



Glenigan

A Hubexo Product

Construction Review

SPECIAL EDITION: 2025 REVIEW AND 2026 SNAPSHOT

January 2026

- ✓ 8% decline in detailed planning approvals year-on-year
- ✓ 11% decline in main contract awards year-on-year
- ✓ 20% decline in project starts year-on-year



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Civil Engineering

Expert insights

to drive your construction strategy forward

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Led by Allan Wilen, a construction industry expert with over 30 years of market analysis experience, our team provides extensive expertise on the UK construction and built environment markets. Allan, previously Economics Director at the Construction Products Association for 20 years, offers valuable insights and in-depth analysis. He is supported by seasoned economists Yuliana Ivanykovych and Drilon Baca, who enable businesses to make informed strategic decisions through rigorous research and analysis.

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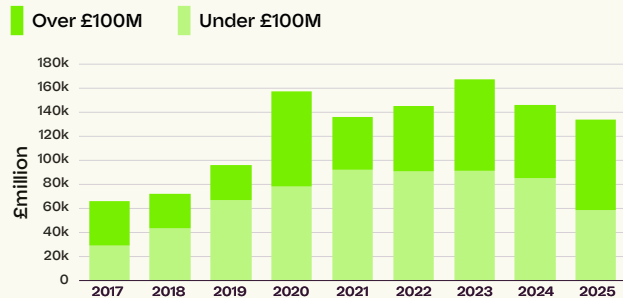
Drilon provides analysis and insights for Glenigan's monthly industry reports. He collaborates with clients to deliver tailored data and expertise, helping to inform their strategic decisions.

Executive Summary

- ▼ **8% decline** in detailed planning approvals year-on-year
- ▼ **11% decline** in main contract awards year-on-year
- ▼ **20% decline in project starts** year-on-year

Across the UK construction market, 2025 recorded a decline in activity, with project starts, planning approvals and main contract awards all falling compared with 2024 levels. The downturn reflects persistently high interest rates for much of the year, weak investor confidence and ongoing cost pressures, which continued to suppress both private and public sector decision-making. Although certain pockets of resilience remained, overall volumes were insufficient to offset declines elsewhere.

Detailed Planning Approvals

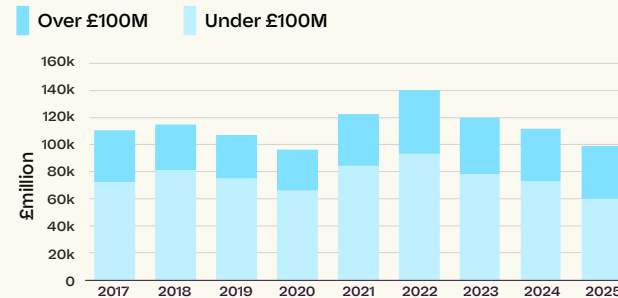


Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	58,911	75,128	134,039
YoY	-31%	24%	-8%

Source: Glenigan. Annual Total

Main Contract Awards

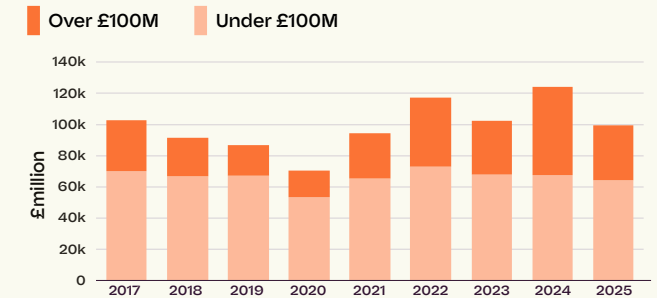


Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	60,037	39,077	99,113
YoY	-18%	1%	-11%

Source: Glenigan. Annual Total

Starts



Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	64,174	35,399	99,573
YoY	-5%	-38%	-20%

Source: Glenigan. Annual Total

See 2026 opportunities before your competitors

Glenigan gives senior leaders and sales teams exclusive early visibility of UK construction projects, including planning applications up to three weeks before local authorities via our exclusive Planning Portal partnership. Turn foresight into competitive advantage, strengthen pipelines, and act decisively: request a demo today.

With Glenigan, you will:

- Spot high-value opportunities early
- Access planning applications three weeks ahead
- Prioritise projects in 2026 growth sectors
- Strengthen pipelines with informed decisions



**Get early insight. Move faster.
See the projects that put you
ahead of competitors.**

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Economic Performance & Outlook

- ✓ Economic growth **lost momentum** during second half of 2025
- ↑ **Higher consumer spending** to support related construction sectors in 2026
- ↑ **Government investment** boost for construction

UK economic growth picked up to 1.5% during 2025. Growth was supported by higher consumer and government spending. Amidst continued geopolitical uncertainty, strengthening domestic demand is expected to remain the principal source of economic growth during the year ahead. While the consensus of independent forecasters is that the economy will grow by 1.1% this year, the Office for Budget Responsibility (OBR) projects similar growth to 2025 with a 1.4% rise.

2025 ECONOMIC TRENDS

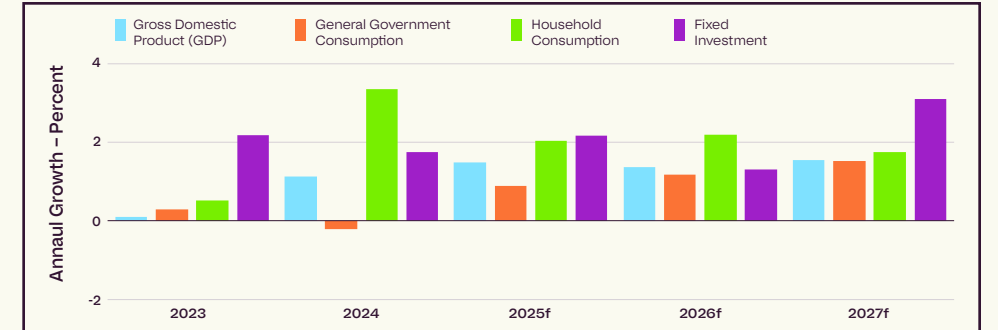
- **GDP Growth:** The UK economy grew by 1.5% in 2025, but lost momentum as the year progressed. The economy grew by only 0.1% in the three months to October compared to the preceding three months, as manufacturing and construction output declined. However, the CIPS Manufacturing Index rose to 50.6 in December, indicating a modest improvement in manufacturing output during the closing months.
- **Services:** Sector growth was more sustained during 2025. The CIPS Services Index recorded growth for much of the year and

stood at 51.4 in December, pointing to a marginal expansion in activity. Although positive, the index remains below the long run trend of 54.2.

2026 OUTLOOK

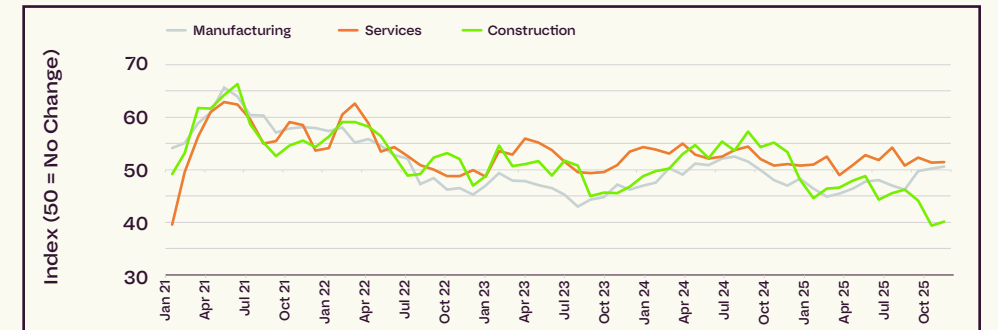
- **Household Spending:** Average earnings growth is forecast to outpace inflation this year, boosting households' spending power. In addition, lower interest rates are expected to provide an additional lift to consumer confidence. The OBR predicts a 1.2% rise in household consumption, up from 0.9% in 2025.
- **Consumer Sectors:** Growth in household consumption will help sectors like retail and hotel & leisure, while lower borrowing costs should help rekindle housing market activity and private housebuilding.
- **Fixed Investment:** Increased investment is also set to lift construction activity over the next 12 months. In particular, a sharp rise in government investment from April is expected to boost social housing, health, education and transport construction.

UK Economic Growth



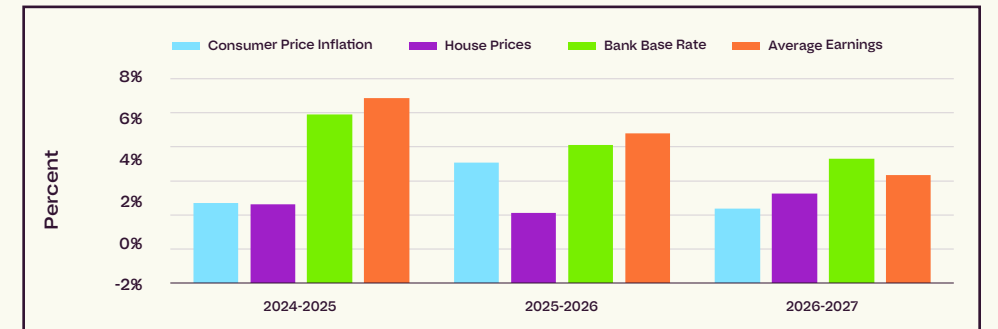
Source: OBR

CIPS Activity Surveys



Source: IHS Markit/CIPS

Average Earnings, Prices & Interest Rates



Source: OBR

Top 50 Contractors

Last 12
month
totals:

978 projects
£34,035m

Last
month
totals:

96 projects
£2,270m

January 2025 to December 2025

Contractors	#	£m	★
1 STRABAG	7	2636	0
2 Mace	13	2436	1
3 Kier	84	2180	-1
4 Morgan Sindall	201	2083	0
5 Bowmer & Kirkland	32	1586	3
6 Bovis	11	1376	6
7 Laing O'Rourke	10	1323	2
8 Graham Construction	30	1147	2
9 Sir Robert McAlpine	5	1026	-3
10 M Group Services	12	938	4
11 Willmott Dixon	55	914	2
12 Wates	47	884	-1
13 Winvic	21	837	7
14 Galliford Try	123	820	4
15 Bouygues	24	776	1
16 Mears Group	3	765	1
17 Royal BAM	38	734	-12
18 McLaren	11	708	1
19 John Sisk & Son	9	650	5
20 McAleer & Rushe UK	12	629	1
21 Wernick Group	5	629	NEW
22 Jones Bros	3	548	1
23 JRL Group	2	420	4
24 Hill Group	17	416	2
25 G W Highways	1	400	3

★ Change in ranking since the previous period

December 2025

Contractors	#	£m	★
1 Bovis	2	327	NEW
2 Keltbray Group	1	250	NEW
3 MD Building Services	1	113	NEW
4 AtkinsRealis	1	96	NEW
5 Royal BAM	5	90	NEW
6 Galliford Try	7	90	3
7 Robertson	3	82	NEW
8 Kier	16	81	NEW
9 Graham Construction	3	73	2
10 Bennett Construction	1	69	NEW
11 GMI Construction	3	67	19
12 Bowmer & Kirkland	1	58	-6
13 IB Vogt GmbH	2	53	NEW
14 Wates	2	51	NEW
15 MCS Group	1	45	NEW
16 Asset Plus Energy Perf.	1	42	NEW
17 IHP Integrated Health	1	41	NEW
18 Benniman Limited	1	40	NEW
19 The Barnfield Group	1	39	NEW
20 Glencar Construction	3	38	NEW
21 Booker & Best	2	35	NEW
22 Caddick Group	1	35	-1
23 AKN build	1	33	NEW
24 Classic Builders (SW)	2	32	NEW
25 Wilten Construction	1	32	3

Contractors	#	£m	★
26 Kori Construction	1	30	NEW
27 Oliver Hind Group	2	26	NEW
28 8Build	3	23	NEW
29 Hill Group	2	22	NEW
30 ADNC	1	22	NEW
31 S&C Slatter	1	19	NEW
32 AC1 Construction	1	18	NEW
33 Esh Group	1	18	-16
34 Felix O'Hare & Co	1	15	NEW
35 J R S Mechanical Services	1	13	NEW
36 Owen and Palmer	1	13	NEW
37 Now Construction	1	12	NEW
38 Lawtech Group	1	12	NEW
39 J W Muir Group	1	11	NEW
40 Building Services NOW	3	11	NEW
41 CF Construction	1	10	NEW
42 Barnes Construction	1	10	NEW
43 Savvy Group	1	10	NEW
44 George Leslie	2	10	NEW
45 Kingfisher UPVC Windows	1	10	NEW
46 Fox Construction Solutions	1	10	NEW
47 Seddon Group	2	9	NEW
48 Willmott Dixon	1	9	-43
49 Mascott Construction	1	8	NEW
50 Combined Facilities Mngmt	1	8	NEW



Expert Insights

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& Outlook

Top 50 Contractors

Top 50 Clients

Sector Analysis

Housing

Industrial

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Retail

Hotel & Leisure

Health

Education

Community & Amenity

Civil Engineering

Top 50 Clients

January 2025 to December 2025

Clients	#	£m	★
1 United Utilities Group	5	2930	1
2 Ministry of Justice	36	1384	1
3 Tata Steel Group	4	1263	2
4 Department of Health	136	1200	0
5 Oxfordshire County Council	8	1004	1
6 Dep. for Environ., Food &	10	947	1
7 Ministry of Defence	43	835	1
8 Department for Education	63	785	1
9 Mitsui Fudosan	1	700	1
10 Scottish Prison Service	3	685	1
11 British Land	5	653	1
12 Community Wind Power	1	500	2
13 Milton Keynes B. C.	3	494	2
14 Kent County Council	8	468	2
15 Kemble Water	7	441	3
16 Department for Transport	27	377	-15
17 National Grid	8	376	2
18 Dover District Council	2	360	2
19 Mitsubishi Estate London	2	350	2
20 MVV Environ. Devonport	1	300	2
21 Highview Power	1	300	NEW
22 Herts County Council	6	263	3
23 Greater London Authority	9	259	3
24 Transport Scotland	1	257	3
25 Lidl UK	35	255	-2

Clients	#	£m	★
26 Tribus Clean Energy	1	250	NEW
27 Telehouse International	1	250	NEW
28 Sanctuary Housing	3	229	1
29 Midlothian Council	5	220	19
30 Clarion Housing Group	5	219	0
31 Elements Green	1	216	0
32 Tritax Group	3	213	-15
33 Cons. & Procurement Deliv.	5	205	0
34 Natural History Museum	2	204	-2
35 JTRE London	1	200	1
36 Southwark Charities	1	200	-2
37 Immersa	1	200	0
38 London Bor. of Havering	3	196	-10
39 Urenco UK	1	196	-1
40 Associated British Ports	2	185	2
41 Cole Waterhouse	1	185	-2
42 Prologis UK	8	185	NEW
43 University of London	11	185	NEW
44 Obayashi	1	165	0
45 Sellar Property Group	1	165	0
46 Enso Energy	3	164	0
47 The Crown Estate	4	160	NEW
48 Aldi	45	160	-1
49 Dep. for Infrastructure	5	159	1
50 Gov. Property Agency	3	156	-26

December 2025

Clients	#	£m	★
1 Ministry of Defence	1	177	13
2 Great Portland Estates	1	150	NEW
3 Department for Education	4	132	0
4 Pacific Green Marine	1	125	NEW
5 Sheaf Energy	1	125	NEW
6 Lewes District & Eastb. B. C.	1	113	NEW
7 Herefordshire Council	1	96	NEW
8 Audley Group	1	69	NEW
9 Aura Power Storage	2	53	NEW
10 Pavilion Trustees & Pav. Prop.	1	45	NEW
11 Midlothian Council	1	45	NEW
12 J G Pears (Newark)	1	43	NEW
13 Southern Water Services	13	42	NEW
14 Lacuna Holdings	1	40	NEW
15 Watkin Jones	1	40	NEW
16 Prologis UK	1	40	NEW
17 Aberdeenshire Council	3	36	NEW
18 South Ayrshire Council	2	36	NEW
19 Hub North Scotland	1	36	NEW
20 DHL	2	35	NEW
21 Chiltern Railway Co	1	32	NEW
22 Harrison Varma	1	30	NEW
23 Department of Health	6	30	-18
24 DIO SEFM	1	24	NEW
25 Bowman Riley Architects	1	22	NEW

Clients	#	£m	★
26 Moody's Investor Service	1	21	NEW
27 Insignis Academy Trust	1	19	NEW
28 Leeds City Council	3	18	NEW
29 Capital & Centric	1	18	NEW
30 Joseph Rowntree Housing	1	18	NEW
31 Kemble Water	1	17	NEW
32 Carney Sweeney	1	16	NEW
33 Asda Group	1	16	NEW
34 Evans Property	1	16	NEW
35 Dakota Hotels	1	16	NEW
36 Watchmoor Park	1	16	NEW
37 Anglesea Capital	1	16	NEW
38 Freshwater	1	15	NEW
39 Peel Holdings Group	1	15	NEW
40 Liverpool City Council	1	15	NEW
41 Blackstone Group Int.	1	14	NEW
42 Hines	1	13	NEW
43 Chancerygate	1	13	NEW
44 The Marshgate Group	1	12	NEW
45 Valor Real Estate	1	12	NEW
46 Metropolitan Housing	1	12	NEW
47 BMOR	1	11	NEW
48 Clarendon Nottingham	1	11	NEW
49 Mr. Paul Wong	1	11	NEW
50 Cambridge Investment	2	11	NEW

★ Change in ranking since the previous period

Housing

Overview

- ✓ **3% decrease** in project starts year-on-year
- ✓ **19% decrease** in main contract awards from 2024
- ✓ **38% decrease** in detailed planning approvals compared to 2024

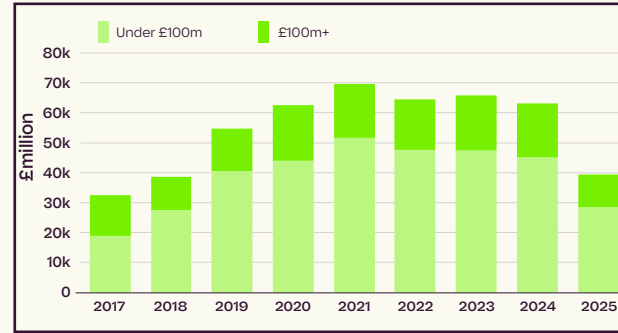
Although the housing sector looked promising at the beginning of the year, unfortunately the recovery was short-lived, with the sector experiencing a decline against 2024. Housing took a hit after the increase in tax duty in April and continued to decline afterwards as high inflation delayed the lowering of interest rates.

While there was a moderate increase in major projects (£100 million or more), it didn't offset the overall decline of the sector. The pipeline also weakened, with contract awards and planning approvals both down year-on-year.

2026 Outlook

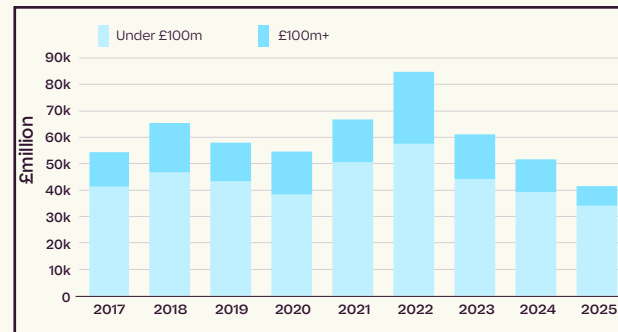
- **6% forecasted growth** for private and social housing starts in 2026
- **Interest rate cuts** are expected to buoy market activity
- The Social and Affordable Homes Programme aims to **increase supply of affordable housing starting from 2026**

Detailed Planning Approvals



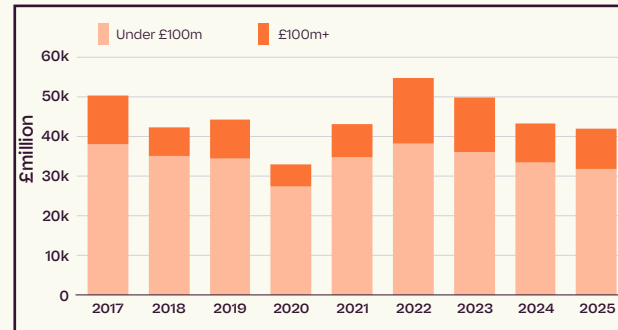
Source: Glenigan

Main Contract Awards



Source: Glenigan

Housing Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	28,548	10,758	39,306
YoY	-37%	-40%	-38%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	34,006	7,529	41,535
YoY	-13%	-39%	-19%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	31,769	10,252	42,020
YoY	-5%	4%	-3%

Housing

Types of projects started

Sub-sector performance was weak, with only three categories up on 2024.

- Private housing accounted for the largest share (48%), having decreased 6% year-on-year to total £20,052 million
- Totalling £5,594 million, social sector housing starting on site fell 14% on a year ago
- Private apartments grew 15% against the previous year, totalling £9,761 million

Types of Housing Projects Started

January 2025 to December 2025

	£ million	%	YoY
Private Apartments	9,761	23%	15%
Elderly Persons Homes	13	0%	-90%
Private Housing	20,052	48%	-6%
Private Sheltered Housing	926	2%	32%
Social Sector Sheltered Housing	345	1%	-7%
Social Sector Apartments	2,056	5%	-43%
Social Sector Housing	5,594	13%	-14%
Homes, Hostels Etc.	40	0%	-79%
Student Accommodation	3,233	8%	61%
Total	42,020	100%	-3%

Project Spotlight

Fallowfield Campus Redevelopment

Detailed plans have been approved on the £400 million Fallowfield Campus Redevelopment. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q1 2027.

PROJECT ID: 23180716

IMAGE SOURCE: GRAHAM

£400m



Housing League Tables

January 2025 to December 2025

Contractors	Projects	£m
Bloor Homes	67	2,307
Barratt Redrow	70	2,176
Persimmon	65	1,433
Taylor Wimpey	39	1,175
Bellway	44	992
Hill Group	27	912
Mears Group	3	765
Vistry	24	671
Bouygues UK	15	598
Keepmoat	17	540

Clients	Projects	£m
Barratt Redrow	81	2,206
Bloor Homes	66	2,176
Taylor Wimpey	53	1,679
Persimmon Group	77	1,528
Bellway	49	1,166
Vistry	49	932
Milton Keynes	3	716
Apollo Management	30	497
The Berkeley Group	9	477
Dover District Council	1	350

Housing

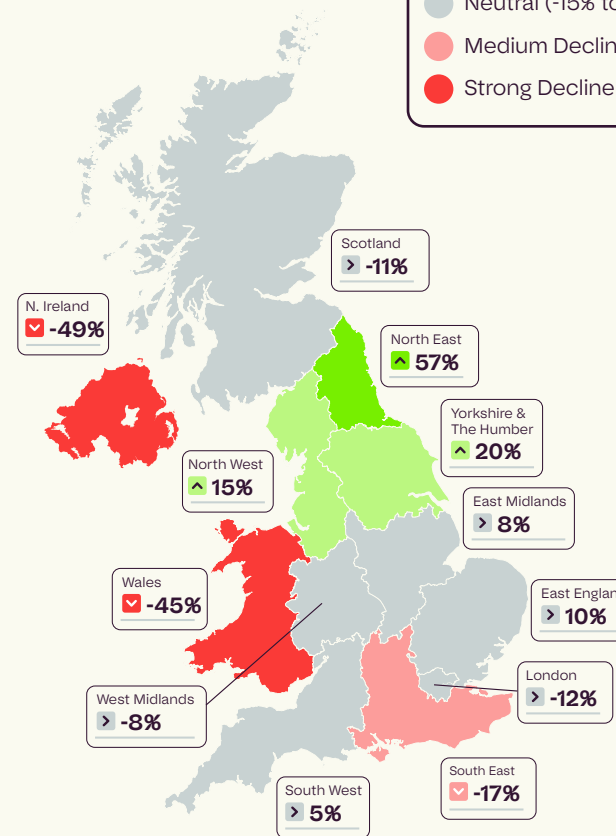
Regional

- Project starts had a mixed regional performance, with half of the regions down compared to 2024
- Regional performance was weak for detailed planning approvals, with all regions down year-on-year
- The North East experienced strong growth in project starts

London led residential project starts, despite a 12% decrease to total £6,957 million. The South East also fell 17% to total £5,517 million. In contrast, the North West grew 15% to total £5,288 million. The East of England increased 10% compared to 2024 to total £4,036 million.

London was also the most active region for detailed planning approvals, accounting for a 20% share, despite having fallen 45% year-on-year. The South East also decreased 14% compared to 2024 to total £7,204 million, an 18% share of the sector. Accounting for an 11% share at £4,138 million, the South West slipped back 21% on a year ago.

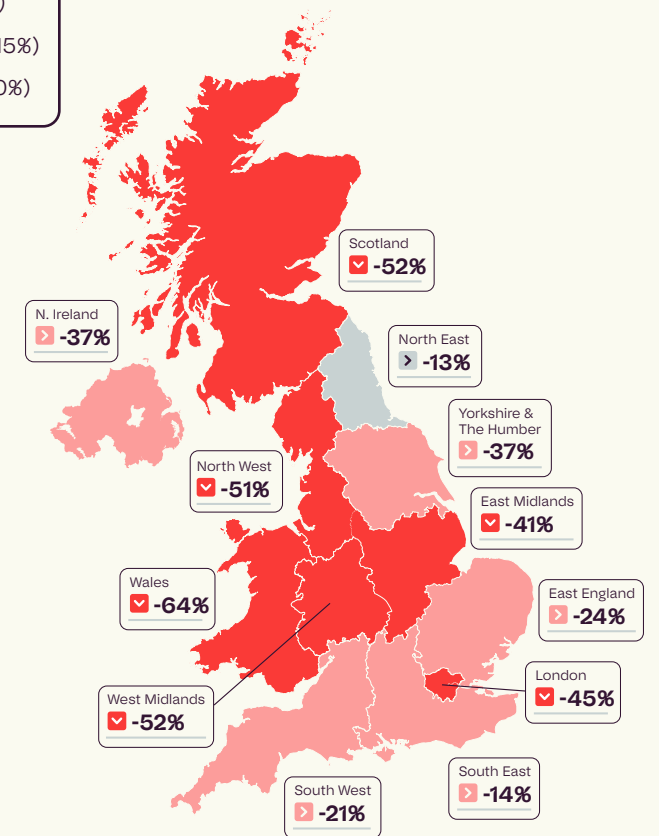
Changes in Housing Starts on a Year Earlier



Growth or Decline

- Strong Growth (> 40%)
- Medium Growth (> 15%)
- Neutral (-15% to 15%)
- Medium Decline (< 15%)
- Strong Decline (< 40%)

Changes in Housing Planning Approvals on a Year Earlier



Industrial

Overview

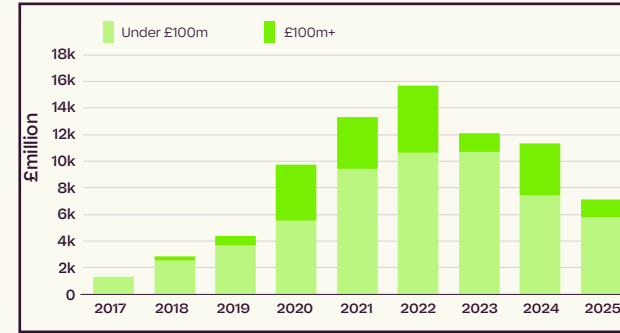
- ▲ **31% increase** in project starts year-on-year
- ▼ **2% decrease** in main contract awards from 2024
- ▼ **37% decrease** in detailed planning approvals compared to 2024

Although the sector faced geopolitical instability due to US tariffs, industrial starts experienced a strong performance in 2025. Project starts grew 31% against 2024, with both major (£100 million or more) and underlying (under £100 million) starts up year-on-year. However, the pipeline weakened, with main contract awards down 2% and detailed planning approvals 37% lower than the previous year.

2026 Outlook

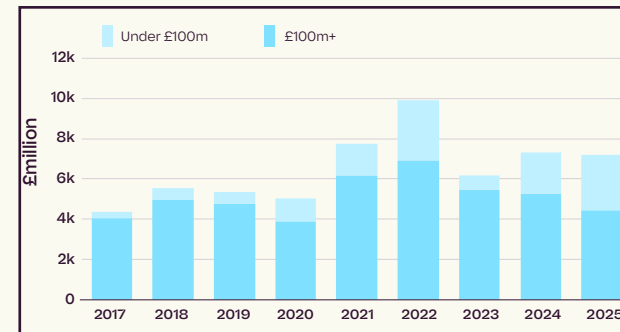
- **12% forecasted** growth for project starts in 2026
- **Higher consumer spending** will boost demand for logistics and light industrial space
- **£1,400 million** Cable Factory Hunterston development set to start this year

Detailed Planning Approvals



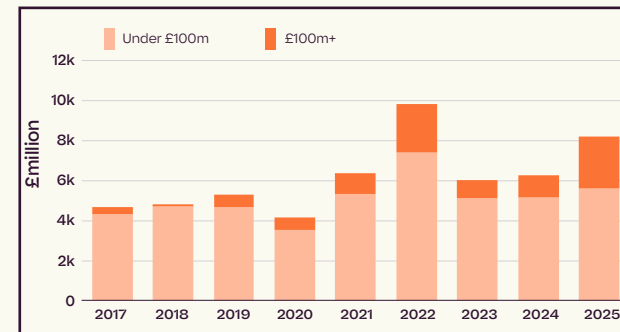
Source: Glenigan

Main Contract Awards



Source: Glenigan

Industrial Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	5,756	1,378	7,134
YoY	-23%	-65%	-37%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	4,434	2,762	7,197
YoY	-16%	33%	-2%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	5,609	2,612	8,221
YoY	9%	133%	31%

Industrial

Types of projects started

In line with the overall strong performance of the sector, project starts grew in two out of three categories.

- Manufacturing accounted for 59% of industrial project starts, 31% up compared to 2024 to total £4,812 million
- Warehousing & logistics grew 47% year-on-year, totalling £3,047 million, a 37% share of the sector
- Totalling £362 million, other industrial projects accounted for 4%, a 33% decrease

Types of Industrial Projects Started

January 2025 to December 2025

	£ million	%	YoY
Manufacturing	4,812	59%	31%
Other Industrial	362	4%	-33%
Warehousing & Logistics	3,047	37%	47%
Total	8,221	100%	31%

Project Spotlight

Logic 54 Wolverhampton

Detailed plans have been approved for the £138.5 million Logic 54 Wolverhampton development. A main contractor is yet to be appointed on the scheme with works due to be complete in Q1 2029.

PROJECT ID: 19338665

IMAGE SOURCE: BHP DESIGN LLP

£138.5m



Industrial League Tables

January 2025 to December 2025

Contractors	Projects	£m
Newarthill	2	645
Wernick (Holdings)	1	625
Winvic	14	553
Enka	1	350
TSL Projects	5	322
Caddick	12	319
Marshall	5	225
Glencar	13	201
Benniman	9	180
MCS	3	151

Clients	Projects	£m
Tata Steel	1	1,250
Tritax	3	213
Lidl UK	2	154
Prologis UK	5	149
Marshall	4	127
Waldens Wiltshire	1	100
Howden Joinery	1	100
Panattoni UK	5	93
GLP	1	92
Indurent	7	92

Industrial

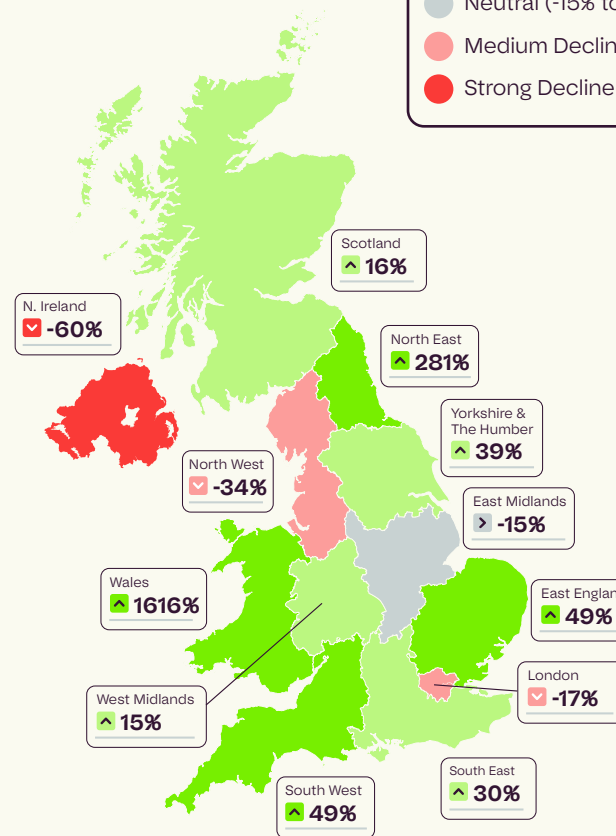
Regional

- Regional performance in project starts was strong, with most regions up year-on-year
- Detailed planning approvals fell in most regions
- Yorkshire & the Humber grew in both project starts and approvals

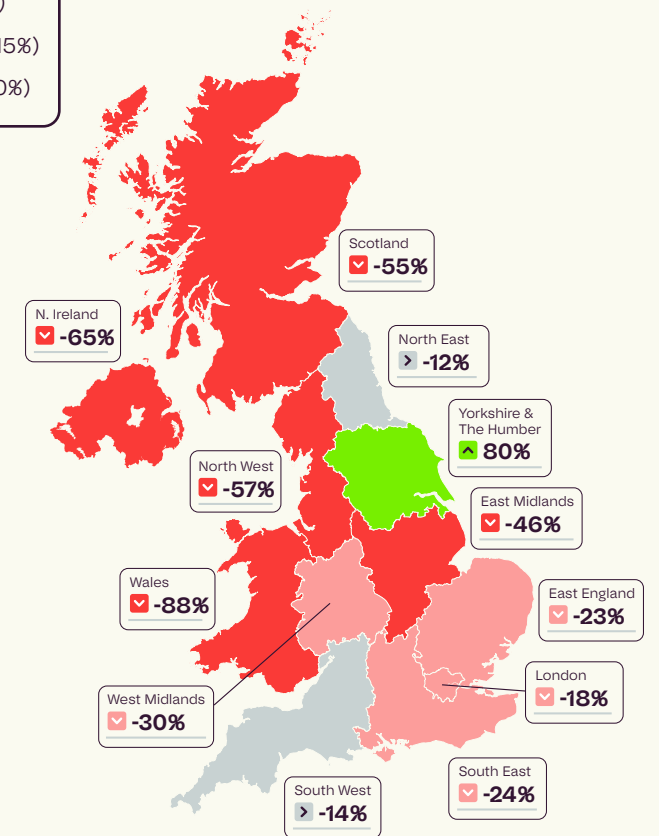
Wales accounted for 17% of project starts, totalling £1,373 million. The region grew more than 17 times on a year ago. Accounting for 14%, starts in the South East also grew 30%, totalling £1,142 million. At £788 million, Yorkshire & the Humber grew 39% against 2024. The East Midlands, on the other hand, fell 15% on a year ago to total £1,144 million.

Yorkshire & the Humber led detailed planning approvals, thanks to an 80% increase compared to 2024, totalling £1,101 million. In contrast, the South East decreased 24%, totalling £986 million. Consents fell 57% in the North West, bringing the total down to £986 million.

Changes in Industrial Starts
on a Year Earlier



Changes in Industrial Planning Approvals
on a Year Earlier



Offices

Overview

- ▲ **32% increase** in project starts year-on-year
- ▼ **5% decrease** in main contract awards from 2024
- ▼ **5% decrease** in detailed planning approvals compared to 2024

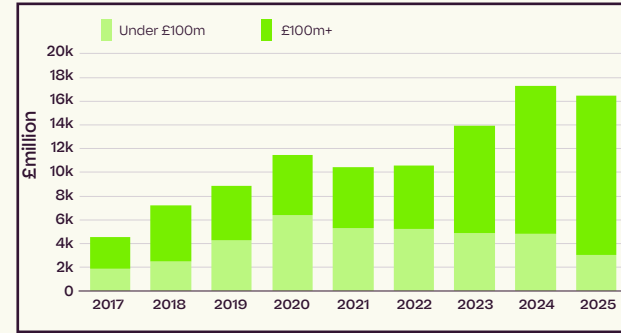
Office starts experienced a strong year in 2025, having grown 32% against the previous year to total £9,055 million. Major project starts (£100 million or more) grew 34%, and underlying project starts (under £100 million) grew 30%. This growth was driven by an increase in new build and refurbishment projects. AI growth has also increased demand for data centres.

The pipeline, on the other hand, has weakened. Main contract awards and detailed planning approvals both fell 5% against 2024.

2026 Outlook

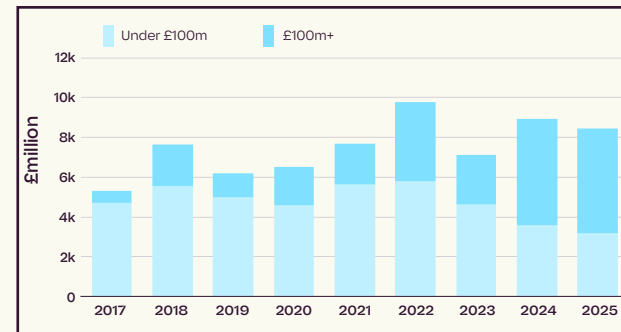
- **13% forecasted growth** for project starts in 2026
- Advances in AI will likely continue boosting **demand for data centres**
- The Tech Prosperity Deal promises a **£30 billion investment** to create an AI “growth zone” in the North East

Detailed Planning Approvals



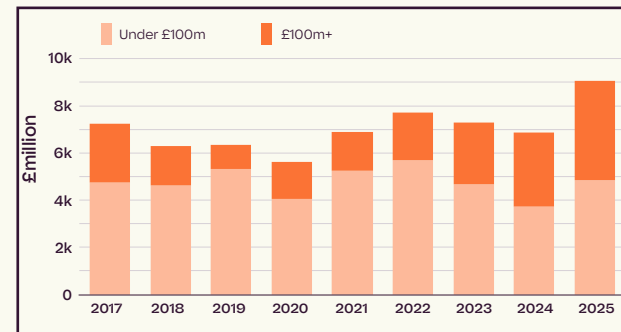
Source: Glenigan

Main Contract Awards



Source: Glenigan

Office Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	3,035	13,441	16,476
YoY	-37%	8%	-5%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	3,160	5,296	8,456
YoY	-11%	-1%	-5%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	4,854	4,201	9,055
YoY	30%	34%	32%

Offices

Types of projects started

In line with the overall growth in the sector, all value bands experienced growth in project starts.

- Project starts in the over £100 million value band totalled £4,201 million, having grown 34% on a year ago
- The £20 million to £50 million value band grew 30% year-on-year, totalling £1,510 million
- The £50 million to £100 million value band increased 30% year-on-year, totalling £1,249 million

Types of Office Projects Started

January 2025 to December 2025

	£ million	%	YoY
Up to £5 million	782	9%	30%
£5 million up to £10 million	530	6%	30%
£10 million up to £20 million	784	9%	30%
£20 million up to £50 million	1,510	17%	30%
£50 million up to £100 million	1,249	14%	30%
Over £100 million	4,201	46%	34%
Total	9,055	100%	32%

Project Spotlight

Frasers Campus

Detailed plans have been approved for the £1.08 billion Frasers Campus development. Work is due to be completed in Q1 2028, with a main contractor yet to be appointed on the scheme.

PROJECT ID: 22329855

IMAGE SOURCE: FRASERS GROUP

£1.08b



Office League Tables

January 2025 to December 2025

Contractors	Projects	£m
Mace	9	2,136
Morgan Sindall	112	926
Bovis	3	540
JRL	3	495
McLaren	4	346
Multiplex	1	300
Kier	6	264
Flynn Mngmt & Cont.	6	264
Structure Tone	3	247
Bowmer & Kirkland	3	225

Clients	Projects	£m
Mitsui Fudosan UK	1	700
British Land	3	642
Mitsubishi Estate	2	350
Endurance Land	1	300
Telehouse Int.	1	250
Southwark Charities	1	200
JTRE London	1	200
Obayashi	1	165
Sellar Property	1	165
The Crown Estate	5	162

Offices

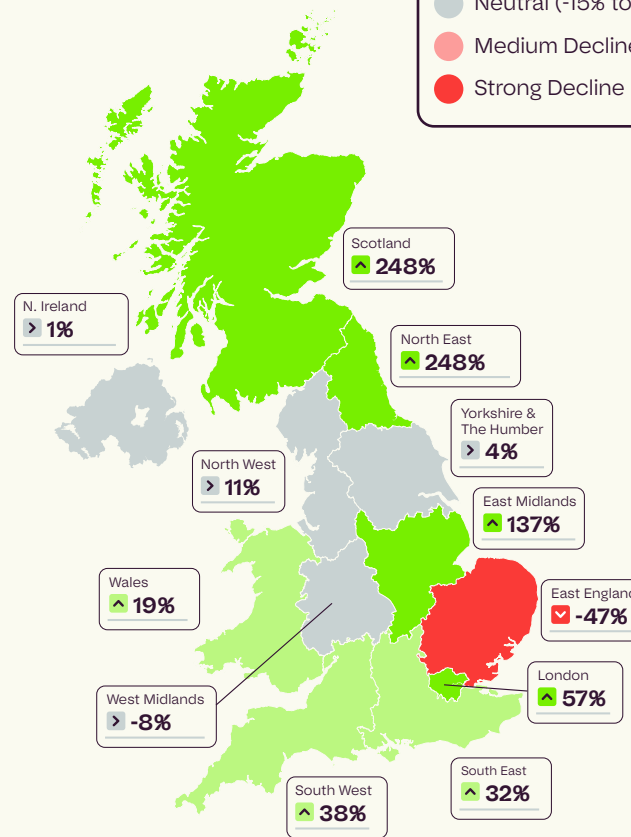
Regional

- Strong performance in project starts, with only two regions down against last year
- Most regions saw a decline in detailed planning approvals
- The East Midlands experienced strong growth in both project starts and planning approvals

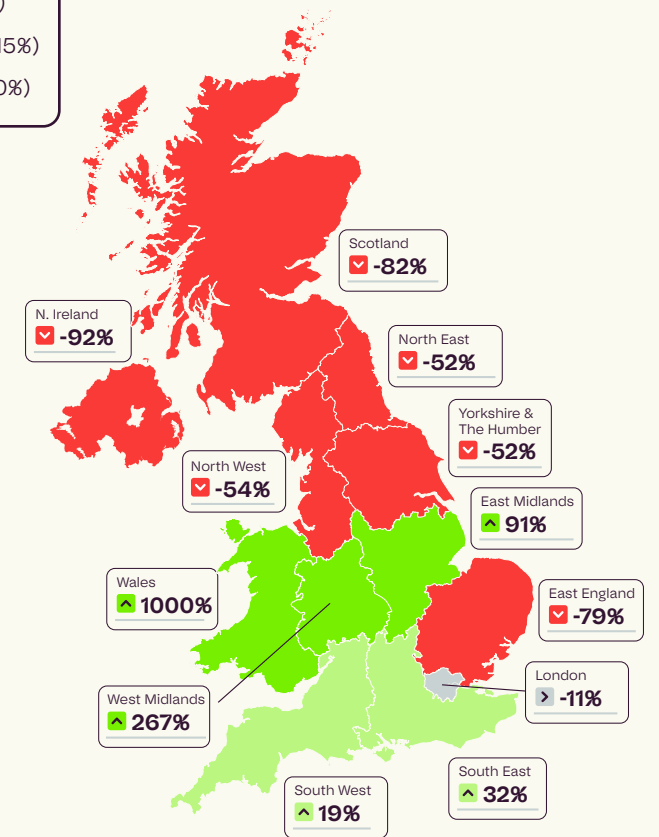
London had by far the highest share (63%) of project starts during the year, thanks to a 57% increase to total £5,690 million. Totalling £847 million, starts in the South East grew 32% on 2024. Starts in the North West were 11% up against the previous year to total £522 million. In contrast, the East of England experienced a 47% decline, totalling £627 million.

Wales led detailed planning approvals in the office sector, having jumped more than 10 times year-on-year to total £5,078 million. Activity in the region was driven by the £5,000 million CWL41 data centre development in Bridgend. At £1,594 million the South East increased 32% against 2024 figures. London, on the other hand, fell 11% against 2024 to total £5,259 million, despite the £2,500 million LON6, LON7 & LON8 data centre development.

Changes in Office Starts on a Year Earlier



Changes in Office Planning Approvals on a Year Earlier



Retail

Overview

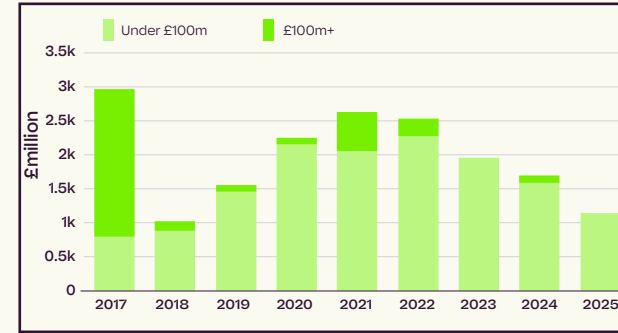
- ✓ **31% decrease** in project starts year-on-year
- ✓ **54% decrease** in main contract awards from 2024
- ✓ **33% decrease** in detailed planning approvals compared to 2024

The Retail sector experienced a weak performance in 2025, with declines across the board in project starts, main contract awards, and detailed planning approvals. Although projects starting on site saw mild but stable growth in the first half of the year, the trend reversed in the second half due to cost pressures resulting from increased National Insurance contributions and minimum wage, as well as high inflation and interest rates.

2026 Outlook

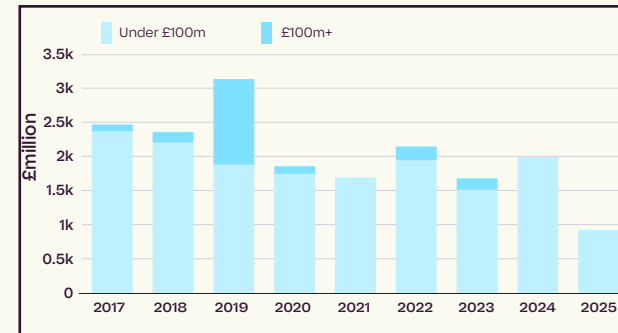
- **0% forecasted** for project starts in 2026
- **Surplus of vacant premises** will cause the sector to remain stagnant
- **£100 million Phase 2 of Grantham Designer Outlet Village – Phase 2** set to start in 2026

Detailed Planning Approvals



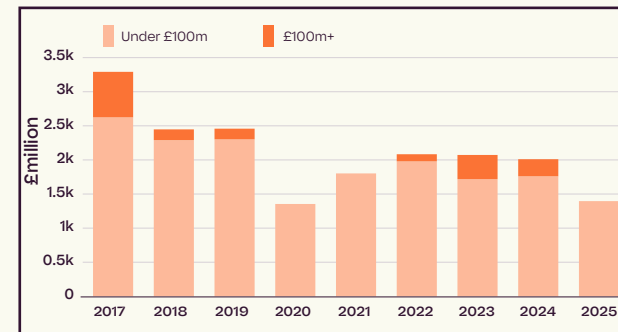
Source: Glenigan

Main Contract Awards



Source: Glenigan

Retail Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	1,142	-	1,142
YoY	-28%	-100%	-33%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	924	0	924
YoY	-54%	-	-54%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	1,395	-	1,395
YoY	-21%	-100%	-31%

Retail

Types of projects started

Performance in the retail sector was very weak, with only one category growing. Compared to 2024.

- Supermarkets accounted for the largest share (57%), having increased 10% year-on-year to total £797 million
- Totalling £484 million, shop projects starting on site decreased 54% against 2024
- Totalling £37 million, petrol filling stations were 18% lower year-on-year

Types of Retail Projects Started

January 2025 to December 2025

	£ million	%	YoY
Other Retail	38	3%	-66%
Petrol Filling Stations	37	3%	-18%
Retail Warehousing	11	1%	-65%
Shopping Centres	27	2%	-44%
Shops	484	35%	-54%
Supermarkets	797	57%	10%
Total	1395	100%	-31%

Project Spotlight

Buchanan Galleries Development

Detailed plans have been approved for the £50 million Buchanan Galleries Development in Glasgow. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 25371274

IMAGE SOURCE: THREESIXTY ARCHITECTURE

£50m



Retail League Tables

January 2025 to December 2025

Contractors	Projects	£m
Kier	1	41
McPhillips Wellington	1	37
Mildren Construction	3	32
VINCI Construction	1	20
Clark Contracts	3	17
Red Construction	1	17
Audas Project	2	16
DSP Construction	5	14
FDT Construction	4	14
Neilcott Construction	1	14

Clients	Projects	£m
Lidl UK	30	96
Aldi	43	72
T J Morris	10	42
Walsall Metropolitan	1	41
McPhillips Wellington	1	37
Tesco	50	35
Marks & Spencer Group	21	31
Watford Health	1	17
Marks and Spencer	1	14
J Sainsbury	13	13

Retail

Regional

- Project starts and detailed planning approvals were down in most regions
- The East of England, the South East, and Wales saw growth in project starts
- Detailed planning approvals grew in Northern Ireland, the South West, Wales, and Yorkshire & the Humber

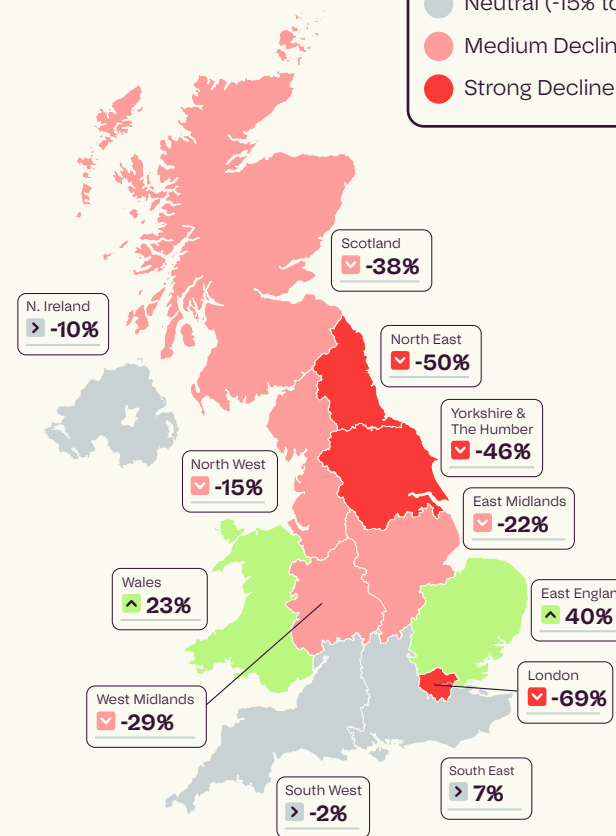
At £169 million, the East of England led retail project starts, thanks to a 40% growth compared to 2024. The South East also increased 7%, totalling £162 million. In contrast, starts in London fell 69% on 2024 to total £143 million. At £143 million, the South West decreased 2% against 2024.

Totalling £197 million, the South West had the highest share of detailed planning approvals, having climbed 1% on 2024. Yorkshire & the Humber also grew 4% year-on-year to total £109 million. At £158 million, consents in the North West remained unchanged from 2024. In contrast, Scotland fell 37% on 2024 to total £115 million. Totalling £112 million, the West Midlands also decreased 17% against the 2024 figures.

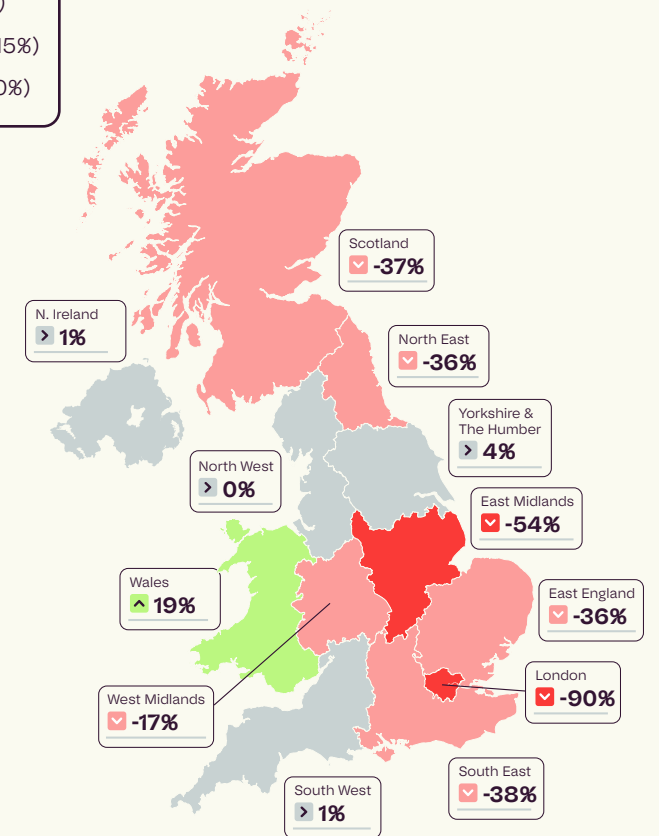
Changes in Retail Starts on a Year Earlier

Growth or Decline

- Strong Growth (> 40%)
- Medium Growth (> 15%)
- Neutral (-15% to 15%)
- Medium Decline (< 15%)
- Strong Decline (< 40%)



Changes in Retail Planning Approvals on a Year Earlier



Hotel & Leisure

Overview

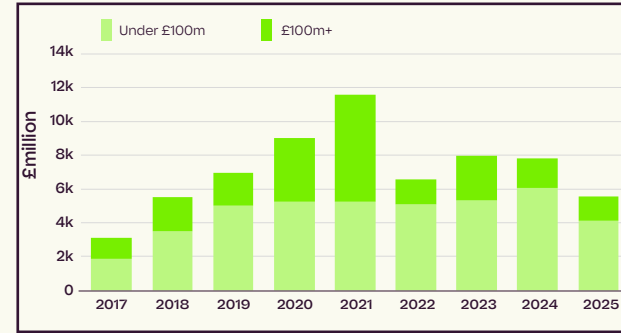
- ▲ **12% increase** in project starts year-on-year
- ▼ **19% decrease** in main contract awards from 2024
- ▼ **29% decrease** in detailed planning approvals compared to 2024

Project starts experienced growth year-on-year after a persistent period of decline. Projects starting on site grew 12% in 2025, driven by a sharp increase in major projects (£100 million or more). Underlying projects (under £100 million), on the other hand, decreased against 2024. The pipeline also weakened, with main contract awards and detailed planning approvals both down year-on-year.

2026 Outlook

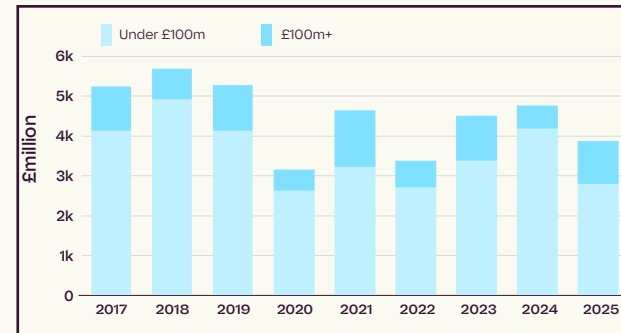
- **5% forecasted growth** for project starts in 2026
- **Increase in tourism** to boost sector activity
- **The £450 million** 380 Kensington High Street, London Hotel development is set to start in 2026

Detailed Planning Approvals



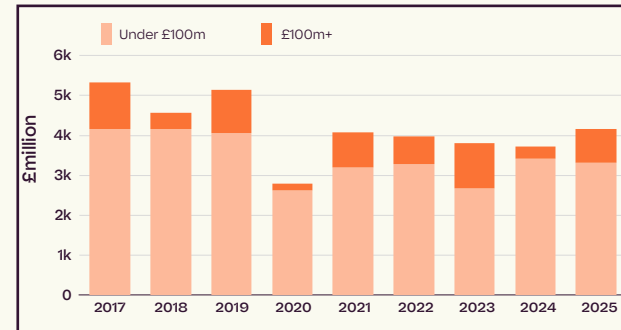
Source: Glenigan

Main Contract Awards



Source: Glenigan

Hotel & Leisure Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	4,104	1,459	5,563
YoY	-32%	-16%	-29%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	2,792	1,080	3,872
YoY	-33%	86%	-19%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	3,313	850	4,163
YoY	-3%	183%	12%

Hotel & Leisure

Types of projects started

Sub-sector performance was strong, with most categories experiencing growth.

- Indoor leisure facilities accounted for 30%, having jumped 109% on a year ago
- Totalling £790 million, sport facilities grew 59% year-on-year
- Hotels & guest houses fell 46% against the previous year, accounting for a 20% share

Types of Hotel & Leisure Projects Started

January 2025 to December 2025

	£ million	%	YoY
Cafés, Restaurants, Fast-food outlets	252	6%	8%
Cinemas & Theatres	360	9%	74%
Hotels, Guest Houses	837	20%	-46%
Indoor Leisure Facilities	1,257	30%	109%
Other Hotel & Leisure	669	16%	5%
Sport Facilities	790	19%	59%
Total	4,163	100%	12%

Project Spotlight

Center Parcs Scottish Borders

Plans have been approved for the £450 million Center Parcs Scottish Borders development. A main contractor is yet to be appointed on the scheme, with works due to complete in Q2 2029.

PROJECT ID: 24317194

IMAGE SOURCE: CENTER PARCS

£450m



Hotel & Leisure League Tables

January 2025 to December 2025

Contractors	Projects	£m
Newarthill	2	231
Morgan Sindall	5	148
McLaren	1	140
Gilbert Ash	1	120
Bovis	1	100
GMI Construction	4	84
Graham Construction	2	84
Legendre UK	1	82
Willmott Dixon	6	79
Speller Metcalfe	4	74

Clients	Projects	£m
Greater London	2	135
Crystal Palace	1	100
Peel	2	86
Fc100	1	82
Staycity	2	82
Whitbread	22	82
The Property Trust	1	60
Dep. for Education	1	43
Alliance Leisure	4	35
Calderdale BC.	2	35

Hotel & Leisure

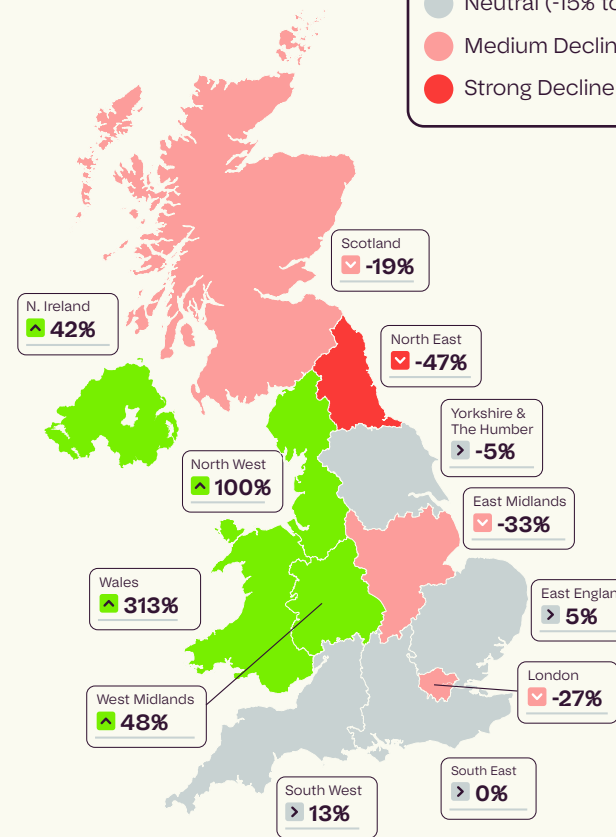
Regional

- Despite the overall growth in the sector, only half of the regions saw growth in project starts
- Regional performance in detailed planning approvals was weak
- The South West, the West Midlands, and Wales grew in both starts and approvals

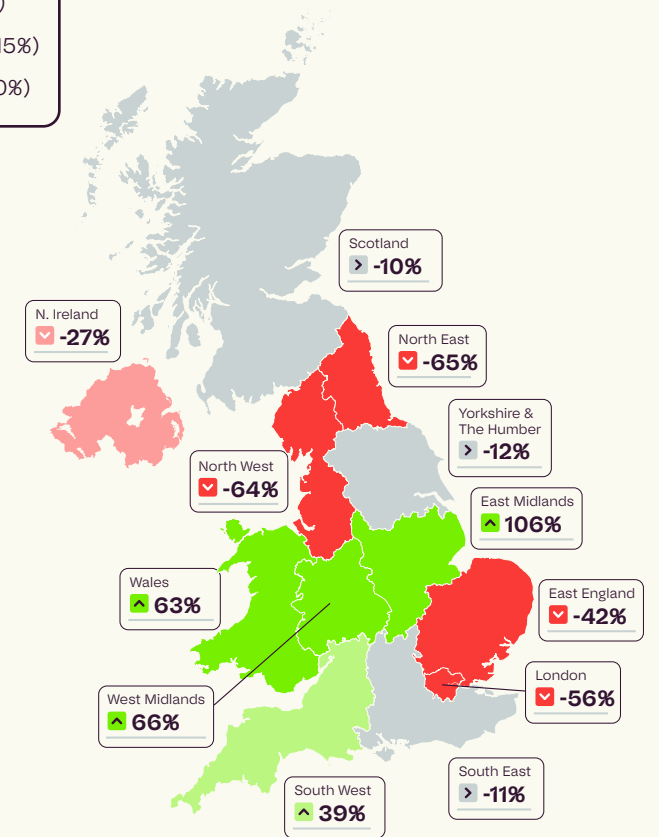
The North West was the leader in hotel & leisure project starts, having grown 100% year-on-year to total £880 million. Wales also jumped more than four times to total £428 million. In contrast, accounting for an 18% share at £748 million, London slipped back 27% against the previous year.

London accounted for £1,226 million and 22% of detailed planning approvals, despite a 56% decline from last year. Totalling £842 million, Scotland fell 10% against 2024. Totalling £697 million, the South East fell 11%. In contrast, the West Midlands jumped 66% to total £593 million.

Changes in Hotel & Leisure Starts
on a Year Earlier



Changes in Hotel & Leisure Planning Approvals
on a Year Earlier



Health

Overview

- ✓ **21% decline** in project starts year-on-year
- ✓ **9% decline** in main contract awards year-on-year
- ✓ **63% decrease** in detailed planning approvals year-on-year

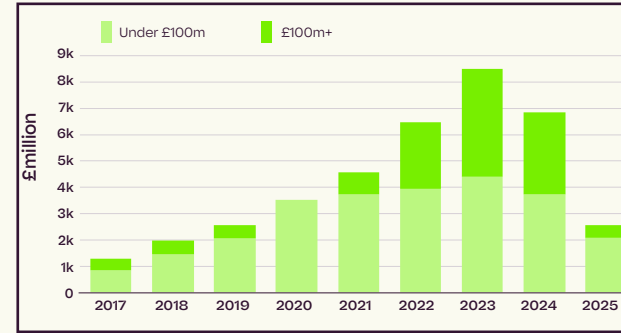
The UK health construction sector mirrored wider market trends in 2025, with project starts, planning approvals and contract awards all declining compared with 2024. Activity was constrained by continued pressure on public finances, delays in capital funding decisions and ongoing cost inflation, which limited the progression of new schemes across the healthcare sector.

While essential maintenance and smaller-scale projects provided some support, overall activity levels weakened. Despite the poor performance in 2025 activity is forecasted to rise in 2026 as major schemes such as the New Hospital Programme are set to support sector activity in the future.

2026 Outlook

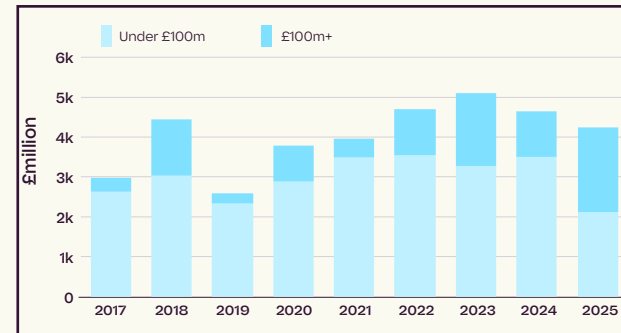
- **4% growth** in healthcare starts forecasted in 2026
- Major schemes such as the **New Hospital Programme** are set to support sector activity
- **The £220 million** development of the Cambridge Cancer Research Hospital is set to start this year

Detailed Planning Approvals



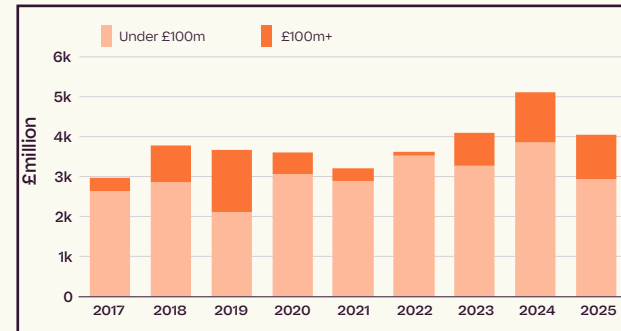
Source: Glenigan

Main Contract Awards



Source: Glenigan

Health Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	2,086	470	2,556
YoY	-44%	-85%	-63%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	2,120	2,124	4,244
YoY	-39%	86%	-9%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	2,925	1,112	4,038
YoY	-24%	-11%	-21%

Health

Types of projects started

Performance across the sector was mixed, with two of four segments rising year-on-year.

- Hospitals accounted for the largest share (38%), but declined 27% year-on-year to total £1,536 million
- Totalling £310 million, the value of Dental, Health & Veterinary Centres/ Surgeries starting on site declined 54% year-on-year
- Nursing Homes & Hospices experienced a 12% rise year-on-year to total £865 million, a 21% share of the total value

Types of Health Projects Started

January 2025 to December 2025

	£ million	%	YoY
Day Centres	48	1%	89%
Dental, Health & Veterinary Centres/ Surgeries	310	8%	-54%
Hospitals	1,536	38%	-27%
Nursing Homes & Hospices	865	21%	12%
Other Health	1,278	32%	-16%
Total	4,038	100%	-21%

Project Spotlight

Calderdale Hospital New Clinical Building

Detailed plans have been approved for The Calderdale Hospital New Clinical Building. Laing O'Rourke has been appointed as the main contractor on the £190 million scheme, with works expected to be completed in Q3 2029.

PROJECT ID: 21399162

IMAGE SOURCE: IBI GROUP

£190m



Health League Tables

January 2025 to December 2025

Contractors	Projects	£m
Laing O'Rourke	2	919
Graham Construction	2	390
Mace	2	286
Bouygues UK	1	215
MTX Contracts	4	167
McLaughlin & Harvey	3	157
Morgan Sindall	9	128
Bowmer & Kirkland	3	84
SDC	3	80
Kori Construction	5	77

Clients	Projects	£m
Dep. of Health	123	1,181
Dep. for Environ.	3	927
Nat. History Museum	1	201
Cons. (CPD)	1	195
Kadans Science	1	100
Univ. of Cambridge	2	86
Central Lab. Research	1	85
LNT Group	11	76
Welbeck Health	2	44
Elysian Residences	1	43

Health

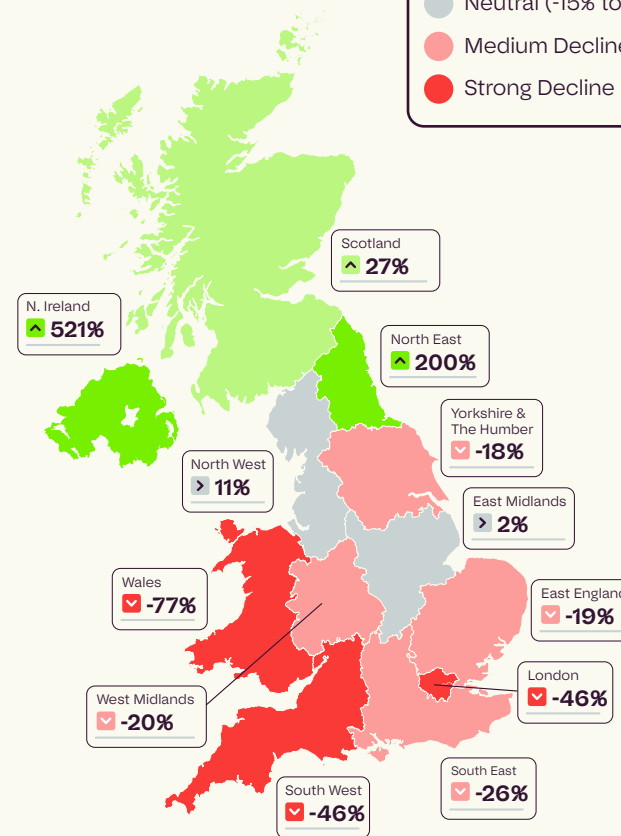
Regional

- The South East accounted for the largest share of project-starts, but performed poorly year-on-year
- Yorkshire & the Humber experienced a sharp rise in project approvals year-on-year
- The East of England accounted for the largest share of approvals but declined year-on-year

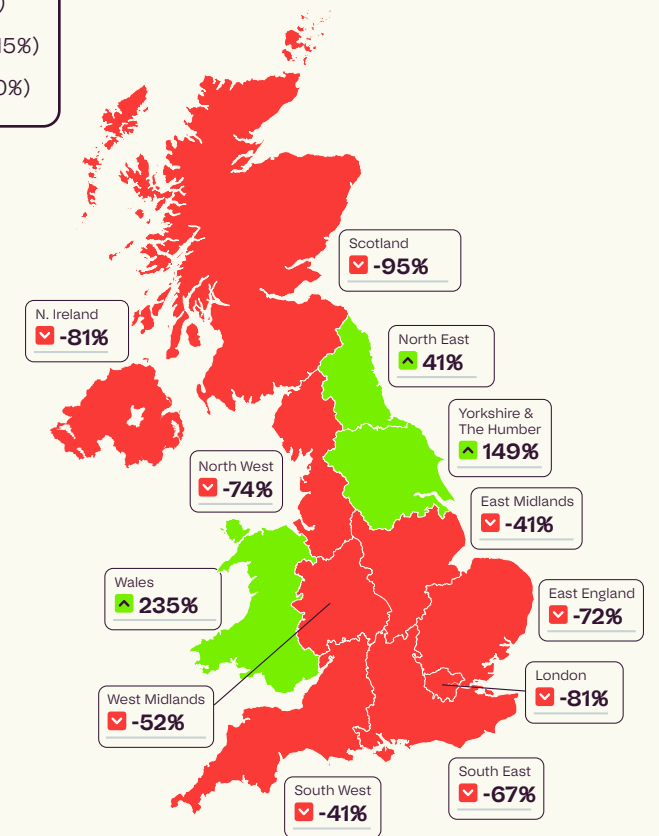
The South East at £803 million was the most active region for project starts, accounting for 20% of the total, despite the region declining 26% year-on-year. London at £559 million accounted for the second largest share (14%), but declined 46% year-on-year. Northern Ireland at £443 million was a relative bright spot, rising 521% year-on-year to account for 11% of the total value.

The East of England accounted for the largest share of planning approvals (20%), but declined 72% against 2024. Yorkshire & the Humber accounted for the second largest share of approvals (18%), rising 149% year-on-year.

Changes in Health Starts
on a Year Earlier



Changes in Health Planning Approvals
on a Year Earlier



Education

Overview

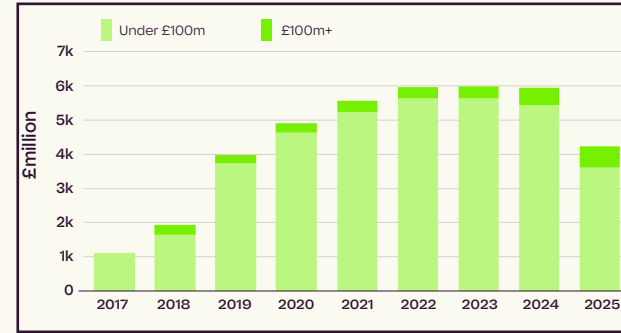
- ▼ **26% decline** in project starts year-on-year
- ▼ **28% decline** in main contract awards year-on-year
- ▼ **29% decrease** in detailed planning approvals year-on-year

The UK education construction sector experienced a downturn in 2025, with project starts, planning approvals, and contract awards all declining relative to 2024. Activity was held back by constrained public sector capital budgets, delays to funding allocations, and continued cost pressures, which collectively slowed the progression of new school, further education, and higher education schemes. A recovery is expected from 2026 as the school rebuilding programme kicks off.

2026 Outlook

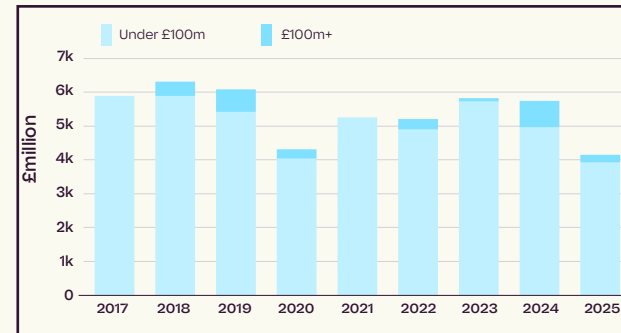
- **15% growth** in education starts forecasted in 2026
- **School rebuilding programme** set to lift sector activity from 2026
- **The £120 million New Hazlehead Academy Campus** is set to commence in 2026

Detailed Planning Approvals



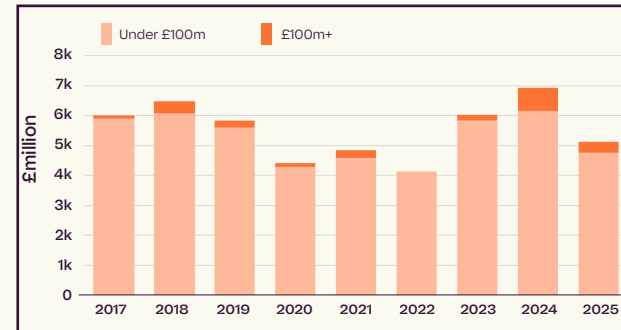
Source: Glenigan

Main Contract Awards



Source: Glenigan

Education Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	3,616	615	4,231
YoY	-33%	21%	-29%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	3,925	220	4,145
YoY	-21%	-72%	-28%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	4,753	372	5,125
YoY	-23%	-53%	-26%

Education

Types of projects started

Project-starts in the education sector experienced a poor performance, with all segments declining against the previous year.

- Schools, at £3,532 million, accounted for the largest share of starts (69%) but declined 20% year-on-year
- Universities, at £650 million, accounted for 13% of starts but declined 41% year-on-year
- Colleges declined 41% year-on-year to total £659 million, accounting for a 13% share

Types of Education Projects Started

January 2025 to December 2025

	£ million	%	YoY
Colleges	659	13%	-41%
Other Education	283	6%	-9%
Schools	3,532	69%	-20%
Universities	650	13%	-41%
Total	5,125	100%	-26%

Project Spotlight

Beeslack Community High School Replacement

£120m

Plans have been approved for the Beeslack Community High School Replacement development in Roslin, Lothian. Morgan Sindall has been appointed as the main contractor on the £120 million scheme, with work due to be completed in Q1 2027.

PROJECT ID: 19316062

IMAGE SOURCE: ARCHITYPE



Education League Tables

January 2025 to December 2025

Contractors	Projects	£m
Morgan Sindall	35	448
Bowmer & Kirkland	11	267
Royal BAM	9	247
Kier	14	240
Willmott Dixon	19	184
Galliford Try	22	183
Tilbury Douglas	17	176
Graham Construction	5	132
Castle Building	2	105
McLaren	1	100

Clients	Projects	£m
Dep. for Education	63	765
Midlothian Council	4	207
University of London	9	115
Univ. of Portsmouth	3	101
Swansea City Council	3	80
Educ. Auth. N. Ireland	12	65
WEPco	2	58
Scot. Borders Council	2	58
Tyne Coast College	2	57
Kent County Council	5	56

Education

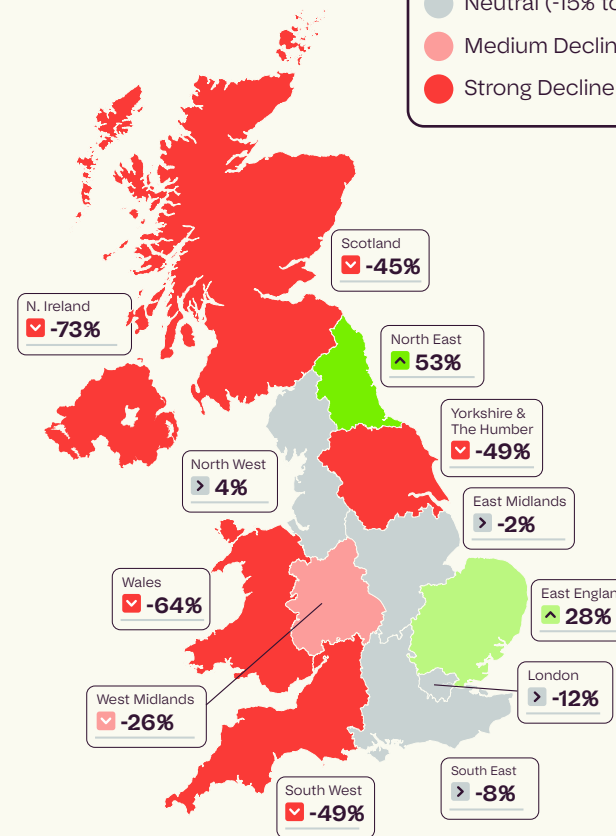
Regional

- London accounted for the largest share of project starts, but declined year-on-year
- Scotland accounted for the largest share of sector approvals, but declined year-on-year
- Northern Ireland experienced sharp growth in planning approvals

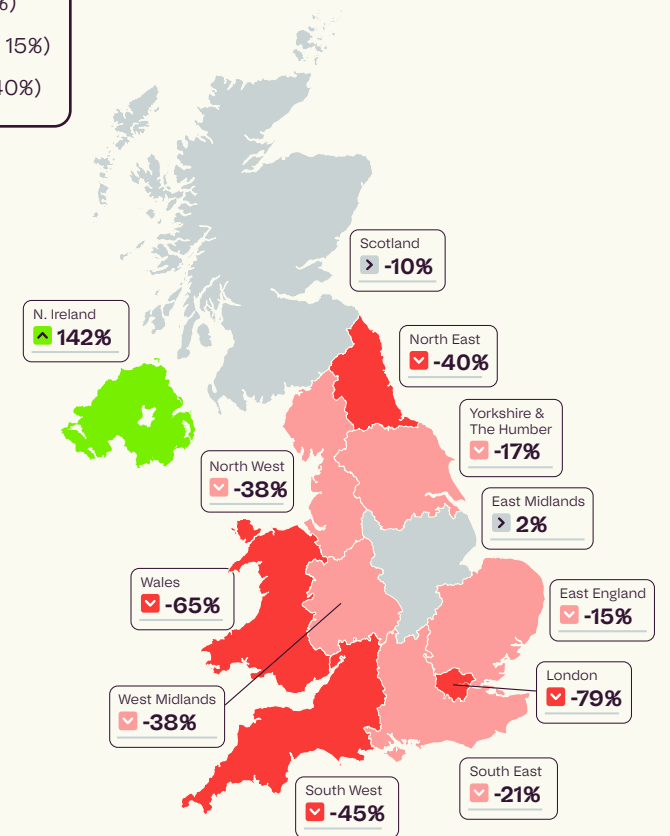
London remained the most active region for project starts, with £736 million (14% of the total), despite a 12% year-on-year decline. The East of England performed more strongly, with project starts rising 28% year-on-year to £552 million, representing 11% of the total value.

Scotland held the largest share of planning approvals at 19%, but this fell 10% compared with the previous year, bringing the total to £810 million. In contrast, Northern Ireland bucked the national trend, with approvals surging 142% year-on-year to £546 million, accounting for 13% of the total value.

Changes in Education Starts
on a Year Earlier



Changes in Education Planning Approvals
on a Year Earlier



Community & Amenity

Overview

- ▲ **68% increase** in project starts year-on-year.
- ▲ **57% increase** in main contract awards from 2024
- ▼ **45% decrease** in detailed planning approvals compared to 2024

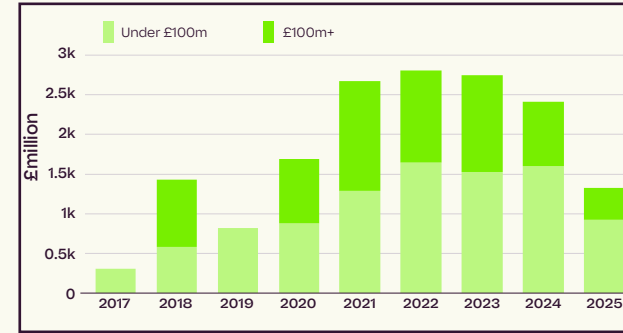
Project starts in the Community & Amenity sector performed strongly, rising 68% compared with 2024. Growth was evident across both major projects (valued at £100 million or more) and underlying projects (under £100 million). Main contract awards also increased year-on-year.

In contrast, detailed planning approvals declined compared with the previous year.

2026 Outlook

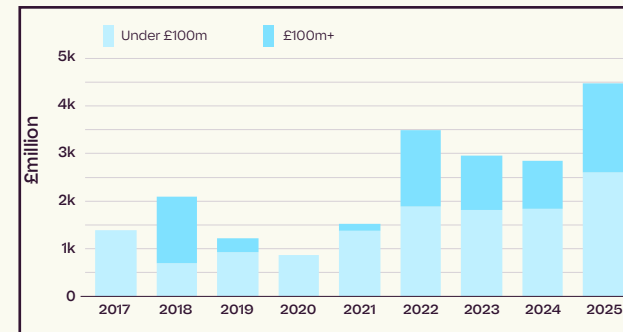
- **Project starts** forecast to decline by 16% in 2026
- **The £100 million Eltham Library** development in Greenwich is set to start this year

Detailed Planning Approvals



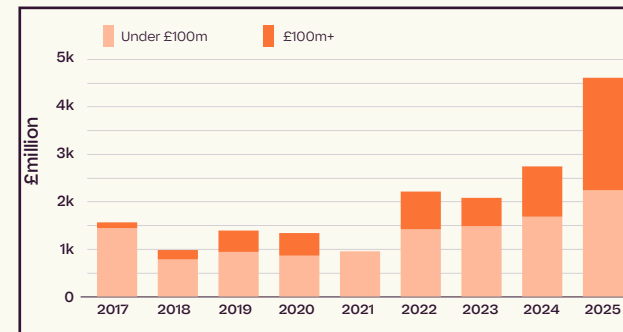
Source: Glenigan

Main Contract Awards



Source: Glenigan

Community & Amenity Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	927	400	1,327
YoY	-42%	-51%	-45%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	2,601	1,870	4,472
YoY	42%	86%	57%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	2,239	2,378	4,617
YoY	33%	125%	68%

Community & Amenity

Types of projects started

Reflecting the overall growth in the sector, most sub-sectors saw an increase in project starts.

- Prisons accounted for the largest share (55%), thanks to a 137% growth to total £2,518 million
- Local facilities increased 37% on a year ago, totalling £787 million
- Government buildings totalled £677 million, 117% up year-on-year

Types of Community & Amenity Projects Started

January 2025 to December 2025

	£ million	%	YoY
Blue Light	314	7%	104%
Government Buildings	677	15%	117%
Law Courts	81	2%	453%
Local Facilities	787	17%	37%
Military	174	4%	-70%
Places of Worship	68	1%	23%
Prisons	2,518	55%	137%
Total	4,617	100%	68%

Project Spotlight

HMP Welland Oaks

Work has started on-site for the HMP Welland Oaks development. Wates has been appointed as contractor on the £713 million development, with work due to be completed in Q3 2028.

PROJECT ID: 21301670

IMAGE SOURCE: HARBOROUGH MAIL

£713m



Community & Amenity League Tables

January 2025 to December 2025

Contractors	Projects	£m
Kier	16	904
Laing O'Rourke	3	329
Wates	14	317
Galliford Try	10	216
Bowmer & Kirkland	7	123
Morgan Sindall	9	111
Willmott Dixon	9	100
Goldbeck Bower	1	78
Tilbury Douglas	3	74
Graham Construction	2	53

Clients	Projects	£m
Ministry of Justice	34	1,410
Ministry of Defence	29	689
Scottish Prison	3	685
UK Parliament	1	111
Home Office	27	95
Sandwell Met. BC.	3	81
Cardiff CC.	1	78
Ministry of Housing	12	48
Mersey Travel	1	45
Liverpool City Region Combined Authority	1	42

Community & Amenity

Regional

- In line with the overall growth in the sector, project starts were up year-on-year in most regions
- Detailed planning approvals had a weak performance in most regions
- Strong growth in both starts and approvals in Scotland

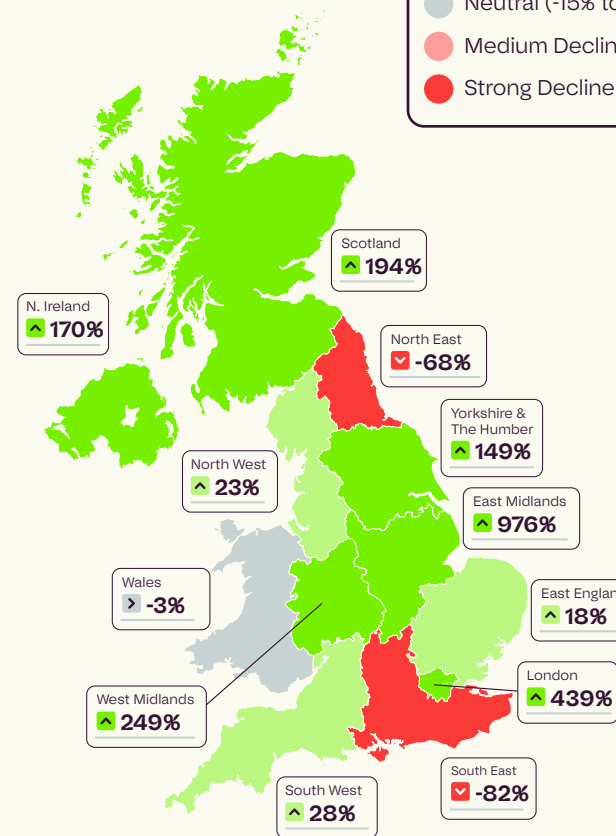
Scotland was the most active region for project starts, totalling £946 million, almost triple the previous year's figure. The East Midlands followed closely at £941 million, representing a more than tenfold increase on 2024. Project starts in London also rose sharply, increasing 439% year-on-year to £681 million and accounting for a 15% share of the total.

In detailed planning approvals, the South East led the way, accounting for 32% of the total after a 19% year-on-year increase to £429 million. Scotland also recorded growth, rising 40% compared with a year ago to £177 million and representing a 13% share. In contrast, the North West saw a sharp decline, falling 47% against 2024 figures to £186 million.

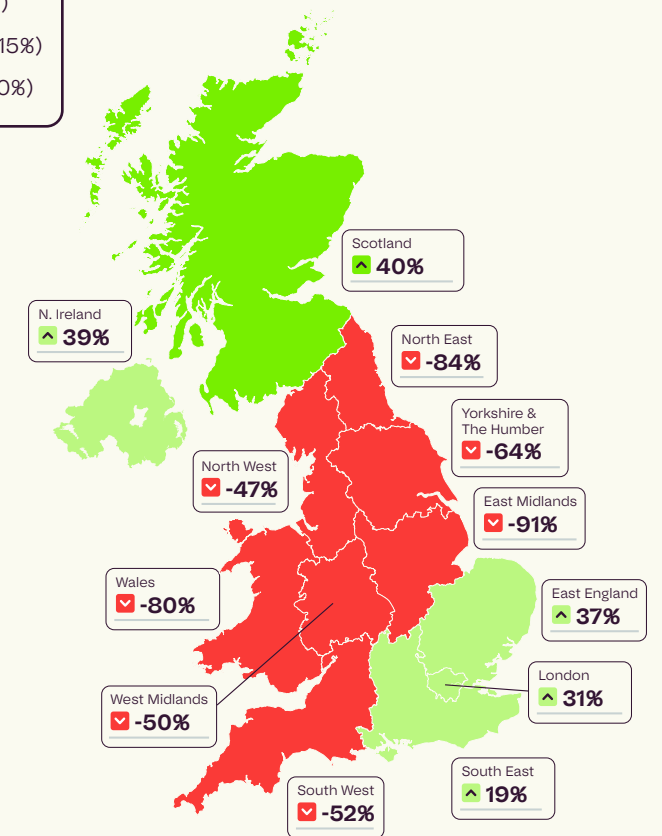
Changes in Community & Amenity Starts on a Year Earlier

Growth or Decline

- Strong Growth (> 40%)
- Medium Growth (> 15%)
- Neutral (-15% to 15%)
- Medium Decline (< 15%)
- Strong Decline (< 40%)



Changes in Community & Amenity Planning Approvals on a Year Earlier



Civil Engineering Overview

-  **Project starts declined** 56% year-on-year
-  **1% increase** in main contract awards year-on-year
-  **90% increase** in detailed planning approvals to the year-on-year

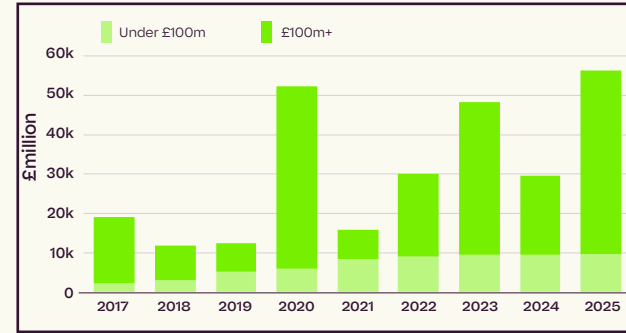
Civil Engineering experienced a mixed period in 2025, with project starts declining year-on-year while main contract awards edged up slightly and detailed planning approvals rose sharply. The strong uplift in approvals points to a significant boost to the development pipeline, suggesting that although delivery remained subdued, conditions are in place for a recovery in starts as schemes progress on-site.

Growth is forecasted in 2026, as we anticipate a strong growth in electricity networks and renewables, as well as water industry investment programmes, helping support sector activity in the future.

2026 Outlook

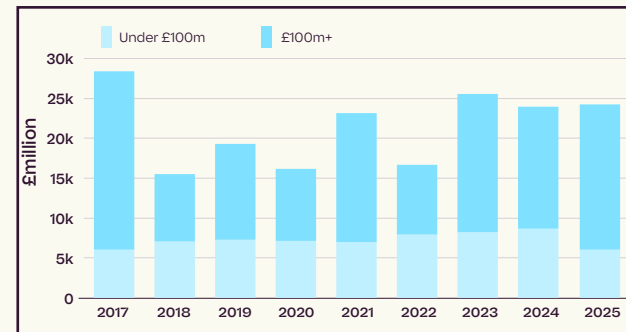
- **17% growth** in civils starts forecasted in 2026
- **Strong growth** in electricity networks and renewables in 2026
- **Water industry investment** programmes gather momentum in 2026

Detailed Planning Approvals



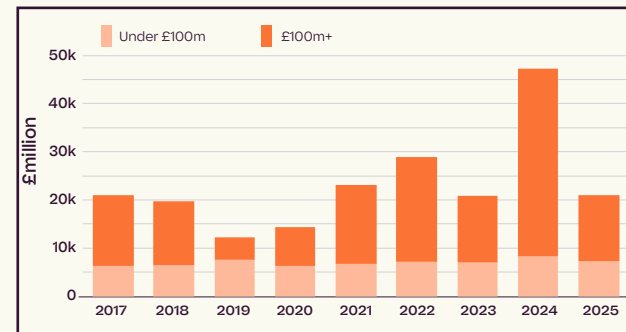
Source: Glenigan

Main Contract Awards



Source: Glenigan

Civil Engineering Starts



Source: Glenigan

Change Year-on-Year

Detailed Planning Approvals	Under £100m	£100m+	Total
Total Last Year	9,695	46,608	56,304
YoY	2%	132%	90%

Change Year-on-Year

Main Contract Awards	Under £100m	£100m+	Total
Total Last Year	6,075	18,194	24,269
YoY	-30%	19%	1%

Change Year-on-Year

Starts	Under £100m	£100m+	Total
Total Last Year	7,316	13,622	20,938
YoY	-11%	-65%	-56%

Civil Engineering

Types of projects started

Performance across segments in the sector was poor, with four of seven sectors declining against the previous year.

- Roads, at £8,696 million, accounted for the largest share of starts (42%), increasing 138% year-on-year
- Energy accounted for 22% of the total value, but declined 81% year-on-year to total £4,689 million
- Harbour/Ports increased 163% year-on-year to total £953 million

Types of Civil Engineering Projects Started

January 2025 to December 2025

	£ million	%	YoY
Airports	217	1%	-21%
Other Civils	5,044	24%	-64%
Rail	251	1%	-92%
Roads	8,696	42%	138%
Harbours/Ports	953	5%	163%
Energy	4,689	22%	-81%
Water Industry	706	3%	6%
Waste	383	2%	-44%
Total	20,938	100%	-56%

Project Spotlight

Lower Thames Crossing Tunnels and Approaches

Detailed plans have been approved for the £11 billion Lower Thames Crossing Tunnels and Approaches. Bouygues and J Murphy & Sons have been appointed as civil contractors on the scheme, with work expected to be completed in Q3 2034.

PROJECT ID: 91161081

IMAGE SOURCE: BBC

£11b



Civil Engineering League Tables

January 2025 to December 2025

Contractors	Projects	£m
STRABAG	6	2,598
M GROUP	9	932
Jones Bros	3	548
Bouygues UK	9	412
G W Highways	1	400
ACCIONA	1	400
Equitix	1	332
Kanadevia Inova UK	1	300
Graham Construction	9	296
Balfour Beatty	20	293

Clients	Projects	£m
United Utilities	5	2,930
Oxfordshire CC.	5	1,002
Com. Wind Power	1	500
Kemble Water	7	441
Kent CC	5	416
Dep. for Transport	26	373
National Grid	5	368
MVV Env. Devonport	1	300
Highview Power	1	300
Transport Scotland	1	257

Civil Engineering

Regional

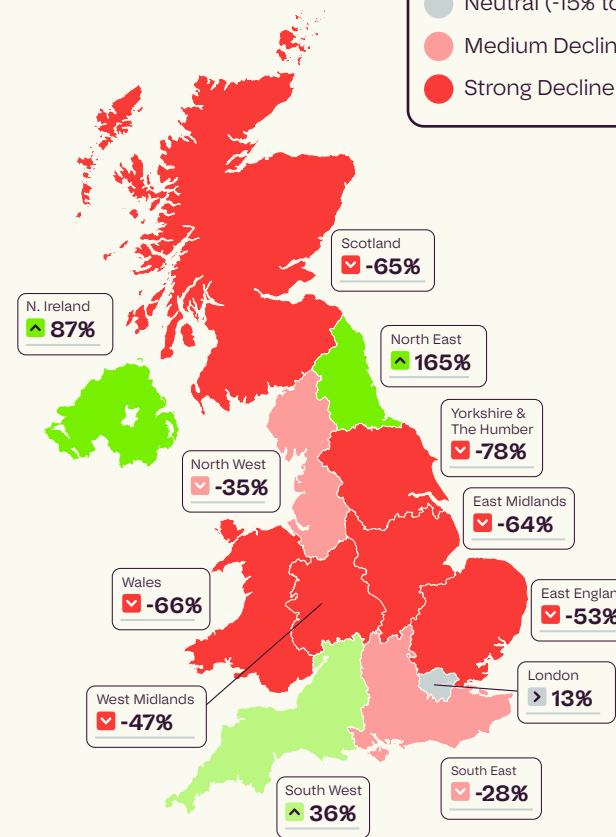
- The East of England accounted for the largest share of sector starts, but declined year-on-year
- The South East accounted for the largest share and sharpest growth of sector approvals
- The East of England experienced sharp growth in approvals

At £5,626 million, the East of England was the most active region for project starts, accounting for 27% of the total. However, activity in the region fell sharply, declining 53% year-on-year.

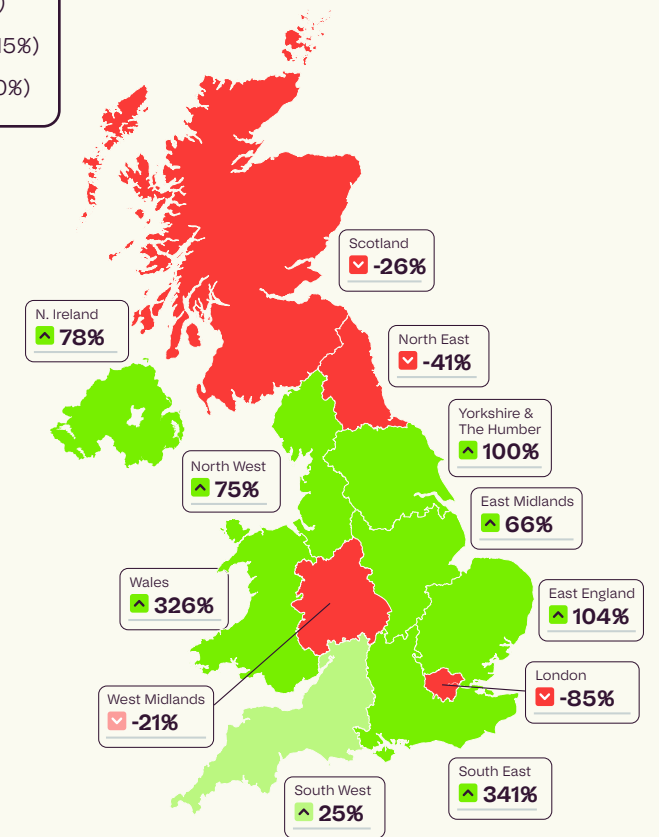
The South East held the second-largest share of project starts in 2025 at 15%, but also performed weakly, with values down 28% compared with the previous year.

In planning approvals, the South East led the market, accounting for 32% of the total following a substantial 341% year-on-year increase to £17,786 million. The East of England recorded the second-largest share at 18%, with approvals rising 104% year-on-year to £9,913 million.

Changes in Civil Engineering Starts on a Year Earlier



Changes in Civil Engineering Planning Approvals on a Year Earlier





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