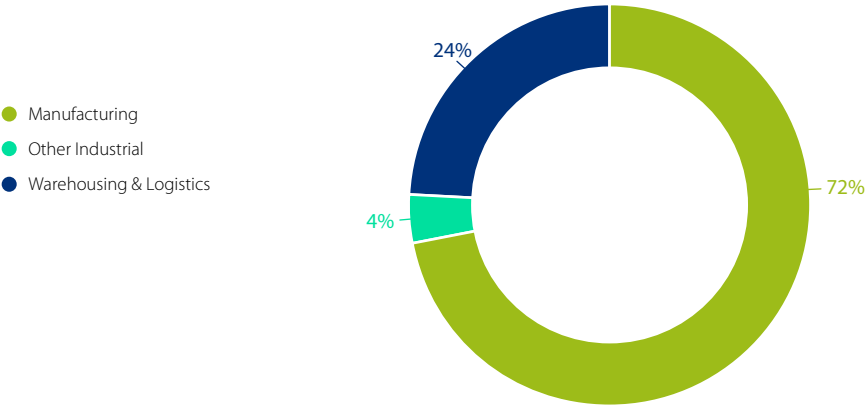
Industrial: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients	
	Projects	£m		
Winvic	16	1,048	Segro	1 500
McLaren	8	271	Amazon	1 500
Glencar	11	244	Tritax	5 265
VolkerWessels	4	242	Rolls-Royce	2 219
Balfour Beatty	2	223	GLP	2 194
TSL	5	208	Panattoni & LU UK	4 130
Kier	4	163	Marshall	3 96
MCS	7	136	Mulberry Property	4 84
Benniman	6	135	Amatrix Grantham Propco	1 73
Agrenewables	1	126	Equation Properties	4 72

Types of Industrial Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£107m

LICHFIELD SOUTH BUSINESS PARK

Detailed plans have been approved for the £107 million Lichfield South Business Park development in Staffordshire. A main contractor is yet to be appointed on the scheme, with works due to be complete in Q1 2026.

PROJECT ID: 23229819



Image Source: Corstorphine and Wright

INDUSTRIAL – REGIONAL

The East Midlands was the most active region for industrial project starts during the period. Having grown more than eight times compared with a year ago, the region accounted for 47% of sector starts, with the value adding up to £781 million. This growth was boosted by the £500 million Amazon Fulfilment Centre Northampton (Project ID: 21280277). Accounting for a 13% share at £216 million, the South East also grew 57% on a year ago.

At £96 million, London grew 39%, with a 6% share of industrial starts. In contrast, accounting for 7% of the industrial sector, Yorkshire & the Humber decreased 10% compared with last year to total £109 million. Accounting for the same share, the North West fell 46% compared with last year to total £108 million. The East of England accounted for 6% of industrial project starts, having slipped back 37% on a year ago to total £94 million.

The East Midlands was one of the most active regions for detailed planning approvals, accounting for an 18% share of all consents, despite having decreased 8% compared with last year, bringing its total value down to £410 million. Accounting for 14%, the West Midlands totalled £305 million, having slipped back 22% on a year ago. At £225 million, Yorkshire & the Humber accounted for a 10% share of approvals, having decreased 32% compared with last year's levels.

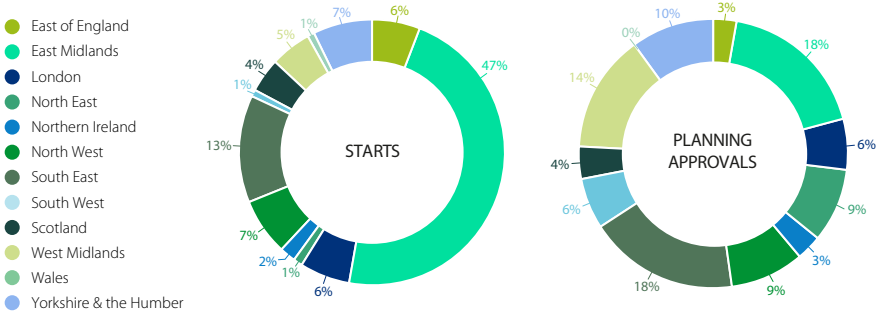
Consents in the North West fell 45% compared with last year's levels to total £206 million, a 9% share of the sector. In contrast, accounting for an 18% share, the South East grew 51% compared with last year to total £398 million. Accounting for 9% of industrial approvals, the North East experienced a strong period, having increased 35% compared to last year, with a total of £206 million.

12%

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

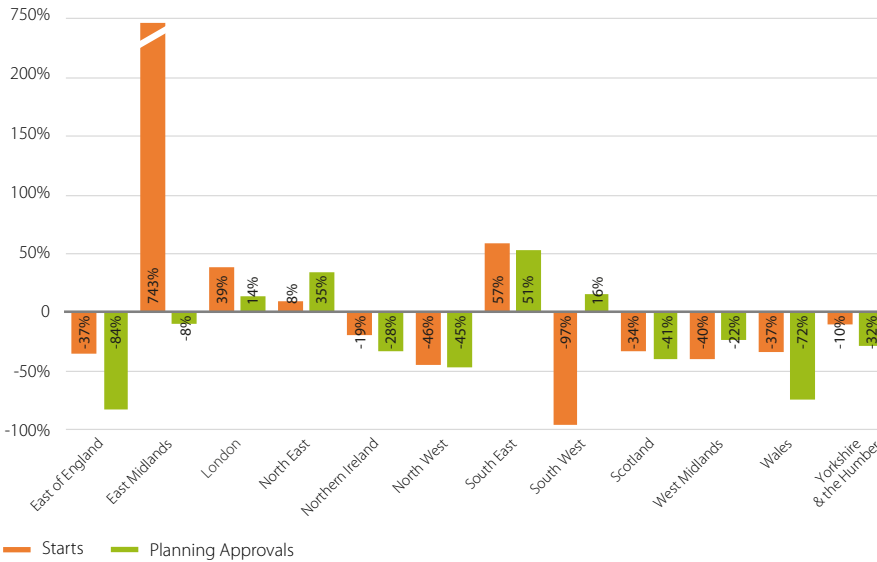
Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



OFFICES – OVERVIEW

Project starts and detailed planning approvals decreased compared to both the previous quarter and the previous year. More positively, main contract awards grew on a year ago.

Office work starting on site totalled £1,226 million during the three months to November, a 39% decline compared with the preceding quarter, to stand 35% down on the previous year. No major projects (£100 million or more) started on site, a decrease compared with the previous quarter and a year ago. Underlying starts (less than £100 million in value), in contrast, grew 24% compared with the preceding three months on a seasonally adjusted (SA) basis and were 2% higher than a year ago.

Totalling £1,712 million, office main contract awards decreased 20% compared with the preceding three months to stand 6% up on the previous year. Major projects totalled £845 million during the period; a 38% decrease compared with the preceding three months but a 47% increase on the previous year. Underlying contract awards increased 12% compared with the preceding three months (SA) but declined by 17% compared with the previous year to total £867 million.

-35%

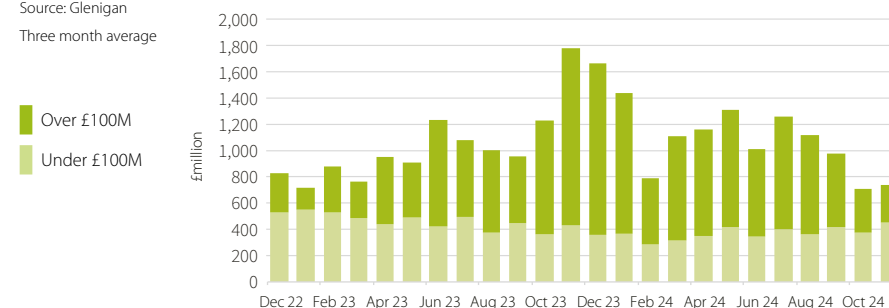
decrease in the value of office project starts against the previous year

Office detailed planning approvals, totalling £2,209 million, slipped back 34% on the preceding three months and 59% compared with last year. Major project approvals were 63% down compared with the preceding three months and 79% down on a year ago, totalling £850 million. In contrast, underlying project approvals were 21% up (SA) compared with the previous quarter and increased 5% on a year ago, to total £1,359 million.

Offices: Detailed Planning Approvals

Source: Glenigan

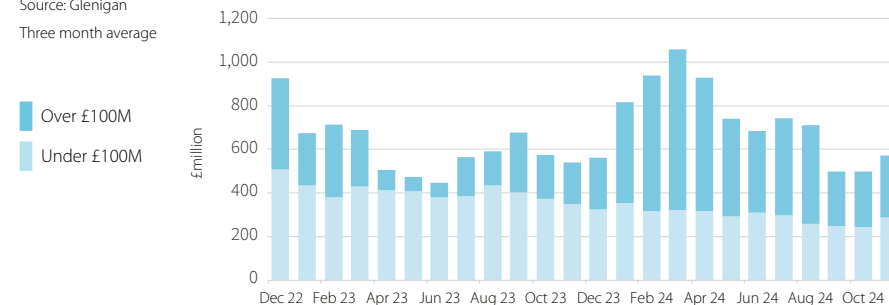
Three month average



Offices: Main Contract Awards

Source: Glenigan

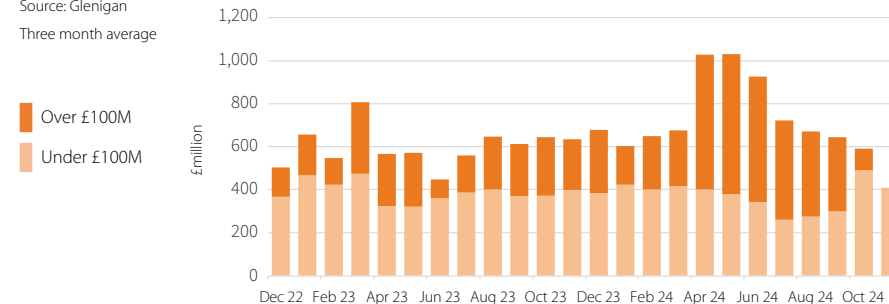
Three month average



Offices: Starts

Source: Glenigan

Three month average



SIZE OF OFFICE PROJECTS

The ‘£50 million to £100 million’ value band jumped 111% year-on-year to total £653 million. In contrast, starts in the ‘£20 million to £50 million’ value band fell 39% year-on-year, totaling £276 million. The ‘Up to £5 million’ value band decreased 11% year-on-year to total £151 million.

Project starts in the ‘£10 million to £20 million’ value band fell 2% year-on-year, totaling £105 million. Project starts in the ‘£5 million to £10 million’ value band faced a 73% decline year-on-year to £41 million. There were no starts in the ‘Over £100 million’ value band, marking a decline compared with the same period last year.

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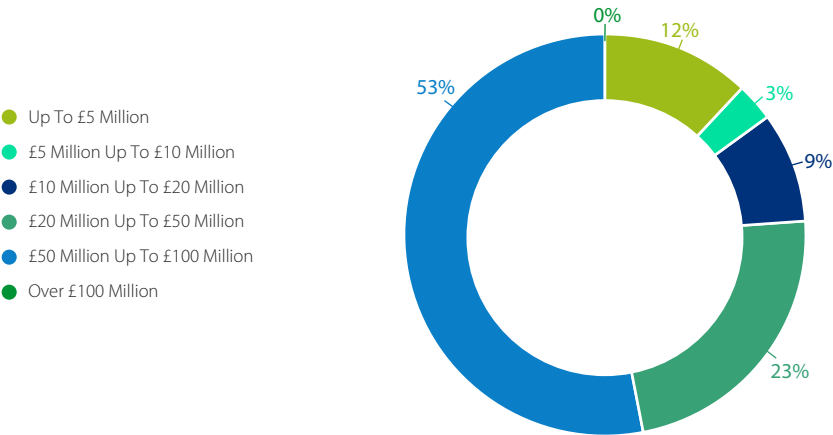
Offices: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Multiplex Con. Europe	4	1,130	Axa Insurance	2	484
Morgan Sindall	130	872	Global Infrastructure	1	395
TSL	1	790	Google	1	395
Mace	5	755	Rocket Investments	1	300
Skanska	2	450	Land Securities	2	271
McLaren	1	400	Reef Estates	1	236
Bowmer & Kirkland	4	313	GLP	1	200
Royal BAM	2	253	Havisham	1	200
Ardmore	1	236	Yondr	1	200
Yondr	1	200	Warner Bros Studios	1	190

Value of Office Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£750m

BIDDER STREET DATA CENTRE

Detailed plans have been approved for the £750 million Bidder Street Data Centre development in Newham, London. Works are due to complete in Q1 2032. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 22299265



OFFICES – REGIONAL

London was the most active area for office starts, accounting for 63% of the total value during the three months to November, despite the value having decreased 45% compared with the previous year's levels. Office work starting in the Capital totalled £771 million. The North West also experienced a 6% slump on a year ago. The value of projects starting on site in the region added up to £76 million, accounting for 6% of the office sector.

In contrast, at £77 million, the South East experienced a strong performance, with starts having grown 179% on last year's levels, to account for 6% of the sector. Accounting for the same share, the West Midlands grew 32% on a year ago to total £72 million. Totalling £47 million, the East Midlands also jumped five times compared with last year to account for a 4% share.

London also had the largest share of detailed planning approvals (21%), with a total value of £465 million, despite having decreased 84% on last year's figures. Accounting for an 11% share of approvals, Scotland decreased 14% on a year ago to total £254 million. Accounting for a 10% share at £219 million, the South East slipped back 53% compared with last year.

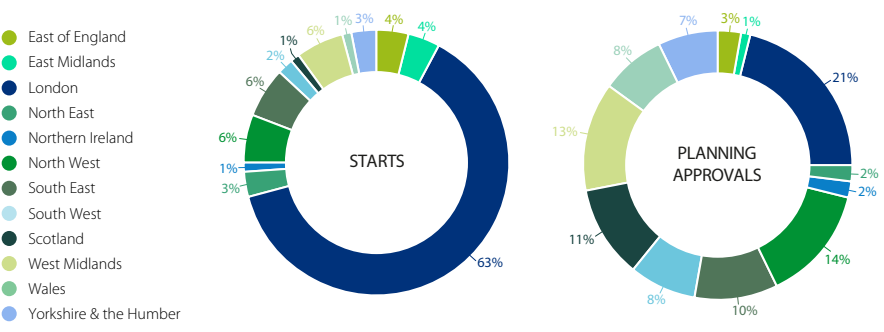
The North West, on the other hand, grew 25% to total £309 million, a 14% share of office consents. Accounting for a 13% share, the West Midlands also increased 398% to total £295 million. Wales accounted for an 8% share, having jumped 90 times on a year ago to total £175 million.

6%

increase in the value of main contract awards against the previous year

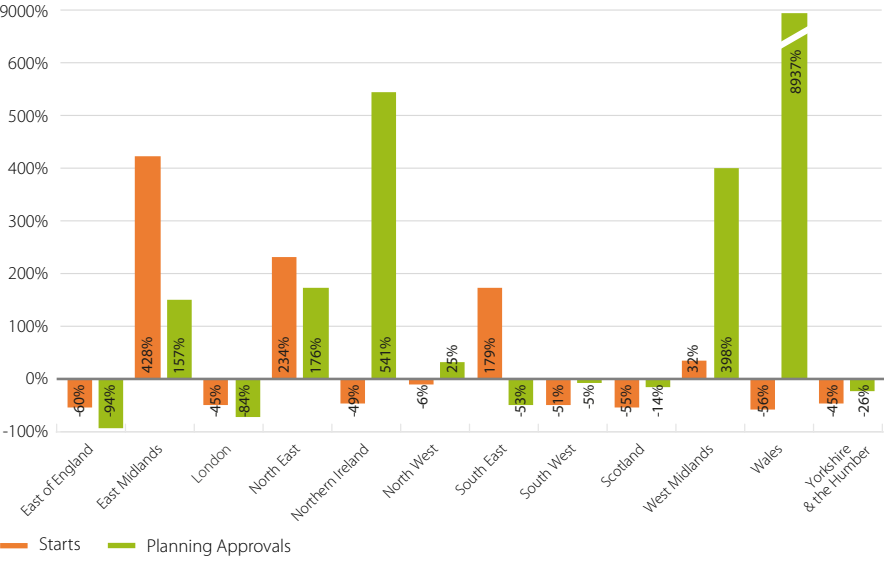
Share Value of Office Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



RETAIL – OVERVIEW

Project starts and main contract awards declined compared to the previous quarter and last year. More positively, detailed planning approvals grew compared with the preceding three months.

Totalling £408 million, retail work starting on site during the three months to November fell 7% compared with the preceding three months to stand 18% lower than a year ago. There were no major projects starting on-site (£100 million or more), unchanged from the previous quarter and a year ago. Underlying project-starts (less than £100 million) experienced a 6% increase compared with the preceding three months on a seasonally adjusted (SA) basis to stand 18% down compared with last year.

Retail main contract awards totalled £232 million, a decrease of 38% compared with the preceding three months to stand 45% down compared with the same period a year ago. No major projects were present during the period, which was unchanged compared with the preceding three months and the previous year. Underlying contract awards decreased by 45% (SA) compared with the preceding three months and the previous year.

-7%

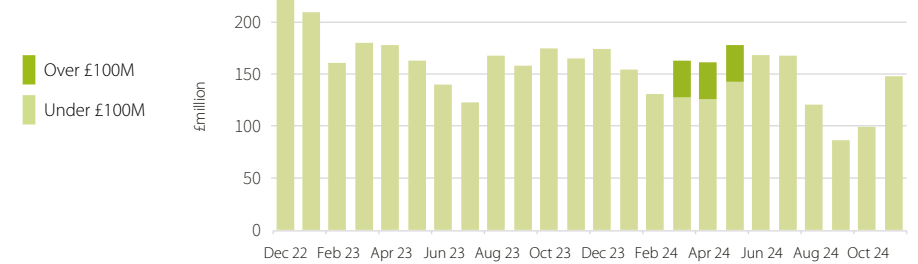
decrease in the value of retail work starting on site against the preceding three months

Detailed planning approvals, totalling £443 million, increased 23% compared with the preceding three months but fell 10% compared with last year. Underlying approvals climbed 2% (SA) compared with the preceding three months to stand 10% down compared with the previous year. Like project-starts and main contract awards, there were no major consents.

Retail: Detailed Planning Approvals

Source: Glenigan

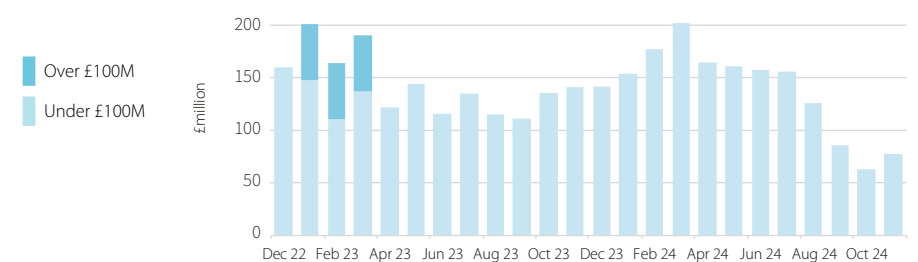
Three month average



Retail: Main Contract Awards

Source: Glenigan

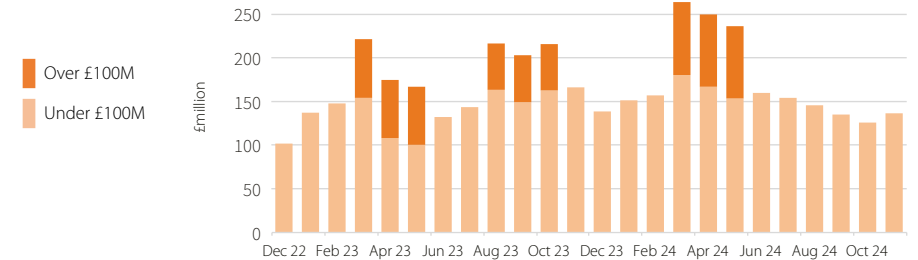
Three month average



Retail: Starts

Source: Glenigan

Three month average



RETAIL – TYPES OF PROJECTS STARTED

The value of supermarket starts fell 15% on a year ago, to total £175 million, accounting for 43% of all retail work starting on site. Shops experienced a 28% decrease compared with last year’s levels to total £153 million, a 38% share of retail project starts.

At £14 million, petrol filling stations decreased 4% on the previous year, accounting for a 3% share of the retail sector. In contrast, retail warehousing projects starting on site experienced a relatively strong period. The segment totalled £18 million, having grown 9% compared with last year to account for 4%.

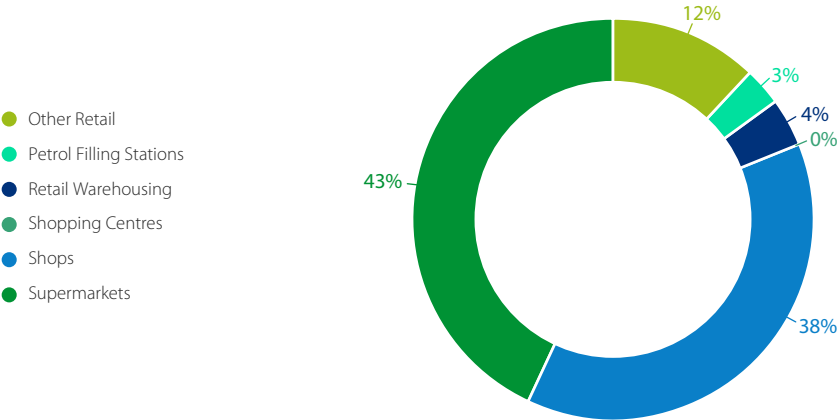
Retail: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
TSL	1	76	Aldi	106	178
DSP	13	50	Lidl UK	35	101
Kier	3	41	King Sloane Properties	1	90
STP	2	39	BMW (GB)	1	76
Carey	1	30	Marks & Spencer	26	57
New West End	1	30	Tesco	79	38
Murphy	1	30	Scarborough	1	32
Arc Bauen	5	23	TJ Morris	5	26
Princebuild	1	22	Asda	37	25
Robertson	3	21	T J Morris	9	25

Types of Retail Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£11.4m

BALLYDUGAN RETAIL PARK SUPERMARKET

Detailed plans have been approved for the £11.4 million development of a supermarket on Ballydugan Retail Park, Downpatrick, Co Down. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q1 2026.

PROJECT ID: 24039988



Image Source: Halliday Fraser Munro

RETAIL – REGIONAL

The South East was the most active region, accounting for 16% of all retail starts nationwide, thanks to the value having grown 59% compared with the previous year to total £65 million. Accounting for a 13% share, Yorkshire & the Humber increased 15% on a year ago, totalling £53 million. Accounting for 9%, the East of England grew 32% compared with last year to total £38 million.

In contrast, accounting for a 13% share, the South West fell 43% on a year ago to total £52 million. At £49 million, the North West also experienced a weak period, with starts slipping back 39% compared with a year ago to account for 12% of the retail sector. Accounting for a 10% share, project-starts in Scotland fell 11% compared with a year ago, to total £40 million.

The East Midlands had the highest proportion of retail approvals, with a 15% share, having jumped 175% compared with last year's levels, to total £67 million. The North West grew 14% compared with the previous year, accounting for 14% of the sector and totalling £63 million. Approvals in the South East increased 42% to total £47 million, an 11% share of retail approvals.

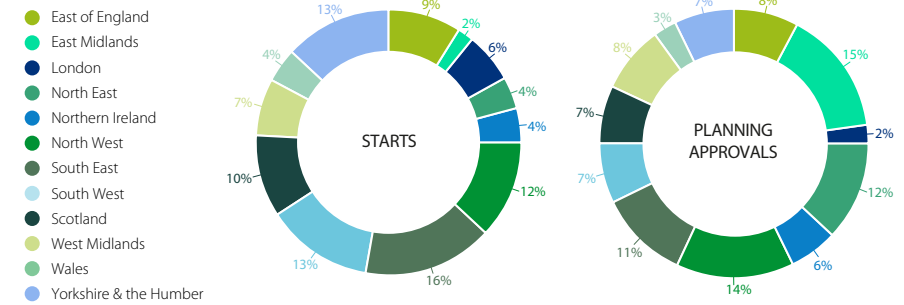
Totalling £35 million, the East of England grew 62% compared with last year, accounting for an 8% share of retail approvals. Accounting for the same share, the West Midlands more than doubled compared with a year ago to total £33 million. In contrast, accounting for a 12% share, North East decreased 39% on a year ago to total £54 million.

-10%

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

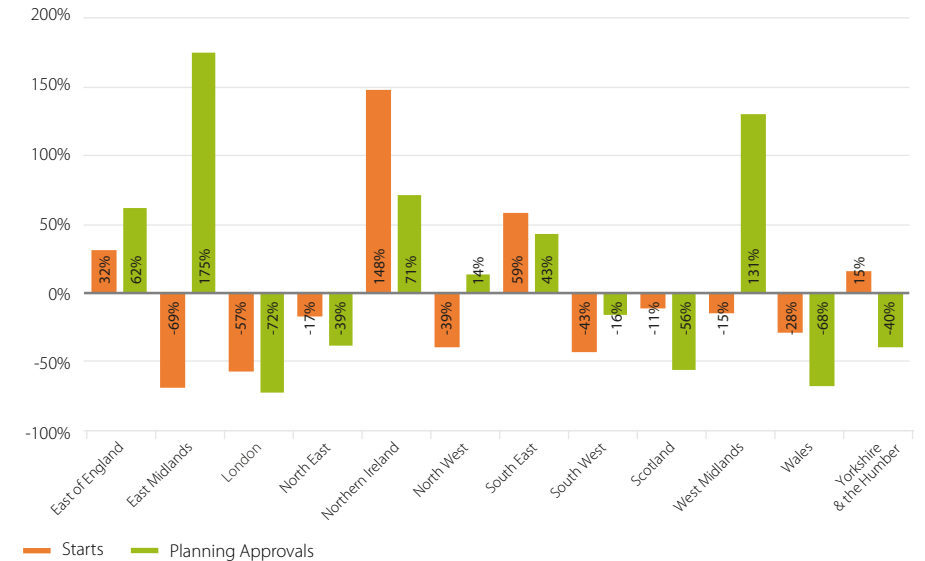
Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



HOTEL & LEISURE – OVERVIEW

Main contract awards and detailed planning approvals declined compared with the previous quarter. On a more positive note, project starts increased both quarter-on-quarter and year-on-year.

Totalling £1,234 million, hotel & leisure projects starting on site during the three months to November grew 39% compared with the preceding three months to stand 27% up on the previous year. No major projects (£100 million or more in value) started on site, unchanged from the previous quarter but a decrease compared with last year. Underlying starts (less than £100 million) grew 37% compared with the preceding three months on a seasonally adjusted (SA) basis and jumped 71% compared with last year.

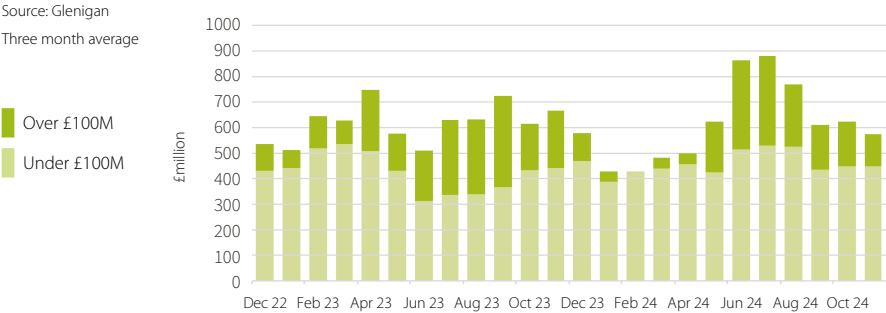
27%

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

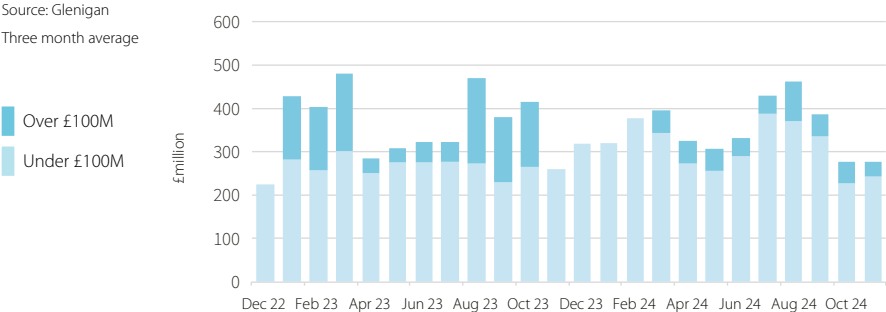
At £829 million, hotel & leisure main contract awards decreased 38% compared with the preceding three months but increased 6% compared with the previous year. Major projects totalled £100 million; a 64% decrease compared with the preceding three months but up compared with the previous year when no major projects were present. Underlying contract awards decreased 12% (SA) compared with the preceding three months and decreased by 7% compared with a year ago.

At £1,721 million, hotel & leisure detailed planning approvals decreased 25% during the quarter to stand 14% down on the previous year. Underlying approvals decreased 11% (SA) compared with the preceding three months to stand 1% up on the previous year, totalling £1,341 million. Major projects totalled £380 million during the period, a 48% decline on the previous quarter and 44% down on a year ago.

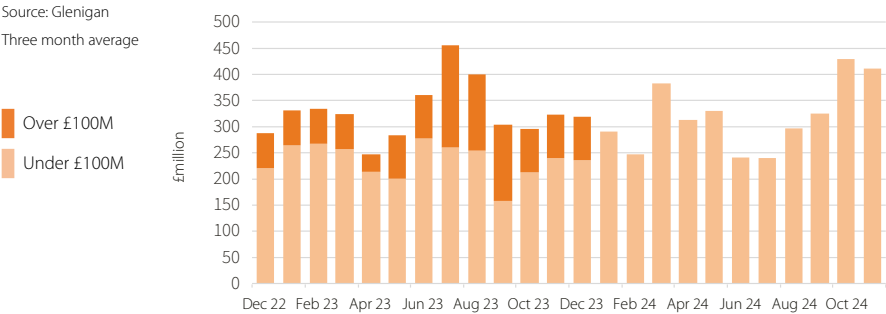
Hotel & Leisure: Detailed Planning Approvals



Hotel & Leisure: Main Contract Awards



Hotel & Leisure: Starts



HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses accounted for 32% of sector starts during the three months to November, with the value adding up to £390 million. The segment grew 12% compared with last year’s levels. Indoor leisure facilities jumped more than five times compared to last year’s levels to total £388 million, accounting for 31% of the sector.

Cafés, restaurants, and fast-food outlets grew by 37% year-on-year, reaching a total of £90 million and accounting for 7% of the sector. Cinemas & theatres grew 61% compared to the preceding year. The segment accounted for 4% of the sector with a total value of £48 million. Sport facilities, in contrast, experienced a weak period, having decreased 72% on a year ago to total £106 million, accounting for a 9% share.

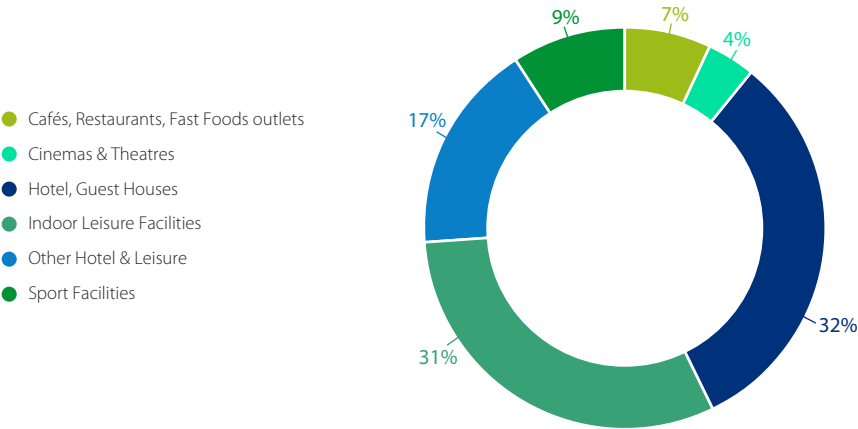
Hotel & Leisure: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
YTL Developments	1	155	YTL Developments (UK)	1	155
Lendlease	2	152	Crystal Palace Football Club	1	150
McAleer & Rushe	2	128	Mrp Hammersmith	1	125
Robertson	8	110	Kingston-Upon-Thames	1	80
Gilbert Ash	4	107	National Galleries Of Scotland	1	75
Galliford Try	5	106	Partingtons Holiday Centres	1	75
Willmott Dixon	23	102	Criterion Capital	3	68
Legacie	1	100	Aberdeen City Council	4	64
Graham	3	95	The Tate Gallery	3	60
Pellikaan	1	80	Fermanagh District Council	1	52

Types of Hotel & Leisure Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT £60m

DAKOTA HOTELS

Works have started on site for the £60 million Dakota Hotels development in Manchester. GMI Construction has been appointed as main contractor on the scheme, with works expected to be completed in Q3 2026.

PROJECT ID: 24166613



Image Source: KPP Architects

HOTEL & LEISURE – REGIONAL

London accounted for 20% of hotel & leisure work starting on site, making it the most active region for project-starts, thanks to the value increasing 59% compared with the previous year to total £246 million. Scotland accounted for a 13% share, with the value of work adding up to £157 million, having more than doubled compared with last year's levels.

Accounting for 9% of project starts, the South West increased 133% compared with last year to total £110 million. Accounting for an 8% share at £99 million, the South East climbed 2% compared with last year. In contrast, accounting for a 16% share, the North West decreased 44% compared with last year to total £203 million.

London accounted for the highest share of project approvals (29%), despite the value having slipped back 7% compared with the previous year to total £502 million. Further decline was prevented by the £200 million Premier Inn Hub, 5 Strand in Westminster (Project ID: 16425070). Consents in the North West fell 46% from last year's levels, adding up to £266 million, accounting for a 16% share of the sector.

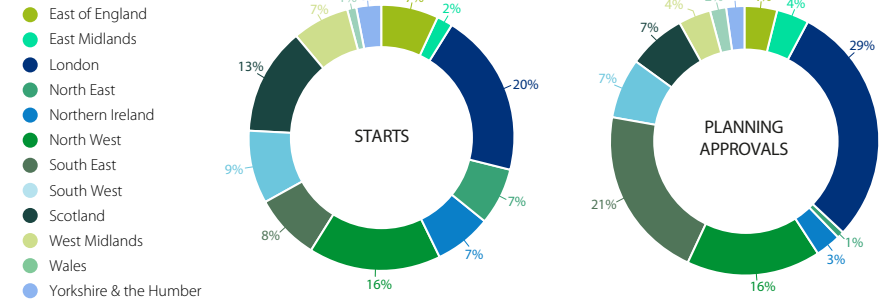
Scotland accounted for a 7% share, having decreased 15% on a year ago to total £126 million. In contrast, accounting for the same share at £121 million, approvals in the South West grew 14% on a year ago. Accounting for 21%, the South East also experienced a strong period, with approvals having nearly tripled on a year ago, totalling £368 million.

6%

increase in the value main contract awards against previous year

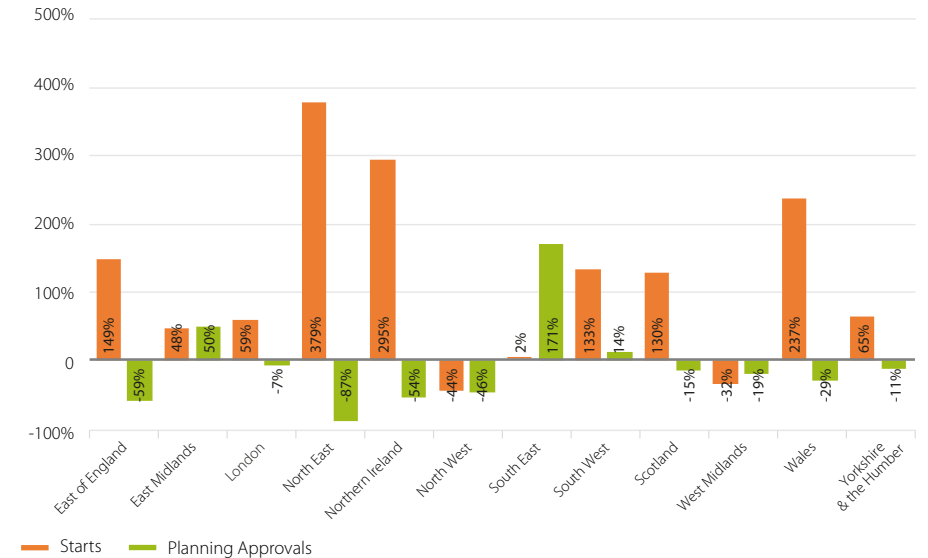
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



HEALTH – OVERVIEW

Main contract awards and detailed planning approvals decreased quarter-on-quarter and year-on-year. More positively, project starts grew on the previous three months and a year ago.

Adding up to £720 million, underlying health work starting on site (less than £100 million in value) during the three months to November fell 10% compared with the preceding three months on a seasonally adjusted (SA) basis to stand 15% down compared with the previous year. At £500 million, major projects (£100 million or more) starting on site jumped 172% compared with the previous quarter and grew 67% compared with last year. Overall, health starts grew 37% compared with the previous quarter and increased 7% on a year ago, totalling £1,220 million.

Totalling £541 million, main contract awards decreased 35% compared with the preceding three months and remained 43% down compared with a year ago. No major projects were present, down compared to the preceding three months but unchanged compared with the previous year. Underlying contract awards experienced a poor performance, decreasing 2% compared with the preceding three months (SA) and declining 43% compared with the previous year.

37%

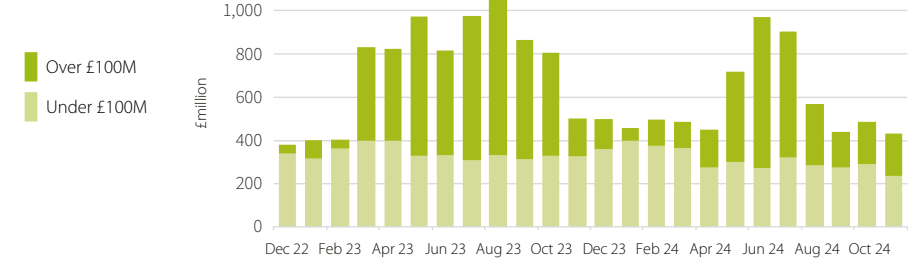
increase in the value of health work starting on site against the preceding three months

Detailed planning approvals, totalling £1,300 million, fell 24% compared with the preceding quarter to stand 14% down on the previous year. Major project approvals totalled £589 million, a 30% decrease from the previous quarter but 12% higher than last year. Underlying approvals experienced a 24% decrease (SA) compared with the preceding three months to stand 27% lower than a year ago, totalling £711 million.

Health: Detailed Planning Approvals

Source: Glenigan

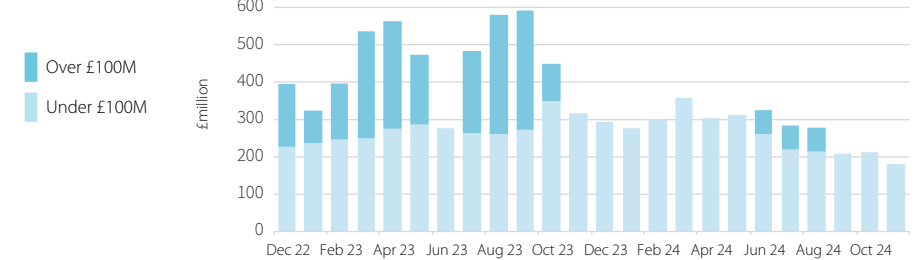
Three month average



Health: Main Contract Awards

Source: Glenigan

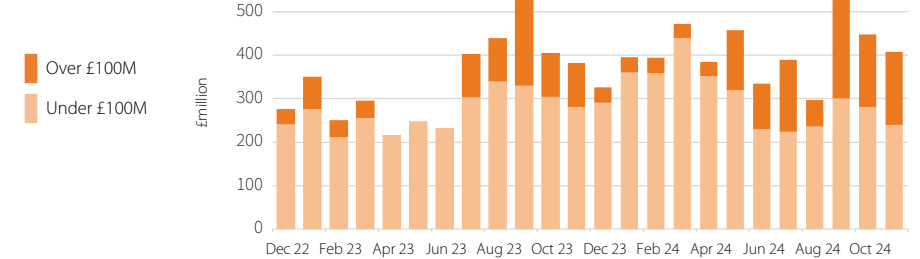
Three month average



Health: Starts

Source: Glenigan

Three month average



HEALTH – TYPES OF PROJECTS STARTED

Accounting for 22% of health projects starting on-site, hospitals decreased 41% on a year ago to total £264 million. Accounting for 14%, nursing home project starts totaled £173 million during the period, having decreased 17% on a year ago.

In contrast, dental, health, and veterinary jumped 246% compared with the previous year's levels to total £182 million, accounting for a 15% share of health work starting on site. Like a year ago, no day centre projects started on site.

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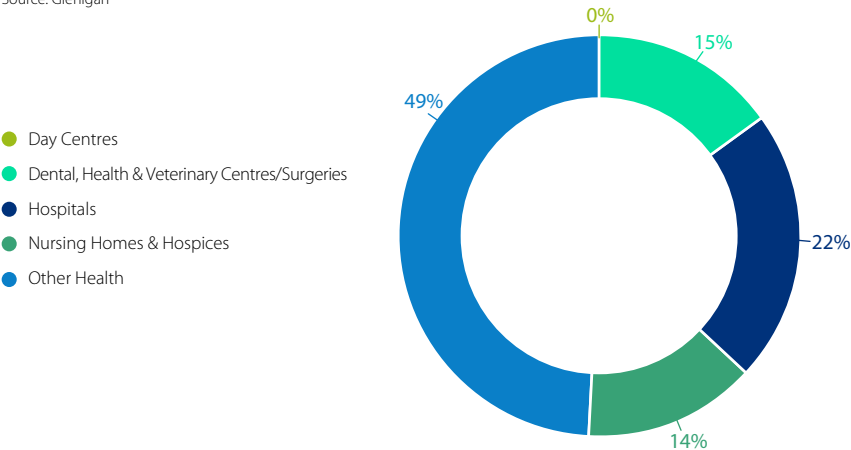
Health: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Laing O'Rourke	1	190	Department of Health	187	1,415
IHP Integrated Health	9	187	Smith & Nephew	1	82
Morgan Sindall	14	125	Welsh Government	5	68
Willmott Dixon	5	97	University of Birmingham	1	50
Logan Construction	3	87	LNT	8	43
Newarthill	2	86	Signature Senior Lifestyle	3	38
Kier	8	76	Retirement Villages	1	37
VINCI Construction	5	75	Prime Finance	1	37
McAleer & Rushe Contracts	1	74	Harwell Science and Innovation	1	36
Beard	5	59	Bruntwood Estates	1	32

Types of Health Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£52m

WEST MIDDLESEX UNIVERSITY HOSPITAL ADC

Detailed plans have been approved for the West Middlesex University Hospital Ambulatory Diagnostic Centre development in Hounslow, London. Bouygues has been appointed on the £52 million scheme, with works expected to be completed in Q3 2026.

PROJECT ID: 22307818



HEALTH – REGIONAL

Totalling £525 million, London was the most active region for health project-starts during the three months to November, having grown more than five times compared with the previous year to account for 43% of sector starts. This growth was boosted by the £500 million One North Quay Life Science Building in Canary Wharf (Project ID: 22120609). At £138 million, the West Midlands accounted for an 11% share of starts in the region, increasing 118% compared with last year.

Accounting for a 4% share, starts in the North West also experienced a strong period, having increased 20% compared with the previous year to total £53 million. In contrast, the South East fell 51% on a year ago. The region accounted for a 19% share at £235 million. Accounting for 6%, the East of England also decreased 22% on a year ago to total £67 million.

With a total value of £540 million, the East of England was the most active region for detailed planning approvals, having jumped 405% on a year ago to account for 42% of the health sector. Approvals in the North West climbed 7% compared with the previous year to total £84 million, a 7% share of health consents.

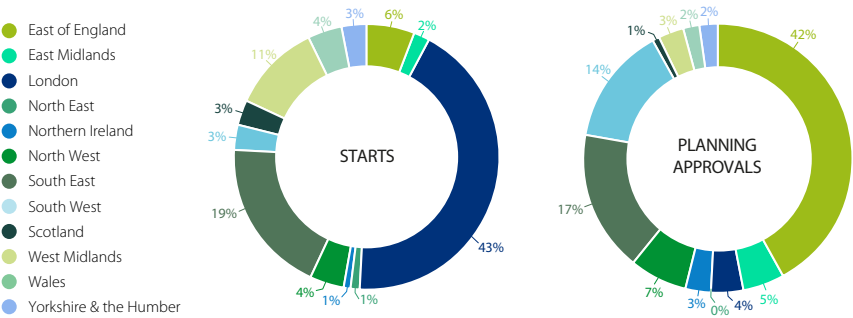
In contrast, accounting for a 17% share, approvals in the South East decreased 53% in value to total £219 million. Accounting for a 14% share, health consents in the South West were 9% down on a year ago to total £186 million. Accounting for a 5% share of health consents, the East Midlands fell 62% on a year ago to total £67 million.

-14%

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

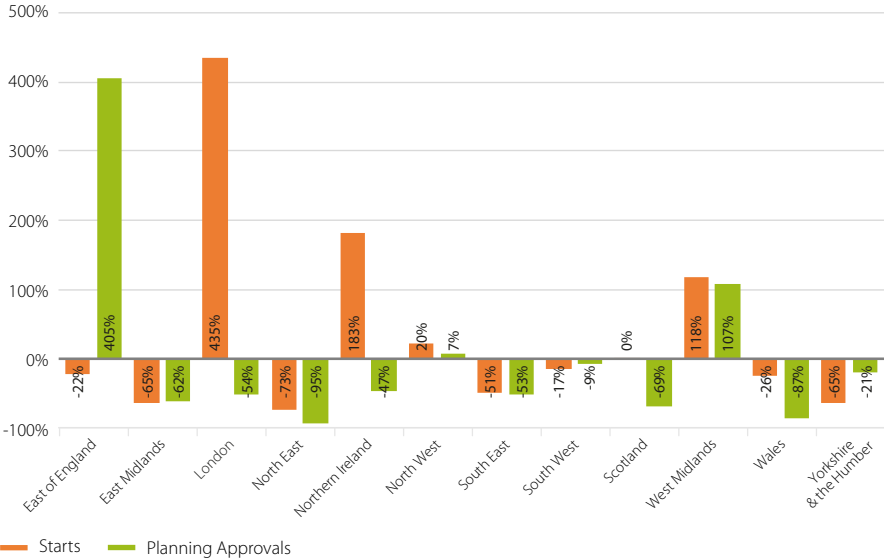
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



EDUCATION – OVERVIEW

Project starts, main contract awards and detailed planning approvals increased compared to the previous quarter and 2023 levels.

Totalling £2,190 million, education work starting on site grew 47% compared with the preceding three months to stand 87% up on the previous year. Major projects (£100 million or more) starting during the period totalled £675, an increase from the preceding quarter, and a year ago when no major projects started on site. Underlying education work starting on site (less than £100 million in value) grew 31% compared with the preceding three months on a seasonally adjusted (SA) basis and was 29% up on a year ago, totalling £1,515 million.

Education main contract awards increased 5% compared with the preceding three months to total £1,666 million, with the value being 36% higher than the previous year. Underlying contract awards increased 11% (SA) compared with the preceding three months and increased by 12% compared with the previous year. Major projects totalled £300 million, a 20% decrease compared with the preceding three months, but an increase compared with the previous year when there were no major projects.

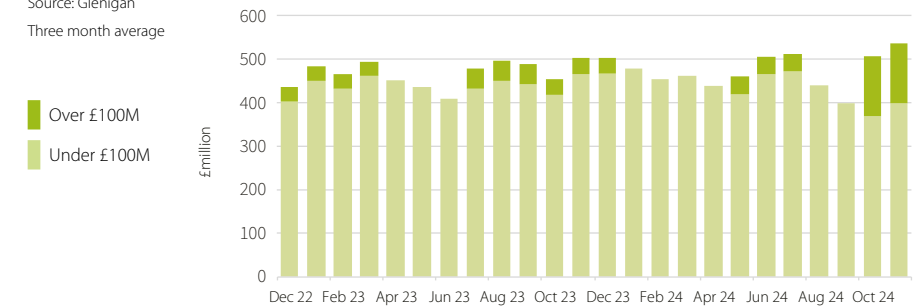
87%

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

Totalling £1,607 million, detailed planning approvals grew 22% compared with the preceding three months to stand 7% up on last year. Major project approvals during the period totalled £410 million, up on the previous quarter when no major projects were approved and 273% higher than last year. Underlying project approvals fell 9% (SA) compared with the previous three months and decreased 14% compared with last year to total £1,197 million.

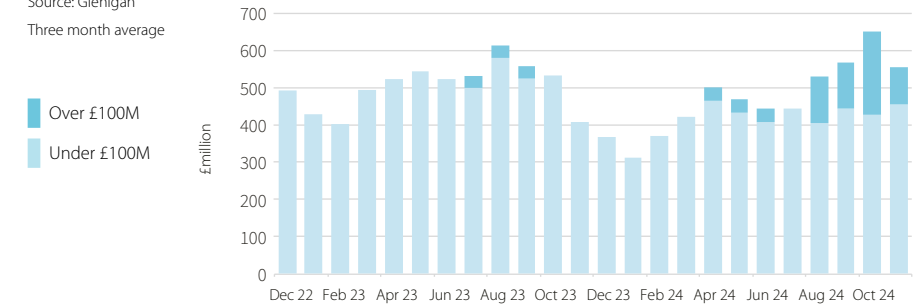
Education: Detailed Planning Approvals

Source: Glenigan
Three month average



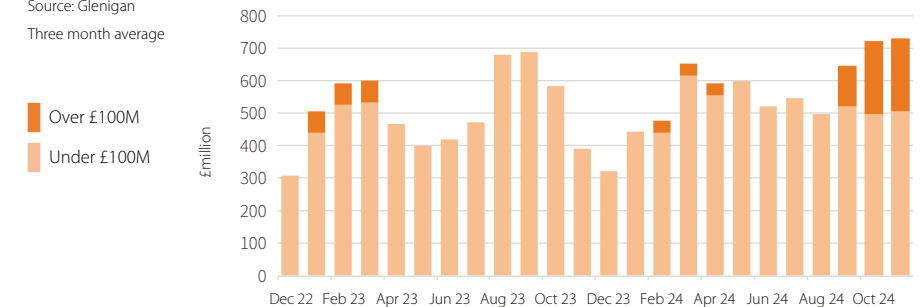
Education: Main Contract Awards

Source: Glenigan
Three month average



Education: Starts

Source: Glenigan
Three month average



EDUCATION – TYPES OF PROJECTS STARTED

School project-starts totalled £1,318 million during the three months to November and accounted for the largest share of education construction starts (60%), having doubled on the previous year. Universities grew 115% compared with last year to total £478 million, accounting for 22% of the total value.

College starts also experienced a strong period, with the value having grown 26% compared with the previous year to total £302 million, accounting for a 14% share of education sector work starting on site.

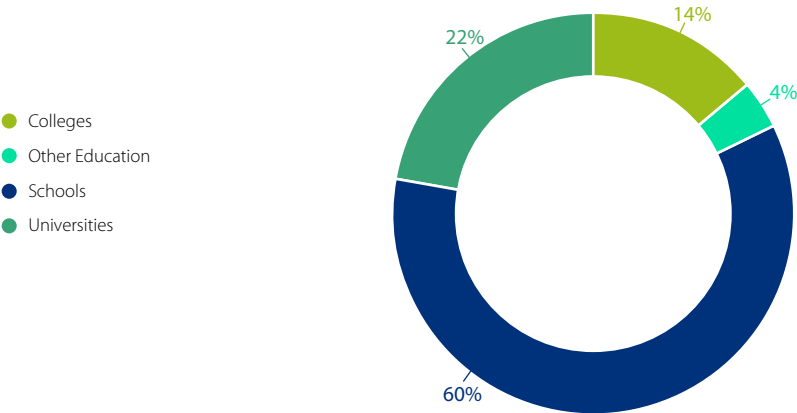
Education: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Morgan Sindall	43	530	Department for Education	99	802
Kier	31	512	University of Glasgow	3	304
Bowmer & Kirkland	19	360	Cons. and Procurement Delivery	1	188
Royal BAM	12	358	Univ. of the West of England	2	133
Willmott Dixon	20	303	Cardiff County Council	5	108
Multiplex	1	300	University of East Anglia	4	98
Woodvale	3	189	Kier	5	87
Lowry Building & Civil Engin.	2	188	University of Cambridge	2	84
Galliford Try	18	173	London Borough of Lewisham	3	83
Tilbury Douglas	12	141	Education Authority NI	16	82

Types of Education Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT

£300m

KEYSTONE BUILDING

Works have started on site for the Keystone Building development at the University of Glasgow. Multiplex has been appointed as main contractor on the £300 million scheme, with works due to be completed in Q3 2028.

PROJECT ID: 18109443



EDUCATION – REGIONAL

Scotland was one of the two most active regions for education project-starts during the three months to November, accounting for a 21% share of the sector to total £464 million, having doubled on last year's levels. This growth was mainly thanks to the £300 million Keystone Building in Glasgow (Project ID: 18109443). Northern Ireland accounted for the same share of starts in the sector and jumped 60 times compared with the previous year to total £459 million, boosted by the £375 million Strule Shared Education Campus in Omagh (Project ID: 16206042). Accounting for a 17% share, London grew 370% on a year ago to total £370 million.

The East of England also experienced a strong period. Starts in the region totalled £176 million, having grown 16% on a year ago, standing for an 8% share of the sector. Accounting for the same share at £172 million, the South East experienced a 9% increase on a year ago. The South West and the West Midlands each accounted for 7%, having grown 298% and 93% to total £159 million and £153 million respectively.

Scotland was the most active region for detailed planning approvals in the education sector, accounting for a 23% share, with the value having increased 42% compared with a year ago to total £362 million. The North West grew 105% in value compared with last year to total £256 million, accounting for a 16% share. Accounting for an 8% share, Northern Ireland jumped nearly tenfold compared with 2023 figures to total £135 million.

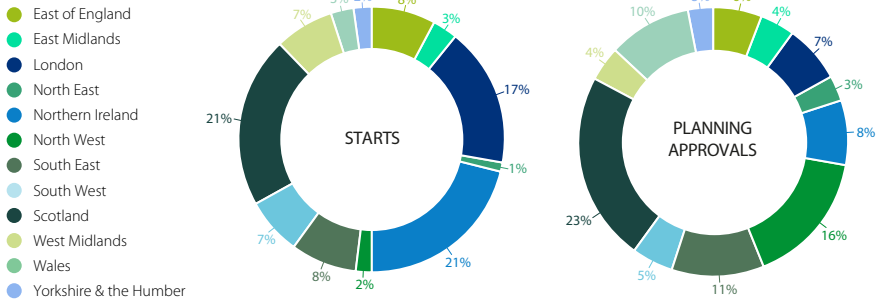
In contrast, adding up to £177 million, the South East fell 14% compared with last year, accounting for 11% of education consents. At £163 million, Wales experienced a 40% decline, accounting for 10% of consents. Accounting for a 7% share, approvals in London totalled £114 million, 5% down on a year ago.

36%

increase in the value main contract awards against the previous year

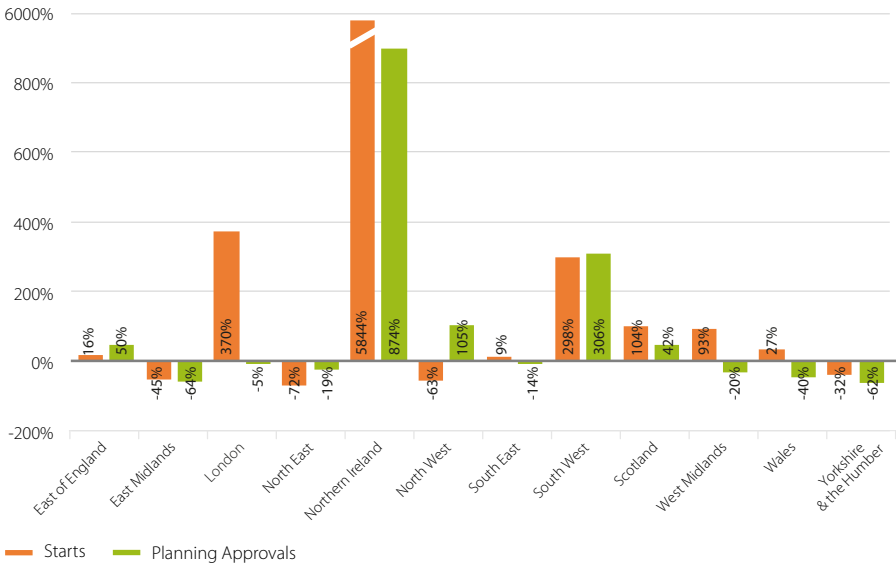
Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



COMMUNITY & AMENITY – OVERVIEW

Detailed planning approvals declined compared to both the previous quarter and the previous year. More positively, project starts increased quarter-on-quarter and year-on-year.

Community & amenity work starting on site totalled £805 million during the three months to November, 50% up on the preceding three months and on the previous year. Major project-starts (£100 million or more) totalled £502 million, 272% up on the previous quarter and a 179% increase on a year ago. Underlying starts (valued at less than £100 million) declined by 14% on a seasonally adjusted (SA) basis compared with the preceding three months and were 15% lower than last year, totalling £304 million.

At £860 million, community & amenity main contract awards increased 100% during the period to stand 9% down on the previous year. Major projects totalled £500 million during the period, up 393% compared with the preceding three months and up 4% compared with the previous year. Underlying contract awards increased 14% compared with the preceding three months (SA) to stand 23% down compared with the previous year.

Detailed planning approvals fell 38% compared

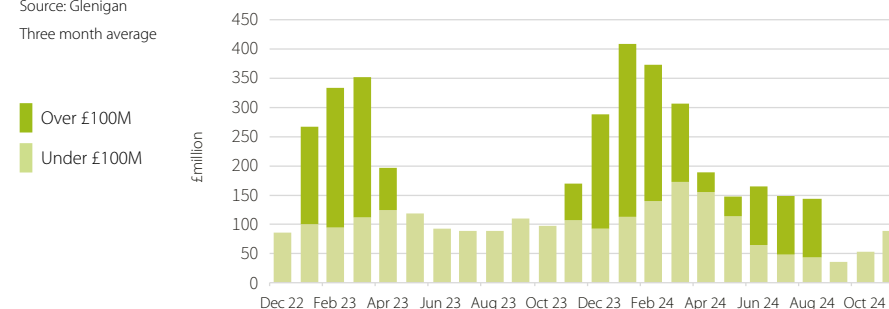
with the previous three months to stand 47% down compared with last year, totalling £267 million. There were no major approvals, a decrease on the preceding quarter and a year ago. Underlying project approvals increased 51% (SA) compared with the previous three months and fell 17% compared with a year ago.

50%

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

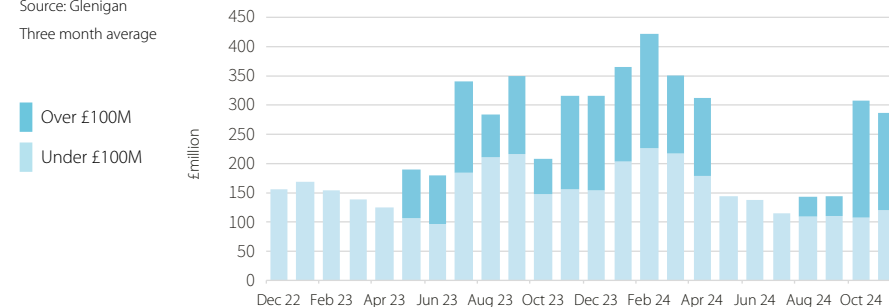
Community & Amenity: Detailed Planning Approvals

Source: Glenigan
Three month average



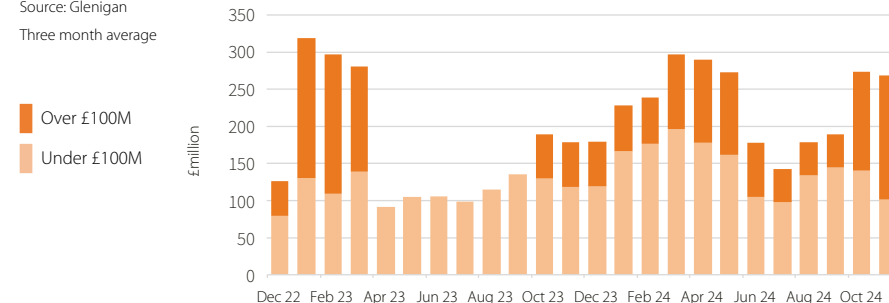
Community & Amenity: Main Contract Awards

Source: Glenigan
Three month average



Community & Amenity: Starts

Source: Glenigan
Three month average



COMMUNITY & AMENITY – TYPES OF PROJECTS STARTED

Totalling £541 million, prisons accounted for the highest proportion (67%) of community & amenity starts, due to the value having jumped almost ten times on a year ago. At £34 million, blue light projects doubled compared with 2023 levels to account for 4% of the sector. In contrast, adding up to £109 million, local facility project starts declined 19% compared with last year, accounting for 14% of sector starts.

Government buildings, totalling £90 million, decreased 60% compared with last year, accounting for 11% of the sector. Military projects totalled £21 million and accounted for a 3% share, having decreased 73% on a year ago. Places of worship projects starting during the three months to November totalled £9 million, 48% down compared with the same period last year, accounting for 1%. Accounting for an insignificant share, law courts slipped back 88% to total £2 million.

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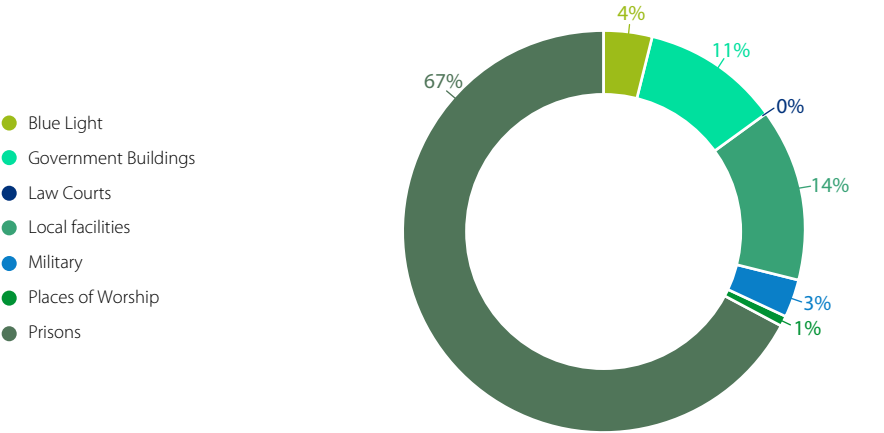
Community & Amenity: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	14	480	The British Library	1	500
Morgan Sindall	17	276	Ministry of Defence	18	303
Galliford Try	17	235	Scottish Prison Service	4	201
Laing O'Rourke	1	186	Kier	1	200
Willmott Dixon	8	51	Ministry of Justice	20	119
IHP Integrated Health	1	48	Home Office	25	118
Neilcott	6	36	Manchester Met. University	1	90
Reds10 (UK)	2	30	Science of The Soul	1	80
Cenergist	1	30	Gosport Borough Council	1	51
Meldrum	1	28	Min. of Hous., Comm. & Local Gov.	9	42

Types of Community & Amenity Projects Started Three Months to Oct. 2024

Source: Glenigan



PROJECT SPOTLIGHT

£10m

BLACKPOOL CENTRAL LIBRARY & GRUNDY ART GALLERY EXTENSION

Detailed plans have been approved for the Blackpool Central Library & Grundy Art Gallery Extension development. A main contractor is yet to be appointed on the £10 million project, with works due to be completed in Q1 2026.

PROJECT ID: 23004482



Image Source: YN

COMMUNITY & AMENITY – REGIONAL

Scotland led community and amenity project starts, contributing 53% of new work valued at £430 million—a more than twentyfold increase compared with the previous year. This significant growth was largely driven by the £400 million HMP Glasgow prison development (Project ID: 19429386). The South East followed, accounting for 16% of sector starts, with a 334% year-on-year increase, totalling £130 million.

Starts in the East of England were 65% higher than last year, totalling £53 million and accounting for 7% of the sector. Accounting for 6% at £49 million, the North West grew 143% compared with the preceding year. The South West accounted for the same share, having grown six times on a year ago to total £47 million. In contrast, accounting for a 4% share, starts in London fell 86% on a year ago to total £31 million.

At £102 million, the South East was the most active region for community & amenity detailed planning approvals. Accounting for a 38% share, the value of consents there fell 55% compared with the previous year. Scotland also experienced a weak period, having decreased 59% on the preceding year's level. The region accounted for 9%, with a total value of £25 million.

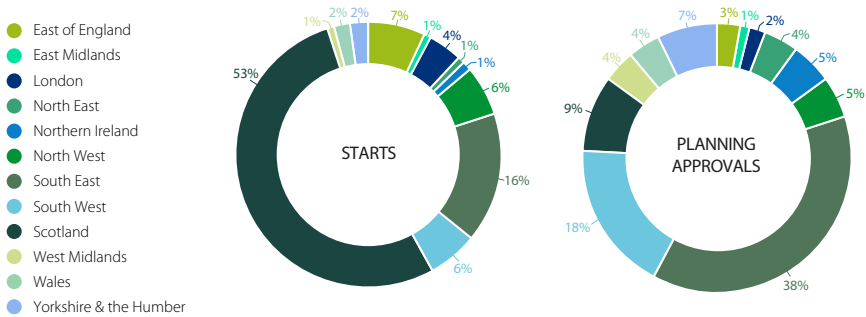
Yorkshire & the Humber was another region to experience a decline. The value of consents there was 7% lower compared with last year's levels to total £18 million, accounting for a 5% share of sector consents. In contrast, accounting for an 18% share, approvals in the South West grew 53% compared with the previous year to total £49 million. Northern Ireland also experienced a strong period, having grown 38% compared with 2023 figures to total £13 million, a 5% share of consents.

100%

increase in the value of community and amenity main contract awards against the preceding three months

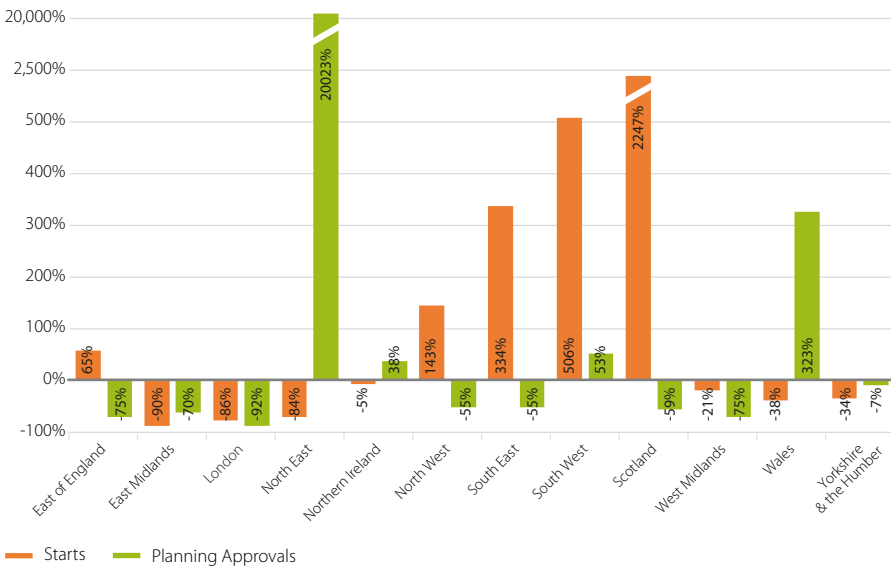
Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



CIVIL ENGINEERING – OVERVIEW

Detailed planning approvals declined compared to the previous year. On a positive note, project starts, and main contract awards increased quarter-on-quarter and year-on-year.

Totalling £11,392 million, civil engineering work starting on site during the three months to November increased 40% compared with the preceding three months to stand 238% up compared with the previous year. Major projects (£100 million or more), totalling £9,552 million, grew 57% compared with the preceding three months to stand six times higher than last year. Underlying project-starts (less than £100 million in value) fell 17% compared with the preceding three months on a seasonally adjusted (SA) basis and remained unchanged from last year, totalling £1,840 million.

Civil engineering main contract awards, adding up to £5,834 million, increased by 16% compared with the preceding three months to stand 13% up on the previous year. Underlying contract awards decreased 30% compared with the preceding three months (SA) to stand 22% down on 2023 levels. Major projects totalled £4,233 million, a 39% increase on the preceding three months and a 36% increase on the previous year.

Totalling £4,424 million, civil engineering detailed planning approvals grew 19% compared with the previous quarter to stand 69% down on a year ago. Major project approvals, at £2,760 million, increased 49% compared with the preceding three months, and fell 78% compared with the previous year. Underlying approvals increased 5% (SA) compared with the previous three months and were 4% higher than a year ago, totalling £1,664 million.

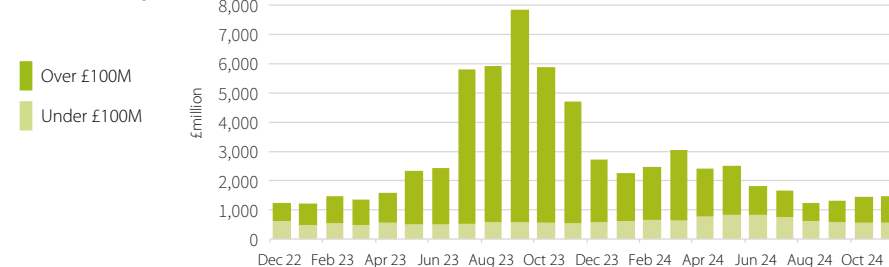
238%

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

Civil Engineering: Detailed Planning Approvals

Source: Glenigan

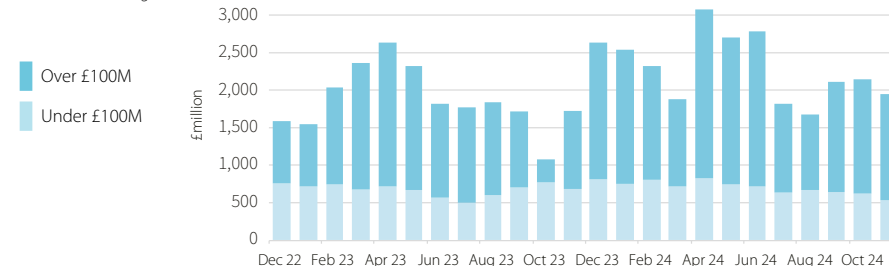
Three month average



Civil Engineering: Main Contract Awards

Source: Glenigan

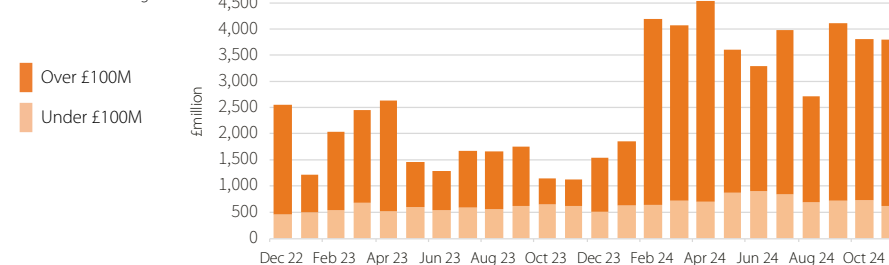
Three month average



Civil Engineering: Starts

Source: Glenigan

Three month average



CIVIL ENGINEERING – TYPES OF PROJECTS STARTED

At £4,527 million, energy projects accounted for 40% of civil engineering starts during the three months to November having grown more than four times on the previous year. In contrast, at £692 million, road projects fell 17% on a year ago, accounting for a 6% share. Accounting for a 2% share, rail projects totalled £250 million, having decreased 15% on a year ago.

Accounting for a 1% share, harbour/port project starts fell 54% to total £87 million. Airport projects accounted for less than 1%, totalling £15 million, having decreased 92% on a year ago. Water industry projects were 91% lower than last year, totalling £13 million, an insignificant share of civil engineering starts. Waste projects starting on site totalled just £3 million, a 94% decrease on a year ago.

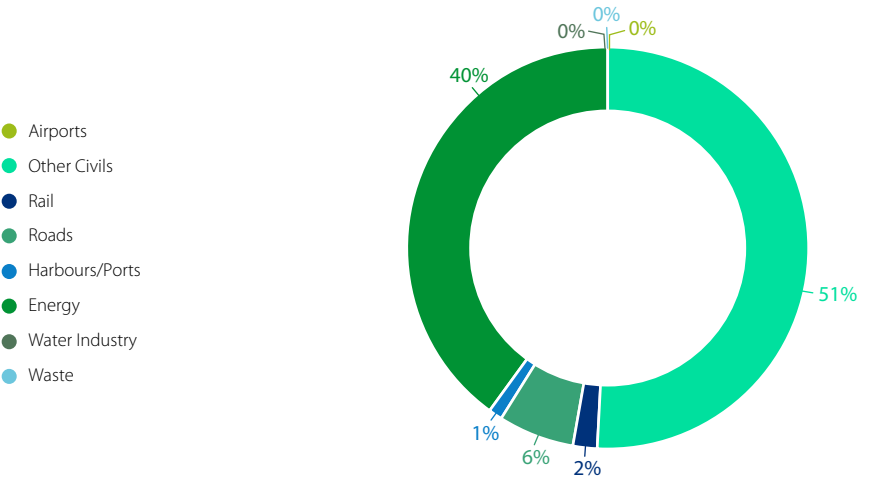
Civil Engineering: League Tables (December 2023 to November 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	14	480	Network Rail	41	6,256
Morgan Sindall	17	276	Department for Transport	52	1,835
Galliford Try	17	235	National Grid	6	1,626
Laing O'Rourke	1	186	SSE	13	1,466
Willmott Dixon	8	51	SSEN Transmission	9	905
IHP Integrated Health	1	48	Essex County Council	5	547
Neilcott	6	36	Kent County Council	7	504
Downing	16	819	Hemiko	1	500
Skanska	1	600	GE Hitachi Nuclear Energy	1	500
Hemiko	1	500	North Lanarkshire Council	3	454

Types of Civil Engineering Projects Started Three Months to November 2024

Source: Glenigan



PROJECT SPOTLIGHT £200m

IMMINGHAM EASTERN RO-RO TERMINAL

Detailed plans have been approved for the £200 million Immingham Eastern Ro-Ro Terminal development. Dragados has been appointed as civil contractor on the project, with works expected to complete in Q4 2026.

PROJECT ID: 22125535



CIVIL ENGINEERING – REGIONAL

Yorkshire & the Humber accounted for 38% of starts during the period, the highest of any area. The value of projects starting in the region jumped almost 17 times compared with the previous year to total £4,383 million. Accounting for 37% of starts, the East of England increased 15 times to total £4,213 million. This growth was mainly driven by the £4,000 million East Anglia TWO Offshore Windfarm in Suffolk (Project ID: 17283237).

Scotland accounted for 10% of the sector, with project starts increasing by 331% year-on-year to reach £1,136 million. The North West also saw significant growth, contributing 3% of the sector as the value of project starts in the region nearly quintupled to £304 million. In contrast, the South East, accounting for a 6% share, experienced an 11% decline compared with the previous year, totalling £625 million.

Yorkshire & the Humber, at £1,393 million, was the most active region for civil engineering planning approvals, accounting for 32% of the sector. The value decreased 66% compared with the previous year. Further decline was prevented by the £1,075 million Alholme Energy Hub in Doncaster (Project ID: 23176279). The East of England fell 88% compared with the previous year to total £719 million, accounting for a 16% share of the sector.

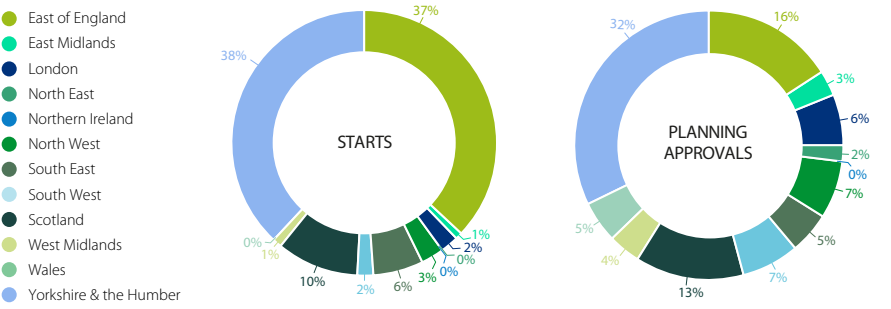
The North West accounted for 7% of consents, declining by 59% year-on-year to total £322 million. The South West also represented 7%, with approvals falling by 37% compared with 2023 levels to £332 million. London, accounting for a 6% share, saw a 12% year-on-year decrease, totalling £269 million. Scotland was the only region to experience growth, with approvals increasing by 80% year-on-year to £587 million, accounting for a 13% share of the civil engineering sector.

13%

increase in the value of civil engineering detailed main contract awards against the previous year

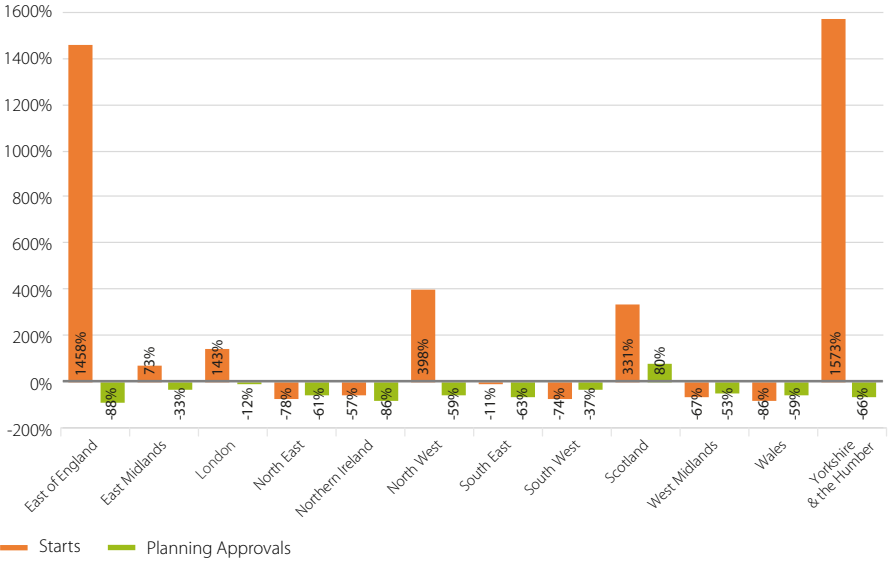
Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



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