

THE GLENIGAN CONSTRUCTION REVIEW

Reflecting activity to the end of April 2024

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- > Detailed planning approvals decreased 11% against the previous year
- > 16% decrease in main contract awards compared with the preceding three months
- > 21% decline in project-starts against 2023 levels

May 2024



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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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Glenigan Economics Director

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



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Senior Economist

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

EXECUTIVE SUMMARY

- Detailed planning approvals decreased 11% against the previous year
- 16% decrease in main contract awards compared with the preceding three months
- 21% decline in project-starts against 2023 levels

Weak construction-starts performance continued during the three months to April and the previous year, with main contract awards and detailed planning approvals also performing poorly against both periods.

Averaging £7,211 million per month, work commencing on-site during the three months to April experienced a weak performance, decreasing 9% against the preceding three months and remaining 21% lower than a year ago. Major project-starts (£100 million or more in value) averaging £2,392 million per month, decreased 21% against the preceding three months and declined by 34% compared with the previous year. Underlying work (less than £100 million) starting on-site averaged £4,820 million per month, a 15% decrease against the preceding three months on a seasonally adjusted (SA) basis to stand 12% down on the previous year.

Main contract awards averaged £8,759 million per month; a 16% decrease compared with the preceding three-month period to stand 29% lower than the same time a year ago. Underlying main contract awards, averaging £5,063 million, decreased 18% against the preceding three months (SA) and by 35% against the previous year. Major project contract awards averaged £3,696 million per month; a 16% decrease compared with the preceding three months and a 20% decrease against the previous year.

Detailed planning approvals, averaging £10,797 million per month, decreased by 15% against the preceding three months and were down 11% compared to a year ago. Major project contract awards decreased 34% against the preceding three months and remained 12% down on the previous year to average £3,765 million per month. Underlying detailed planning approvals averaged £7,033 million per month, decreasing by 5% compared with the preceding three months (SA) and 11% against the previous year.

CONSTRUCTION ACTIVITY

According to the most recent official data from ONS, construction output decreased in February, falling by 1.19 (SA). The three months to February saw a decrease in overall construction output of 1.0% (SA) and a 2.0% decrease on the previous year.

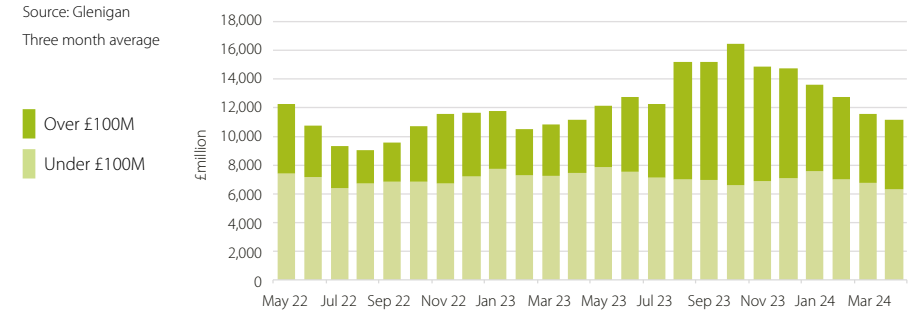
In the three months to February, Repair and Maintenance output increased by 1.6% (SA) to stand 11.0% up on the previous year. Public housing RM&I increased by 6.1% (SA) with non-housing R&M decreasing by 1.3%. Private housing RM&I increased 4.2% (SA) during the period.

Overall new work output decreased by 3.0% (SA) during the three months to February and decreased 8.5% when compared with a year ago. Public non-residential (+0.7%SA) increased against the preceding three months, and infrastructure work decreased 5.5% against the preceding three months.

Public new housing experienced a 4.0% increase (SA) with private new housing experiencing a 2.4% decrease against the preceding three months. Commercial (-4.5%) experienced a decrease against the preceding three months with industrial experiencing a 0.5% decrease against the three months to February.

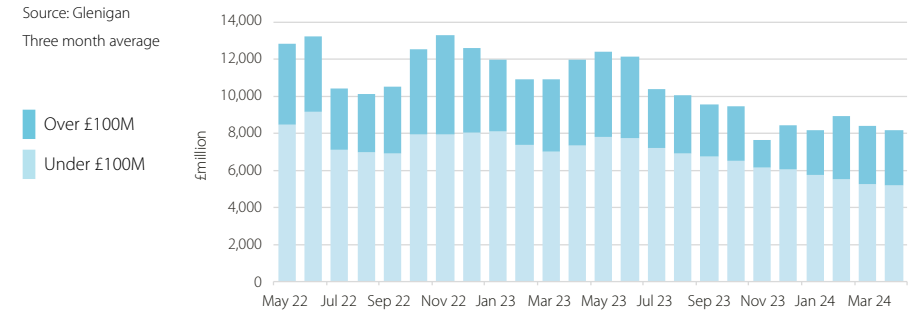
Detailed Planning Approvals

Source: Glenigan
Three month average



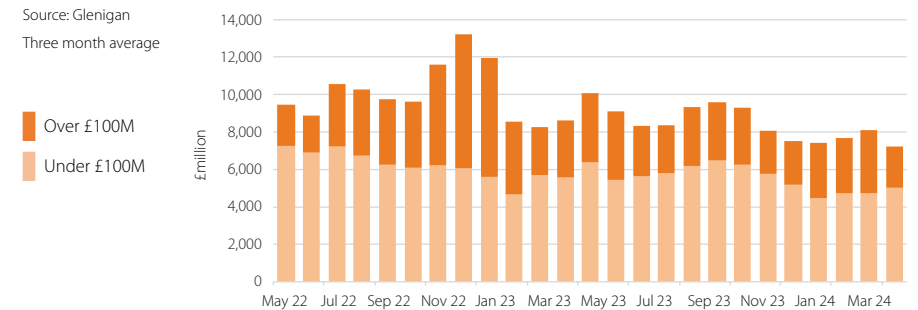
Main Contract Awards

Source: Glenigan
Three month average



Starts

Source: Glenigan
Three month average



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CONTRACTORS LEAGUE TABLES

TOP 50 CONTRACTORS - May 2023 to April 2024

Contractors	#	£m		Contractors	#	£m	
1 Morgan Sindall	249	2169	0	26 OCU Group	4	493	0
2 Hitachi	5	2000	0	27 Gilbert Ash	6	469	1
3 Bouygues	27	1562	0	28 McAleer & Rushe Contracts UK	7	455	3
4 Multiplex	7	1527	0	29 Gaelectric Developments	1	450	1
5 ISG	33	1436	3	30 Mace	10	439	3
6 GE Vernova	2	1367	16	31 Hill Group	13	439	13
7 Wates	67	1343	2	32 CityFibre Holdings	3	435	0
8 Galliford Try	106	1285	1	33 John Sisk & Son	5	431	6
9 Royal BAM	36	1285	1	34 Keltbray Group	5	368	0
10 Balfour Beatty	37	1186	1	35 McLaren	5	361	6
11 Skanska UK	6	1169	5	36 United Living	10	349	0
12 Kier	84	1164	5	37 RG Group Ltd	4	340	6
13 Willmott Dixon	80	1097	0	38 The Clancy Group	1	333	0
14 Mears Group	8	887	0	39 M Group Services	12	322	NEW
15 Costain	5	809	30	40 Fortem Solutions	3	305	0
16 Corinthia	1	800	NEW	41 Sir Robert McAlpine	6	296	6
17 Technip Energies	1	800	NEW	42 Caddick Group	20	296	3
18 Mytilineos	3	777	3	43 CRH	22	284	1
19 Murphy	6	754	2	44 JJ Rhatigan & Company	5	278	3
20 Winvic	26	741	8	45 IHP Integrated Health	10	267	NEW
21 Graham Construction	25	629	2	46 McLaughlin & Harvey	8	262	3
22 VINCI	34	610	2	47 Bennett Construction	3	255	1
23 Prysmian Group	1	567	2	48 JRL Group	4	248	28
24 Laing O'Rourke	4	550	5	49 HG Construction	5	247	NEW
25 Bowmer & Kirkland	23	545	9	50 Higgins	3	247	3

LAST 12 MONTH TOTALS:
1,051 projects, £35,727m

LAST MONTH TOTALS:
96 projects, £2,769m

TOP 50 CONTRACTORS - April 2024

Contractors	#	£m		Contractors	#	£m	
1 Multiplex	1	250	5	26 Bowmer & Kirkland	1	27	NEW
2 Royal BAM	5	236	NEW	27 Conamar Building Services	1	24	NEW
3 Willmott Dixon	5	216	6	28 NH Building Design	1	23	NEW
4 Galliford Try	3	197	NEW	29 IHP Integrated Health	1	23	NEW
5 Sungrow Power UK	1	150	NEW	30 Thomas Armstrong Holdings	1	23	NEW
6 M Group Services	1	150	NEW	31 Jones Brothers (Henllan)	1	21	1
7 Wates	1	150	6	32 Barnfield Construction	1	20	NEW
8 Morgan Sindall	14	97	4	33 Skill Crown Homes	2	20	NEW
9 Mears Group	1	93	19	34 Wills Bros	1	20	NEW
10 Kier	8	90	0	35 Merit Holdings	1	19	NEW
11 Sir Robert McAlpine	2	84	3	36 George Cox & Sons	1	19	NEW
12 Marshall Holdings	1	80	NEW	37 D Gilmore Developments	1	18	NEW
13 Magrock	1	69	NEW	38 C G Fry & Son	1	17	NEW
14 Winvic	3	63	NEW	39 Ashleigh Const. (Scotland)	2	16	NEW
15 Tilbury Douglas	5	51	2	40 McLaughlin & Harvey	1	14	35
16 Barnes Construction	1	51	NEW	41 Speller Metcalfe	2	14	NEW
17 JRL Group	1	50	6	42 I G Hale Construction	1	14	NEW
18 Stepnell	4	45	NEW	43 Amiri Group	1	14	NEW
19 Kiely Bros	1	40	NEW	44 John Sisk & Son	1	13	NEW
20 ISG	1	40	19	45 Jones Bros	1	13	NEW
21 Hill Group	2	30	NEW	46 Thakeham Homes	1	11	NEW
22 VIA East Midlands	1	29	NEW	47 J A Pye (Oxford)	1	11	NEW
23 HG Construction	1	28	NEW	48 Keon Homes	1	10	NEW
24 Oakwood Building Contractors	1	28	NEW	49 Newpark Developments (NW)	2	10	NEW
25 Caddick Group	2	27	NEW	50 H.H. Smith & Sons Co.	1	10	NEW

CLIENTS LEAGUE TABLES

TOP 50 CLIENTS - May 2023 to April 2024

Clients	#	£m		Clients	#	£m	
1 SSE	6	2273	▲1	26 Ellison Oxford	1	300	▼2
2 OGCI Climate Invest. Holdings	1	2000	▲32	27 Unite Group	6	274	◆0
3 Net Zero Teesside Power	1	2000	▲32	28 Kadans Science Partner 2 UK	2	264	▲1
4 Department for Transport	37	1621	▲1	29 Canary Wharf Group	2	252	▲2
5 National Grid	13	1475	▼1	30 Manchester City Football Club	1	250	▲2
6 Department of Health	224	1431	▼3	31 Buckland Development	2	248	▲2
7 Ministry of Justice	26	1024	▼1	32 British Land	8	238	NEW
8 Statera Energy	1	1000	▼1	33 London Borough of Southwark	4	229	▲14
9 Northern Ireland Executive	10	1000	▼1	34 London Borough of Croydon	1	221	▲3
10 Ministry of Defence	51	908	◆0	35 Kelda Group	11	221	▲5
11 Department for Education	172	733	▼2	36 Stanhope	1	220	▲2
12 Birmingham City Council	8	660	▼11	37 City of London Corporation	10	219	▼9
13 A2Dominion Housing Group	1	575	▼2	38 Dep for Dig, Culture, Media & Sport	4	219	▲1
14 Kent County Council	10	522	◆0	39 Notting Hill Genesis	4	200	▼13
15 Essex County Council	10	521	▼2	40 Pnbj l	1	200	▲5
16 Land Securities Group	5	475	◆0	41 Legacie Developments	1	200	▲3
17 Network Rail	45	464	▼5	42 Yondr Group	1	200	▲3
18 St Johns Wood Square	1	450	▼1	43 Royal London Asset Managmt.	1	200	▲3
19 Scottish Hydro Electric Trans.	2	427	▼1	44 Kirklees Metropolitan Council	8	194	▲4
20 Scottish Power Energy Networks	1	425	▼1	45 Greystar Europe	3	189	NEW
21 Leeds City Council	24	364	▲1	46 IQ Student Accommodation	2	179	▲4
22 Welsh Government	11	363	▼2	47 Scottish Power	4	178	NEW
23 Epic Systems Corporation	1	360	▼2	48 Department for Infrastructure	7	177	▼18
24 Gloucestershire County Council	10	304	▲1	49 BCP Council	10	175	NEW
25 SHE Transmission	2	301	NEW	50 Telehouse International	2	171	NEW

TOP 50 CLIENTS - April 2024

Clients	#	£m		Clients	#	£m	
1 SHE Transmission	1	300	NEW	26 Interceptor 2	1	37	NEW
2 British Land	2	140	▲18	27 Department of Health	5	33	▼23
3 Staffordshire University	1	134	NEW	28 Hampshire County Council	2	33	NEW
4 BXS LP	1	103	NEW	29 Walsall Metrop. Borough Council	1	32	NEW
5 Medway Council	1	93	NEW	30 Nottinghamshire County Council	1	29	NEW
6 Tonia Investment	1	93	NEW	31 Leicester City Council	2	28	NEW
7 Cole Waterhouse	1	93	NEW	32 Women's Pioneer Housing	1	28	NEW
8 Castleforge Partners	2	88	NEW	33 Gravesham Borough Council	1	28	NEW
9 Smith & Nephew	1	82	NEW	34 Avasha	1	25	NEW
10 CDP	1	80	NEW	35 Gloucestershire County Council	2	25	NEW
11 Exeter College of Further Educ.	1	70	NEW	36 Harlow District Council	1	24	▲14
12 PBBE Warrington BV	1	69	NEW	37 Pobl Group	1	21	▼3
13 Wessex Winchester Propco	1	63	NEW	38 Firethorn Trust	2	21	NEW
14 Realty Corporation	1	63	NEW	39 Cain International	2	21	NEW
15 Gamuda Land	1	63	NEW	40 HM Deveopments	2	21	NEW
16 Milton Keynes Borough Council	1	60	NEW	41 HARIBO Dunhills (Pontefract)	1	21	NEW
17 Homes England	2	55	NEW	42 Davos Property Development	1	20	NEW
18 Mariposa Investments	1	54	NEW	43 Norfolk Community Health & Care	1	19	NEW
19 Unex Group	1	51	NEW	44 Blackpool Council	1	19	NEW
20 AustralianSuper	1	50	NEW	45 Warwickshire County Council	3	17	NEW
21 Broadwick Live	1	50	NEW	46 Welborne Land	1	17	NEW
22 Westmorland and Furness Council	2	41	NEW	47 Council of the Isles of Scilly	1	16	NEW
23 MEPC	1	40	NEW	48 Department for Infrastructure	1	16	NEW
24 Gill Aggregates	1	39	NEW	49 DLUHC	2	15	NEW
25 Growth and Reg. Bristol City Council	3	38	NEW	50 Department for Education	3	15	NEW

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GLENIGAN INDEX

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

Commenting on the findings, Glenigan's Economist, Drilon Baca says – "The latest data shows a continuing weak start to the year, with investment deterred by uncertain economic conditions. More encouragingly, project starts in the office sector increased 7% against the preceding three months and 8% above last year."

SECTOR ANALYSIS

Residential construction starts decreased 16% on the preceding three months and decreased 18% on 2023 figures.

Private housing decreased by 14% against the preceding three months and weakened by 17% compared with the previous year. Social housing work starting on site performed poorly, falling 21% against the preceding three months and 19% against the previous year.

Industrial project starts experienced a poor period, with the value of starts decreasing 37% during the three months to April and were 43% lower than a year ago.

Education experienced a mixed period, with the value of underlying project starts increasing 9% against the preceding three months to stand 7% down on a year ago. Health starts followed a similar trend, decreasing 22% against the preceding three months but gaining 22% on the previous year.

Community & Amenity performed similarly, decreasing 25% against the preceding three months to stand 46% up on the previous year. Retail starts decreased 9% against the preceding three months but stood 27% up against the previous year.

Hotel & Leisure increased 11% against the preceding three months and previous year. Office starts also performed well, increasing 7% against the preceding three months to stand 8% up on the previous year.

Civils work starting on-site decreased 32% against the preceding three months and were 4% down against the previous year. Infrastructure decreased 31% against the preceding three months and was 4% down on the previous year. Utility starts decreased 32% against the preceding three months to stand 3% down against the previous year.

REGIONAL ANALYSIS

London experienced a 27% decrease against the preceding three months and was 17% down against the previous year. The value of starts in the South East decreased 19% compared with the preceding three months and declined by 12% against the previous year. The West Midlands experienced a 10% decrease against the preceding three months to stand 9% down on the previous year.

The East of England experienced a weak performance, with the value of starts decreasing 10% against the preceding three months and were 4% below the previous year. Scotland performed poorly, having decreased 6% against the preceding three months and previous year.

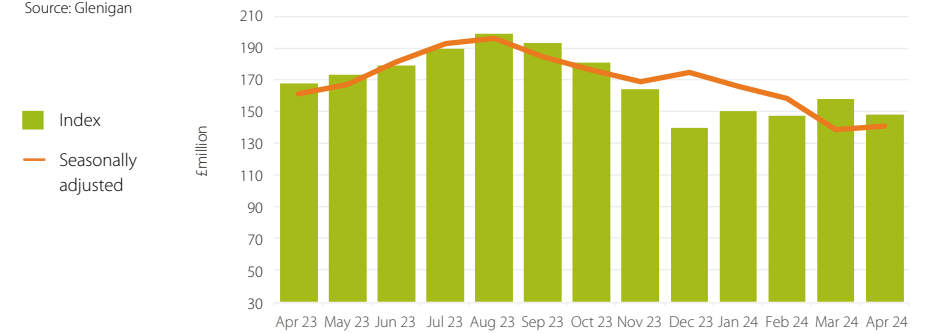
Northern Ireland performed well, increasing 20% against the preceding three months to stand 33% up on the previous year.

The North East experienced a mixed period, with the value of starts decreasing 2% against the preceding three months but increasing 38% against the previous year. The value of starts in the South West increased 12% against the preceding three months but declined 9% against the previous year. The North West also experienced a mixed performance, increasing 2% against the preceding three months to stand 1% below the previous year.

Starts in Yorkshire & the Humber weakened, slipping by 28% against the preceding three months to stand 16% below the previous year. The East Midlands also performed poorly having declined 33% against the preceding three months and declined 43% on a year ago. Wales slipped back 37% on the preceding three months and declined by 44% compared with last year's figures.

Glenigan Index

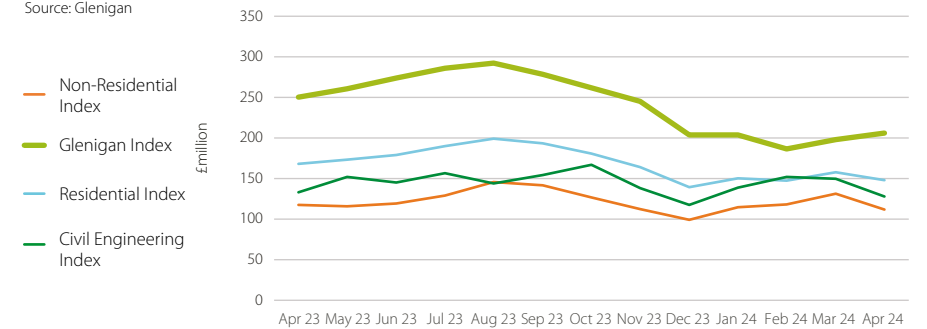
Source: Glenigan



Note: For the Index, 2006 = 100

Indices Growth

Source: Glenigan



ECONOMIC OUTLOOK

Tentative UK economic growth

- Upturn in manufacturing output
- Strengthening service sector
- Moderation in inflation and earnings growth

A fragile upturn in UK economic activity is underway. GDP rose by 0.1% during February after a 0.3% increase during the previous month, according to the Office for National Statistics. Overall, the economy grew by 0.2% during the three months to February, although it remained 0.1% down on a year ago.

Manufacturing output rose by 1.2% in February. The recovery was widespread across the manufacturing sector, with transport manufacturing especially strong. CIPS manufacturing surveys suggests that activity stabilised in April after a strengthening in activity during March. The CIPS manufacturing index for April stood at 49.1, down from 50.3 in March, and just below the 50.0 no change level. The contraction in production volumes in April was driven by declines in intermediate and capital goods, while consumer goods production has continued to strengthen.

Services output grew by 0.1% in February and by 0.2% during the three months to February according to the ONS. The growth was driven by increases in business related areas such as transport, information & communications and professional services. In contrast consumer facing areas such as wholesale and retail trade and hospitality weakened during February.

The CIPS services survey points to further growth during March and April. The latest CIPS services survey recorded a strengthening in business activity during April, with the index at 55.0 up from 53.1 in March and above the 50.0 no change level. Survey respondents commented on improved customer confidence amid signs of an improvement in underlying economic conditions.

At its May meeting, the Bank of England kept the bank base rate at 5.25% as consumer price inflation continues to ease but remains above the bank's 2% target. Despite the restraint of higher borrowing costs, the Bank of England estimates that the economy grew by 0.4% in the first quarter and is forecasting a 0.2% rise for the current quarter.

EMPLOYMENT & EARNINGS

The Bank anticipates inflation will drop close to its target rate in the near term, before rising temporarily during the second half of this year. The more modest inflationary outlook should permit an easing in interest rates in the coming months.

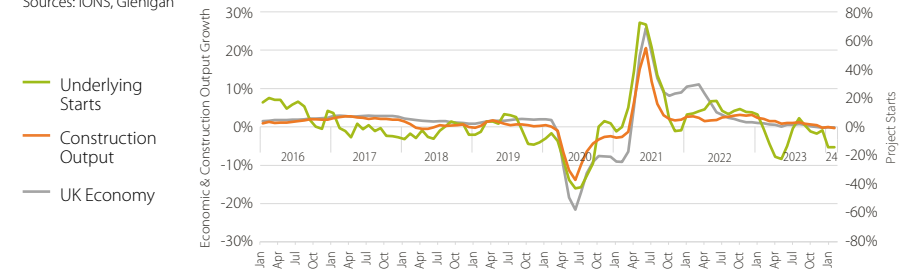
A cooling in labour market conditions underlines the easing in inflationary pressures. The unemployment rate increased during the three months to February and at 4.3% was higher than a year ago. The employment rate has declined more sharply, dropping to 74.4% of 16- to 64-year-olds, against 75.2% a year ago. The number of job vacancies also fell by 18% over the year to February.

Average annual earnings growth was 6.0% during February, down from a peak of 8.0% in June last year. In real terms, after allowing for inflation, average earnings rose by 1.9% over the year to February.

Whilst private sector earnings growth slowed to 5.9%, earnings growth has diverged across different sectors. Whilst annual average earnings in manufacturing was 7.0% in February, earnings growth in construction slowed sharply to 3.7%.

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

Sources: IONS, Glenigan

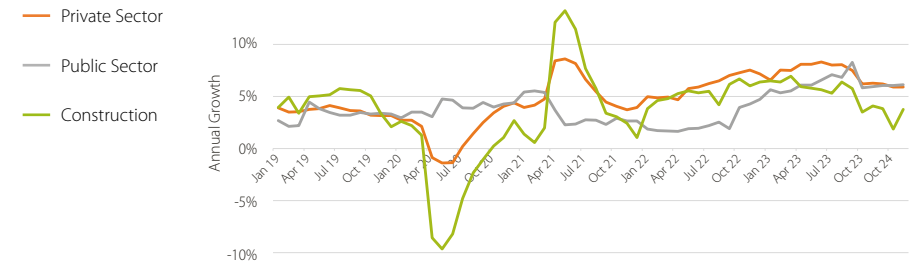


Job Vacancies



Average Earnings

Source: ONS



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HOUSING – OVERVIEW

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

Totalling £10,083 million, residential work commencing on-site during the three months to April fell 12% against the preceding three months to stand 16% down on a year ago. Major starts (£100 million or more in value), at £2,732 million, decreased 35% against the preceding three months and were 11% down compared with the previous year. Underlying work starting on site (less than £100 million) totalled £7,351 million, a 16% decrease against the preceding three months on a seasonally adjusted (SA) basis and 18% lower than a year ago.

Residential main contract awards decreased 27% against the preceding three months to stand 47% down compared with the previous year to total £11,376 million. Underlying contract awards, at £10,007 million, decreased 14% (SA) against the preceding three months and decreased by 31% against the previous year. Major awards decreased 70% against the preceding three months to stand 80% down against the previous year to total £1,370 million.

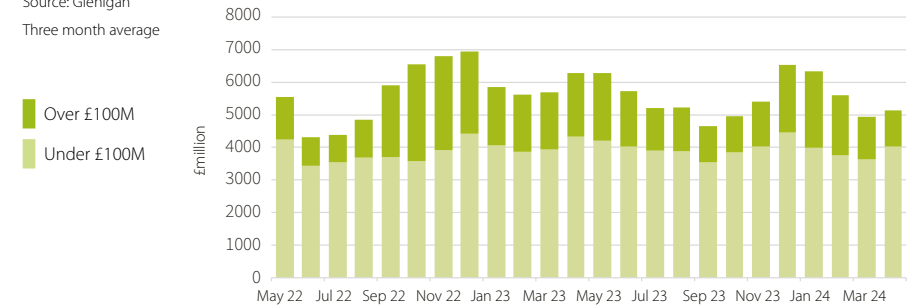
At £15,379 million, detailed planning approvals were 19% down against the previous three months and fell 18% compared with last year. Major project approvals decreased 53% on the preceding quarter to stand 44% lower than last year to total £3,301 million. Totalling £12,078 million, underlying approvals declined 4% against the preceding three months (SA) and slipped back 7% against last year.

-12%

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

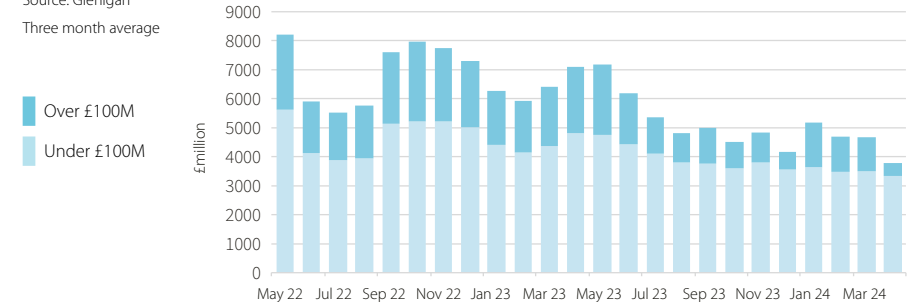
Housing: Detailed Planning Approvals

Source: Glenigan
Three month average



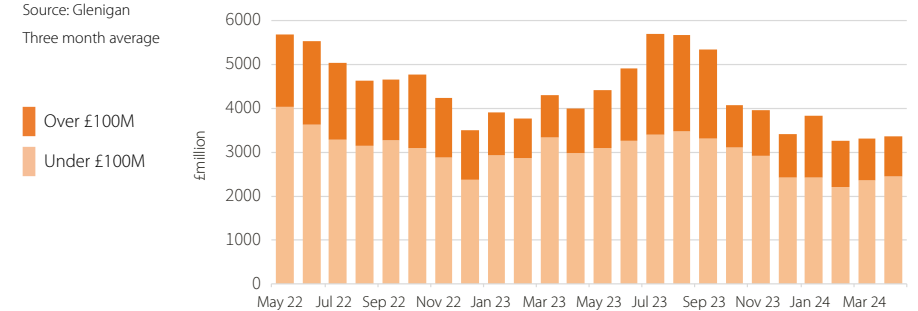
Housing: Main Contract Awards

Source: Glenigan
Three month average



Housing: Starts

Source: Glenigan
Three month average



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HOUSING – TYPES OF PROJECTS STARTED

Private housing accounted for 43% of the total value of work starting on site during the three months to April, with the value totalling £4,389 million. Private housing starts fell 28% against the previous year. Private apartment work starting on site fell 27% against last year to total £1,930 million. The segment accounted for 19% of starts during the period. Accounting for a 5% share, student accommodation slipped back 7% to total £469 million. Accounting for 1%, private sheltered housing decreased 52% to total £113 million.

In contrast, totalling £1,583 million, social sector housing grew 52% on a year ago to account for 16% of the sector. Social sector apartments increased 9% against last year, totalling £1,439 million and accounting for a 14% share. Accounting for 2%, social sector sheltered housing grew 88% on a year ago to total £159 million. There were no elderly persons homes and hostels etc. projects starting on-site during the period.

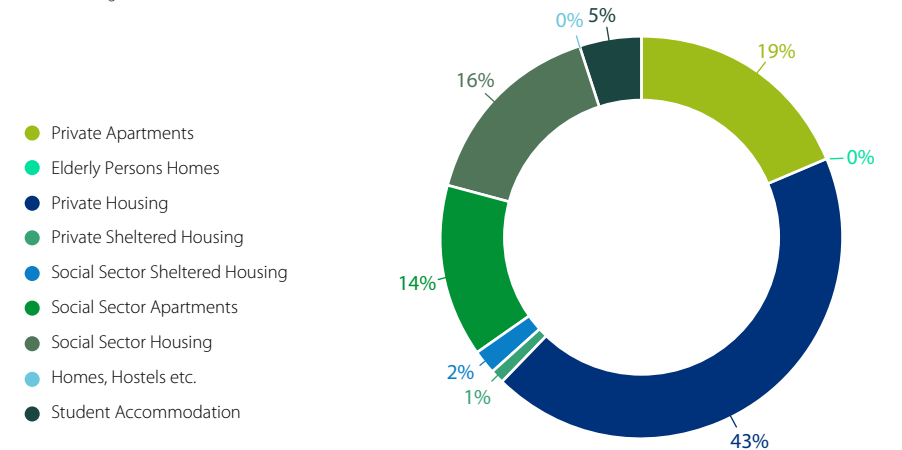
Housing: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Barratt	93	2,747	Barratt	92	2,298
Persimmon	100	2,521	Persimmon	86	2,001
Vistry	53	1,777	Vistry	73	1,783
Taylor Wimpey	51	1,574	Taylor Wimpey	45	1,303
Bellway	60	1,506	The Berkeley Group Plc	13	1,241
Redrow	28	1,106	Northern Ireland Executive	10	1,000
The Berkeley Group	12	1,068	Bellway	48	999
Berkeley DeVeer	25	963	Berkeley DeVeer	22	800
Mears Group	6	912	Legal & General	36	792
Hill Group	23	855	Bloor Homes	25	658

Types of Housing Projects Started Three Months to April 2024

Source: Glenigan



PROJECT SPOTLIGHT

£220m

ALBERT & SWEDISH WHARF DEVELOPMENT

Detailed plans have been approved on the £220 million Albert & Swedish Wharf Development in London. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 14271580



Image Source: Albert Wharf

HOUSING – REGIONAL

London accounted for the greatest proportion (21%) of residential work during the period, totalling £2,133 million, despite a 13% decrease compared with the previous year's levels. Further decline was prevented by the £575 million Housing Maintenance Joint Venture for the London Region project in Westminster (**Project ID: 22275788**). The South East fell 8% against the previous year to total £1,569 million, a 16% share of project starts in the housing sector.

The North West also experienced a 31% decline against the previous year, bringing its total value down to £761 million, a 7% share of housing starts. In contrast, project-starts grew 27% in the West Midlands to total £1,256 million, a 12% share of residential starts, making it the third most active region. Accounting for 6%, the North East increased 96% against the previous year to total £572 million.

London was also the most active region for detailed planning approvals, totalling £2,588 million, a 17% share of the sector. The value of approvals in the region fell 34% against the previous year. Accounting for 15% of approvals, the South East also decreased 7% against last year to total £2,291 million. The North West experienced a 3% fall, totalling £1,695 million, an 11% share of residential approvals.

At £1,463 million, consents in the East of England slipped back 28% to account for a 9% share of the sector. In contrast, accounting for 11%, residential approvals in the West Midlands grew 3% to total £1,663 million. The South West accounted for 10%, having experienced a 2% increase to total £1,531 million.

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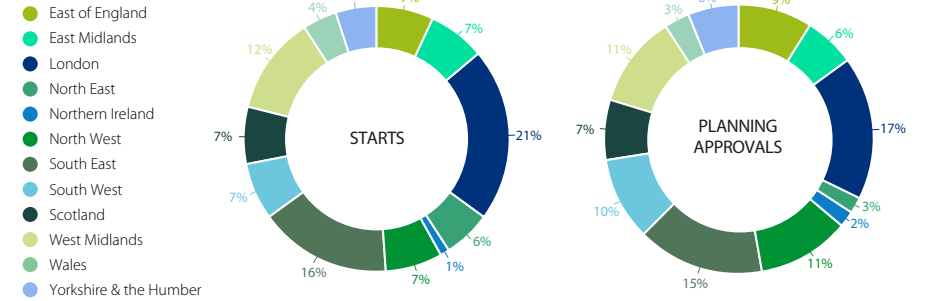
Civil Engineering

-18%

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

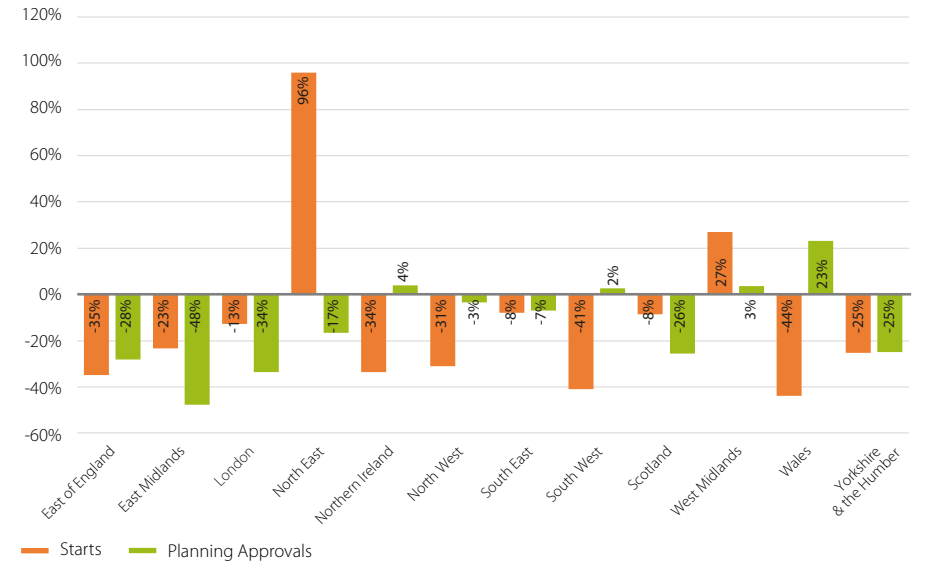
Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



INDUSTRIAL – OVERVIEW

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

During the three months to April, industrial project starts grew 7% against the preceding three months to stand 37% down on a year ago, totalling £1,179 million. At £289 million, major projects (£100 million or more) starting on site were up on the previous quarter when no major projects started on site but decreased 4% on 2023 levels. Underlying industrial work starting on site (less than £100 million in value) decreased 37% against the previous quarter on a seasonally adjusted (SA) basis to stand 43% lower than a year ago, totalling £890 million.

Totalling £610 million, industrial main contract awards decreased 46% against the preceding three months and stood 64% down against last year. Underlying industrial main contract awards decreased 40% (SA) against the preceding three months and remained 64% lower than a year ago. There were no major projects during the period, down compared to the preceding three months but unchanged on the previous year.

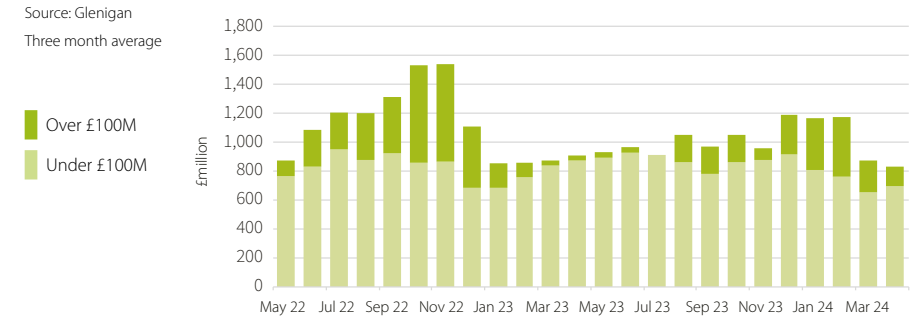
Industrial detailed planning approvals totalled £2,492 million, having fallen 29% on the previous three months to stand 9% down on last year. Major project approvals slipped back 63% on the previous quarter but grew 258% against the preceding year to total £400 million. Underlying projects totalled £2,092 million, a 20% decrease (SA) on the preceding three months, and 20% lower than the previous year.

7%

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

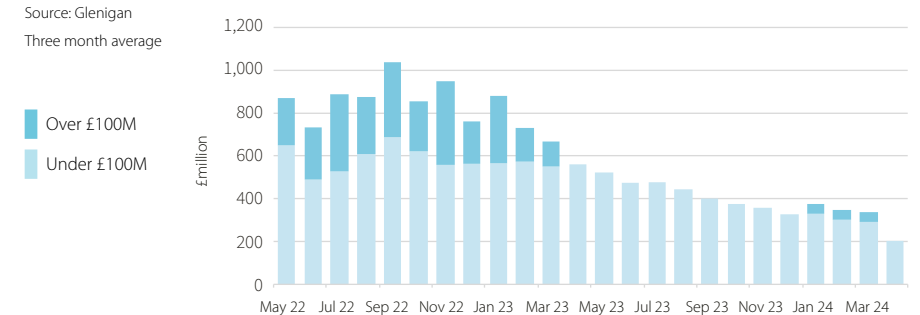
Industrial: Detailed Planning Approvals

Source: Glenigan
Three month average



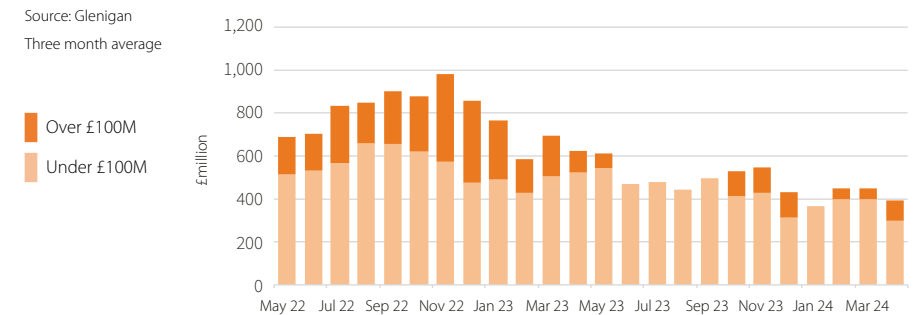
Industrial: Main Contract Awards

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 £833 million, a 35% fall compared with the previous year. Despite the decline, manufacturing accounted for 71% of industrial starts during the three months to April, making it the most active segment.

Warehousing & logistics starts decreased 39% against the previous year to total £296 million, accounting for 25% of the sector. Other industrial projects fell 51% against the previous year, which brought the total down to £50 million, a 4% share of the whole sector.

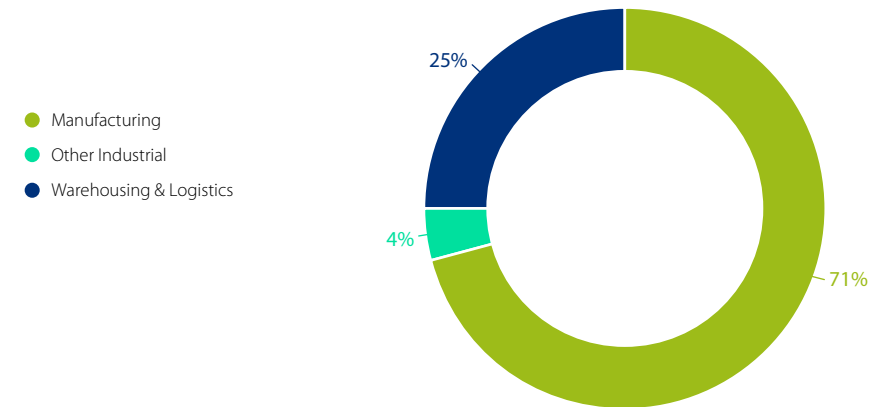
Industrial: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Winvic	21	514	Panattoni & LU UK	3	104
Glencar	14	203	CDP	2	95
TSL	7	136	Wrenbridge	6	76
McLaren	3	115	UK Battery Indust. Centre	1	74
Marshall	3	96	Abbott Diabetes Care	1	70
Wates	3	95	British Land	3	68
Magrock	7	90	Tritax	4	58
Barnfield Construction	8	80	Ardagh	1	58
VolkerWessels	3	78	CP Logistics UK Reading	1	56
Caddick	6	77	St Modwen Properties	4	52

Types of Industrial Projects Started Three Months to April 2024

Source: Glenigan



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PROJECT SPOTLIGHT

£400m

SEGRO – LOGISTICS PARK
NORTHAMPTON

Detailed plans have been approved for the £400 million development of SEGRO Logistics Park Northampton. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2025.

PROJECT ID: 23383013



INDUSTRIAL – REGIONAL

The North West was the most active region for industrial project starts during the period. Having grown 5% on a year ago, the region accounted for 22% of sector starts during the three months to April, with the value adding up to £258 million. Growth was boosted by the £151 million Pharmaron Liverpool production building in Liverpool (**Project ID: 22235655**). London also increased 62% on a year ago to total £77 million, a 7% share of industrial project-starts.

In contrast, accounting for 18%, the South East fell 25% to total £215 million. Accounting for a 13% share, Yorkshire & the Humber slipped back 31% to total £155 million. Accounting for 11%, the East of England faced a 2% slump against last year to total £126 million. At £78 million, the West Midlands slipped back 70%, a 7% share of industrial starts.

The East Midlands were the most active region for detailed planning approvals, accounting for a 27% share of all consents, having jumped almost four times on last year, bringing its total value up to £673 million. This growth was accelerated by the £400 million SEGRO Logistics Park Northampton Plot 4 development (**Project ID: 23383013**). Accounting for 13%, the South East totalled £322 million, having grown 20% on a year ago. The North West accounted for 11% of industrial approvals, totalling £268 million, also 3% higher than last year.

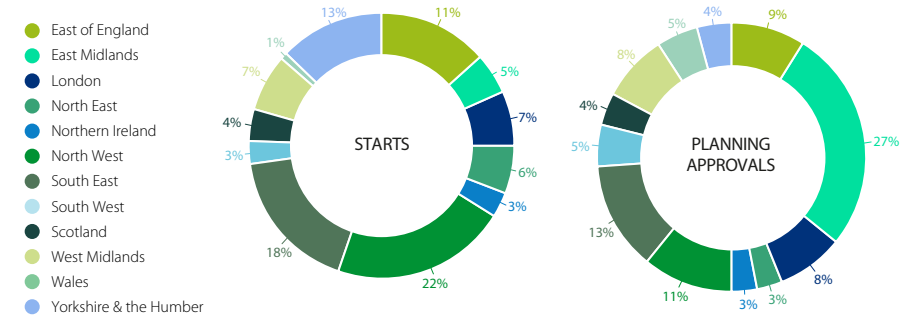
In contrast, accounting for a 9% share, the East of England experienced a weak period, having fallen 22% compared to last year, with a total of £213 million. At £207 million, the West Midlands accounted for 8% of approvals, having decreased 26% against last year's levels. Accounting for the same share, London slipped back 3% to total £200 million.

-9%

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

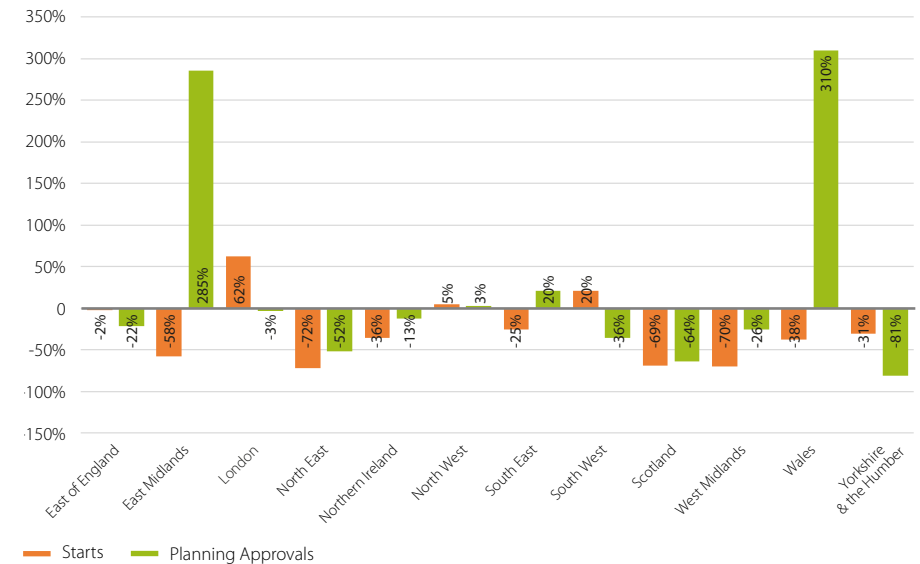
Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



OFFICES – OVERVIEW

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

Office work starting on site totalled £1,420 million during the three months to April, a 13% decline compared with the preceding quarter, to stand 26% down on the previous year. Major projects (£100 million or more) decreased 51% against the previous quarter and slipped back 63% on a year ago to total £340 million. Underlying starts (less than £100 million in value) grew 7% against the preceding three months on a seasonally adjusted (SA) basis and were 8% higher than a year ago, totalling £1,080 million.

Totalling £2,125 million, office main contract awards increased 61% against the preceding three months to stand 40% up on the previous year. Major projects totalled £1,403 million during the period, a 214% increase against the preceding three months and a 401% increase on the previous year. Underlying contract awards declined 23% against the preceding three months (SA) and by 42% against the previous year to total £722 million.

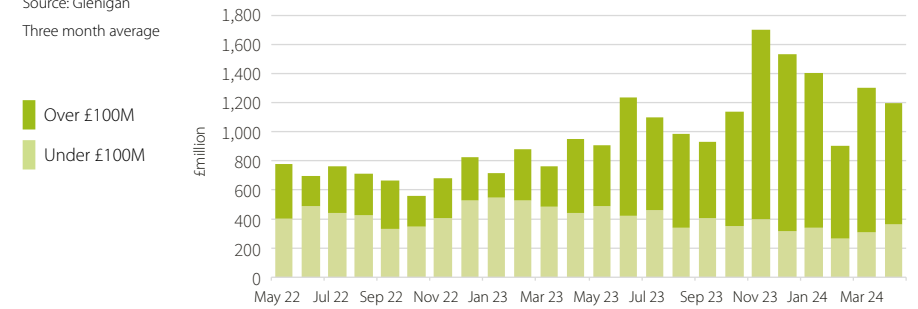
Office detailed planning approvals, totalling £3,594 million, fell 15% on the preceding three months but grew 26% compared with last year. Major project approvals were 22% down against the preceding three months but jumped 64% on a year ago, totalling £2,503 million. At £1,091 million, underlying project approvals were 25% up (SA) against the previous quarter but decreased 17% on a year ago.

40%

increase in the value of office contract awards on site against the previous year

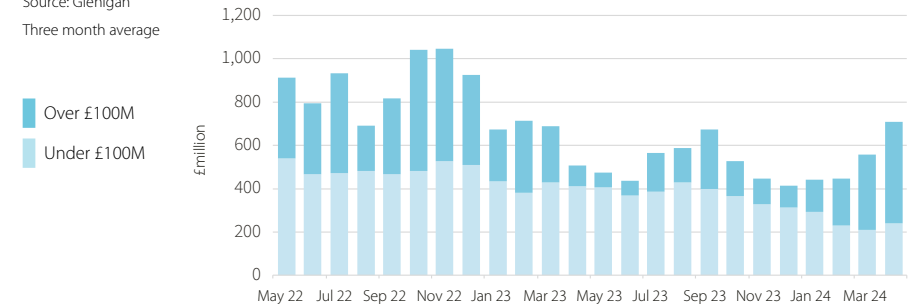
Offices: Detailed Planning Approvals

Source: Glenigan
Three month average



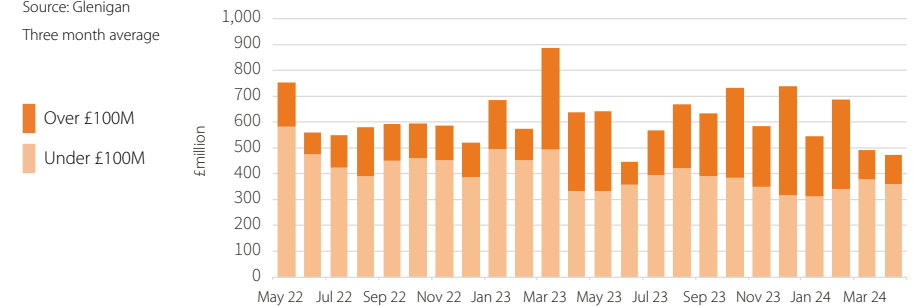
Offices: Main Contract Awards

Source: Glenigan
Three month average



Offices: Starts

Source: Glenigan
Three month average



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SIZE OF OFFICE PROJECTS

In contrast, project starts in the '£20 million to £50 million' value band grew 127% on a year ago, totalling £412 million. The '£50 million to £100 million' value band grew 12% against the preceding year's levels, totalling £310 million during the period.

Starts in the 'Over £100 million' value band fell 63% against the previous year to total £340 million. Starts in the 'Up to £5 million' value band fell 37% against the previous year, totalling £128 million. At £123 million, the '£10 million to £20 million' value band slipped back 42%. The '£5 million to £10 million' value band totalled £107 million, 14% lower than a year ago.

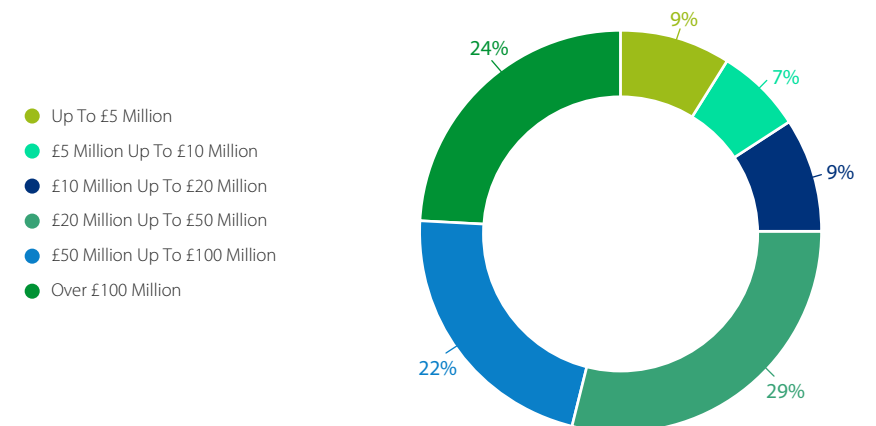
Offices: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Multiplex Cons. Europe	5	857	Land Securities	5	475
Skanska	3	608	Epic Systems	1	360
Mace	8	570	Rocket Investments	1	300
ISG	10	568	Pnbj I	1	200
Morgan Sindall	133	568	Royal London Asset	1	200
Gilbert Ash	2	381	Yondr	1	200
Wates	15	331	Telehouse	2	171
Royal BAM	5	311	British Land	5	170
McLaren	2	217	Google	1	150
Ardmore	3	155	Brook Green	1	147

Value of Office Projects Started Three Months to April 2024

Source: Glenigan



PROJECT SPOTLIGHT

£250m

HILL HOUSE REDEVELOPMENT

Detailed plans have been approved for the £250 million Hill House Redevelopment in London. Works are due to complete in Q1 2028. Skanska have been appointed as main contractors on the scheme.

PROJECT ID: 18063406



OFFICES – REGIONAL

London was the most active area of the UK for office starts, accounting for 62% of the total value during the three months to April, despite the value having decreased 24% compared with the previous year's levels. Office work starting in the Capital totalled £887 million and included the £200 million One Exchange Square development in the City (**Project ID: 21512839**). At £89 million, the North West also experienced a weak performance with starts having slipped back 42% on last year's levels, to account for 6% of the sector.

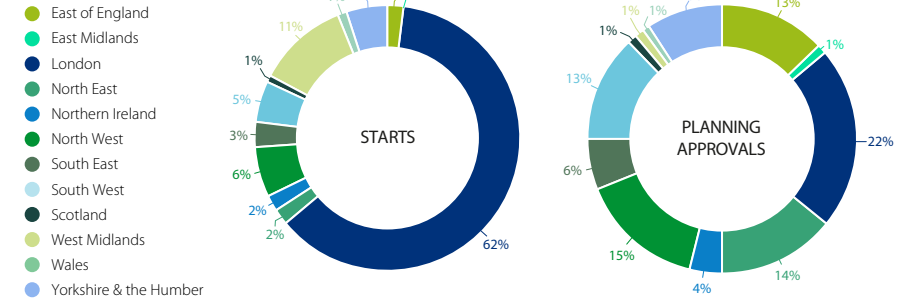
The West Midlands, on the other hand, experienced a 275% growth on a year ago. The value of projects starting on site in the region added up to £155 million, accounting for 11% of the office sector. Yorkshire & the Humber also doubled compared with last year's levels, totalling £72 million and accounting for a 5% share of projects starting on-site. Accounting for the same proportion, the South West grew 67% to total £67 million.

London also had the largest share of detailed planning approvals (22%), with a total value of £777 million, despite having fallen 49% on last year's figures. In contrast, totalling £547 million, the North West grew more than four times against the previous year to account for a 15% share of consents.

The North East grew almost 30 times to total £508 million, a 14% share of office consents. Accounting for a 13% share of approvals, the East of England increased more than five times on a year ago to total £475 million. At £473 million, the South West accounted for the same share, having jumped more than ten times against last year.

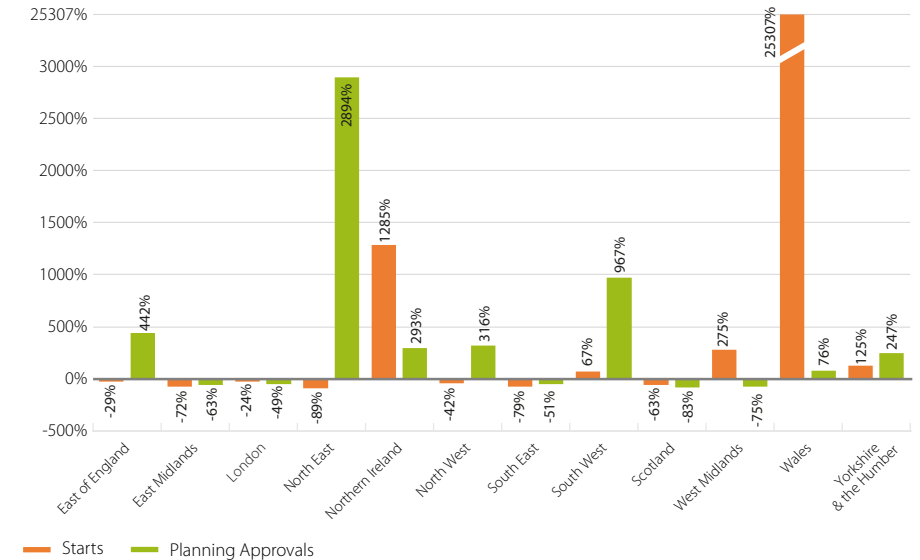
Share Value of Office Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



26%

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

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RETAIL – OVERVIEW

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

Totalling £416 million, retail work starting on site during the three months to April decreased 1% against the preceding three months to stand 21% lower than a year ago. There were no major projects starting on-site (£100 million or more), unchanged compared with the previous quarter but a decrease on a year ago. Underlying project-starts (less than £100 million) experienced a 9% decline against the preceding three months on a seasonally adjusted (SA) basis but grew 27% against last year.

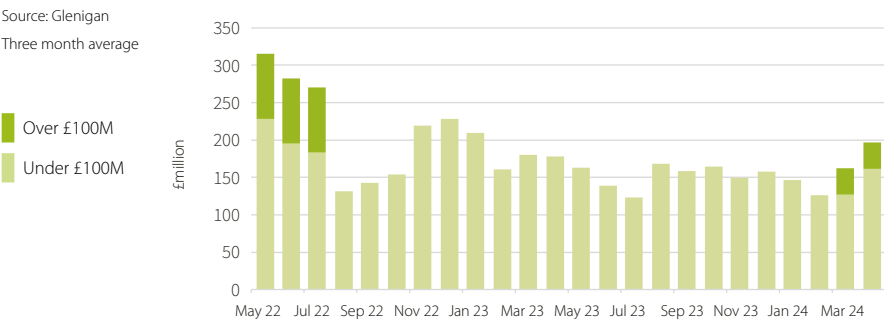
Retail main contract awards totalled £190 million, a decrease of 45% against the preceding three months and a 48% fall against the same period a year ago. No major projects reached the contract awarded stage, unchanged on the preceding three months and the previous year. Underlying contract awards decreased by 22% (SA) against the preceding three months to stand 48% lower than the previous year.

Detailed planning approvals, totalling £590 million, increased 34% against the preceding three months, to stand 10% up on the previous year. Underlying approvals grew 11% (SA) compared with the preceding three months but declined 9% against the previous year to total £484 million. Major consents totalled £106 million, an increase from the previous quarter and a year ago when no projects were approved.

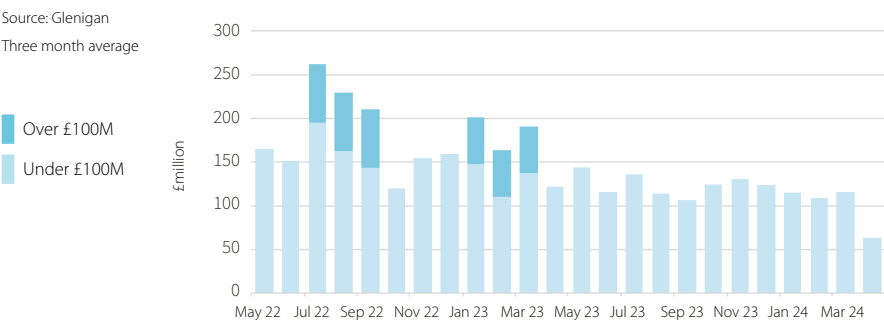
-1%

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

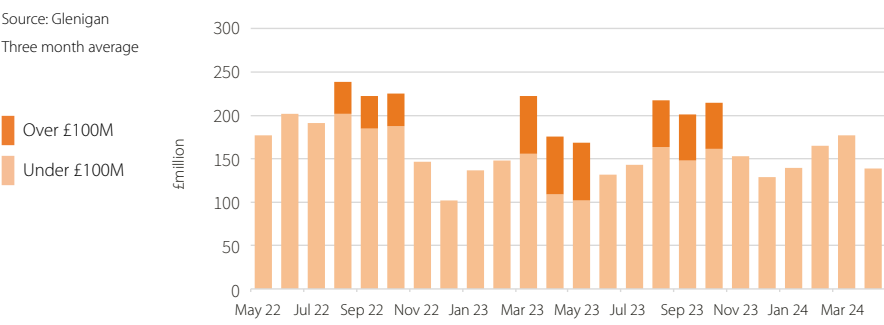
Retail: Detailed Planning Approvals



Retail: Main Contract Awards



Retail: Starts



RETAIL – TYPES OF PROJECTS STARTED

The value of supermarket starts grew 36%, to total £194 million, accounting for 47% of all retail starts. Standing 77% higher than a year ago, retail warehousing starts totalled £12 million to account for a 3% share of retail work. Totalling £9 million, shopping centres grew 12% from last year to account for 2%.

In contrast, shops experienced a 51% decline against last year's levels to total £154 million, a 37% share of retail project starts. Having slipped back 9% on a year ago, petrol filling station projects commencing on site totalled £22 million during the three months to April, accounting for 5%.

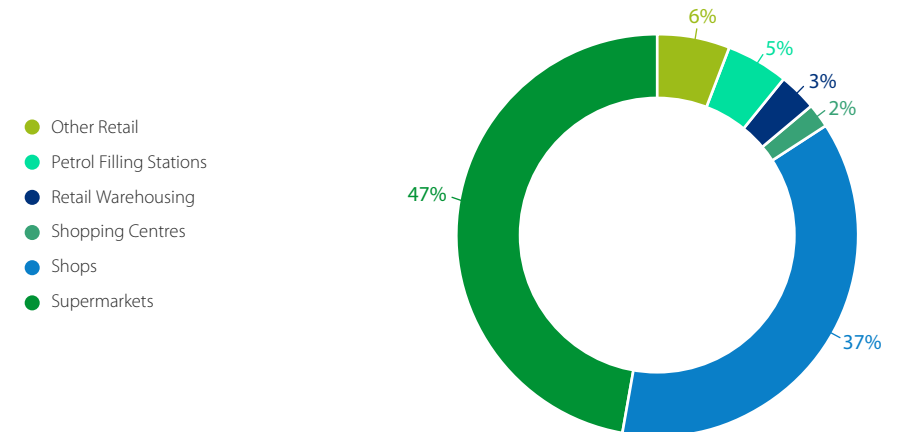
Retail: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Galliford Tr	2	72	Asda	235	113
Murphy	1	30	Aldi	51	100
Carey	1	30	King Sloane	1	90
New West End	1	30	Poundland	96	59
Red Construction	1	25	Aberdeen City Council	1	50
ISG Construction	5	23	Tesco	84	42
DSP Construction	7	20	Lidl UK	15	38
Wates	6	19	Marks & Spencer	22	33
Emchia Asbestos Solutions	2	19	B & M Retail Limited	53	28
CTM Management	4	18	Grosvenor Properties	1	25

Types of Retail Projects Started Three Months to April 2024

Source: Glenigan



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PROJECT SPOTLIGHT

£12.2m

MARKET WALK SHOPPING CENTRE

Detailed plans have been approved for the £12.2 million development of Market Walk Shopping Centre in Northampton. A main contractor is yet to be appointed on the scheme, with works due to be complete in Q1 2025.

PROJECT ID: 17004486



Image Source: UrbanEdge Architecture

RETAIL – REGIONAL

Scotland was the most active region, accounting for 17% of all retail starts nationwide, thanks to the value having grown 61% against the previous year to total £69 million. This growth was mainly driven by the £50 million Aberdeen Market Development (**Project ID: 17464585**). The North West, at £53 million, also climbed 5% on a year ago, accounting for a 13% share of the sector.

At £46 million, the East of England also experienced a strong period, with starts having jumped 72% compared with a year ago to account for 11% of the retail sector. In contrast, accounting for a 13% share, project-starts in London fell 78% compared with a year ago, to total £52 million. Accounting for 10%, the South East decreased 35%, totalling £42 million.

London had the highest proportion of retail approvals, with a 34% share, having increased 37% against last year's levels, to total £202 million. The North East jumped 104% against the previous year, accounting for 15% of the sector and totalling £89 million. Growth was boosted by a £65 million development in Newcastle-Upon-Tyne (**Project ID: 24012619**).

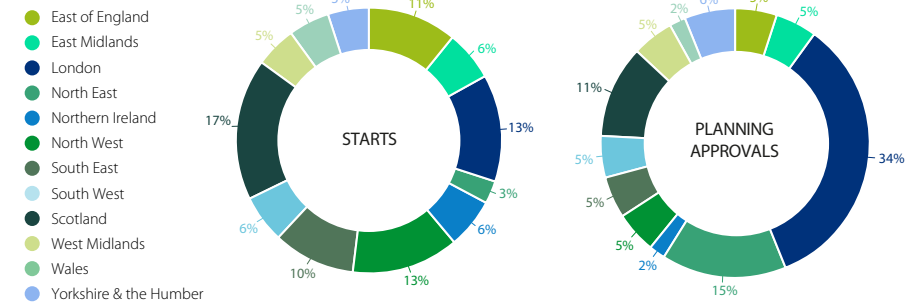
Accounting for an 11% share, approvals in Scotland grew 32% to total £66 million. Totalling £33 million, Yorkshire & the Humber doubled against last year, accounting for a 6% share of retail approvals. The South East, on the other hand, experienced the steepest decline. Approvals in the region decreased 58% on a year ago, bringing the value down to £30 million, a 5% share of the retail sector.

34%

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

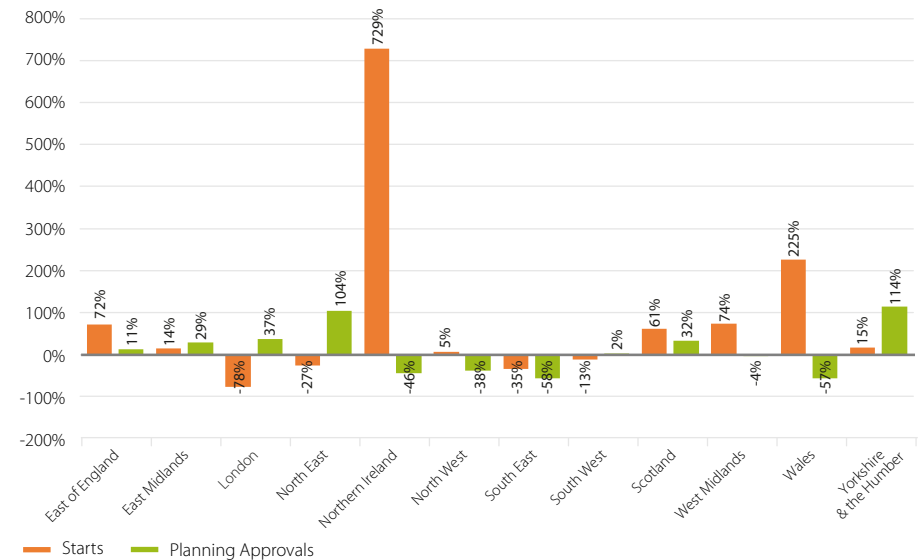
Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



HOTEL & LEISURE – OVERVIEW

Main contract awards suffered a decline against the preceding quarter and last year. More positively, growth in project starts and detailed planning approvals against the previous three months bring a boost to the development pipeline.

Totalling £713 million, hotel & leisure projects starting on site during the three months to April grew 11% against the preceding three months to stand 4% down on the previous year. There were no major projects (£100 million or more in value) commencing on site, unchanged from the previous quarter but a decline on last year. Underlying starts (less than £100 million) grew 11% against the preceding three months on a seasonally adjusted (SA) basis and increased 11% compared with last year.

At £738 million, hotel & leisure main contract awards decreased 3% against the preceding three months and decreased 13% against the previous year. Major projects totalled £155 million, up on the preceding three months when there were no major projects, and up 55% on the previous year. Underlying contract awards decreased 14% (SA) against the preceding three months and decreased by 23% compared with a year ago.

At £2,113 million, hotel & leisure detailed planning approvals grew 52% during the quarter to stand 6% down on the previous year. Underlying approvals increased 4% (SA) against the preceding three months but decreased 4% on the previous year, totalling £1,469 million. Major projects totalled £645 million during the period; more than five times higher than in the previous quarter but 10% down on a year ago.

11%

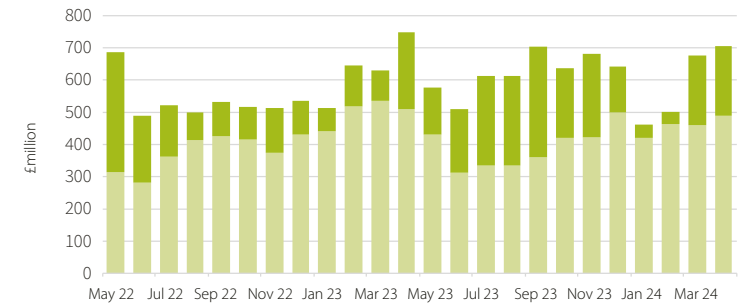
increase in the value of hotel & leisure starting on site against the preceding three months

Hotel & Leisure: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

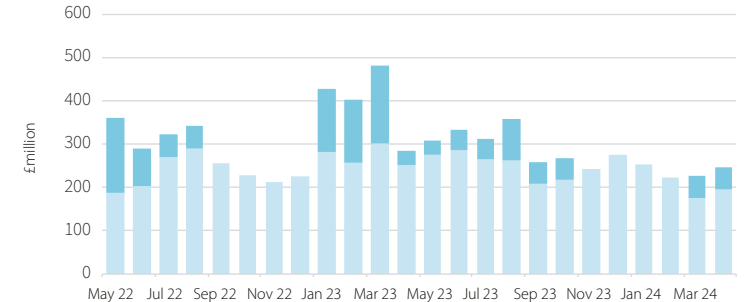


Hotel & Leisure: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

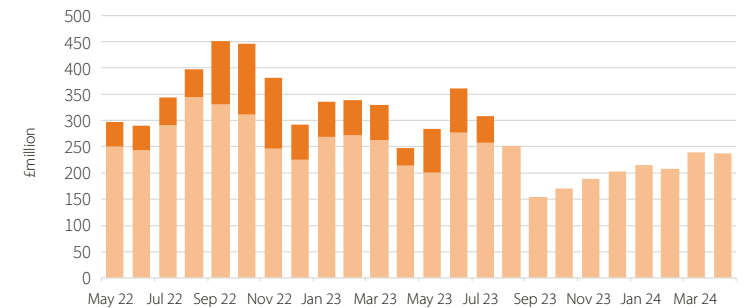


Hotel & Leisure: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



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HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses accounted for 42% of sector starts during the three months to April, with the value adding up to £299 million. The segment grew 8% compared with last year's levels. Sport facilities jumped 96% against the previous year to total £184 million, accounting for 26% of the sector.

In contrast, indoor leisure facilities fell 29% on last year's levels to a total of £72 million, accounting for 10% of the sector. Cafés, restaurants and fast-food outlets experienced a 22% decline compared to the preceding year. The segment accounted for 7% of the sector with a total value of £52 million. Cinema & theatre projects starting on-site totalled £20 million in the three months to April, 72% down from the previous year, accounting for just 3%.

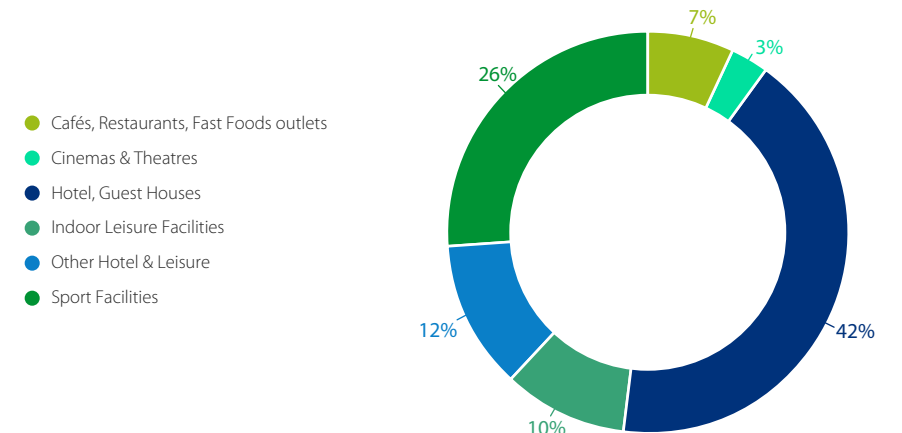
Hotel & Leisure: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
John Sisk & Son	1	250	Manchester City Football Club	1	250
Royal BAM	5	231	Kirklees Metropolitan Council	3	180
Lendlease	3	155	YTL Developments (UK)	1	155
YTL Developments (UK)	1	155	Ask Patrizia (gq)	2	98
Willmott Dixon	26	133	Southampton City Council	4	62
VINCI Construction UK	3	108	Lisburn Borough Council	4	61
JRL	1	73	Unex	1	51
Morgan Sindall	7	68	Patrazia Immobilien	1	50
Gilbert Ash	3	66	Ask Real Estate	1	50
Barnes Construction	2	63	The Tate Gallery	2	38

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

Source: Glenigan



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PROJECT SPOTLIGHT £280m CARDIFF ARENA & HOTEL

Detailed plans have been approved for the £280 million Cardiff Arena and hotel development at Atlantic Wharf in the city. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2028.

PROJECT ID: 21427440



Image Source: Populous

HOTEL & LEISURE – REGIONAL

The North East accounted for 19% of hotel & leisure work starting on site, making it the most active region for project-starts, thanks to the value increasing nearly six times against the previous year to total £134 million. Accounting for 18%, the West Midlands almost tripled against last year to total £132 million. This growth was boosted by the £80 million extension to The Belfry Hotel and Resort in Wishaw (**Project ID: 17166214**).

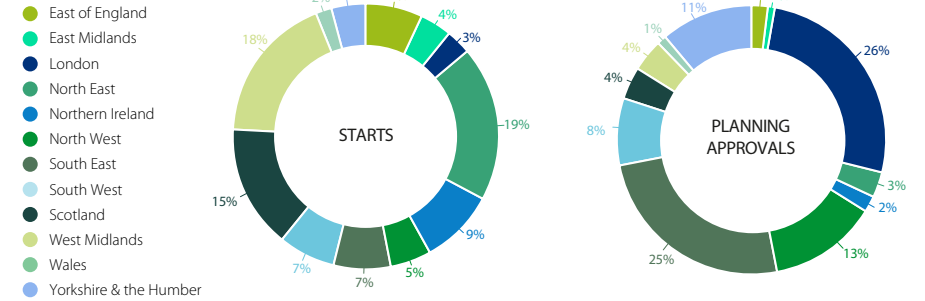
Scotland accounted for a 15% share, with the value of work adding up to £105 million, having grown 43% compared with last year's levels. Accounting for a 9% share, Northern Ireland jumped 485% to total £63 million. Accounting for a 7% share, the South West increased 57% against last year to total £53 million. In contrast, despite accounting for the same share, the South East and the East of England slipped back 33% and 17% to total £51 million and £49 million respectively.

London accounted for the highest share of project approvals (26%), despite having slipped back 26% against the previous year to total £539 million. Consents in the North West decreased 27% from last year's levels, adding up to £264 million, accounting for a 13% share of the sector.

In contrast, accounting for 25%, the South East experienced strong growth, with approvals having increased 197% on a year ago, totalling £522 million. This growth was boosted by the £201 million Natural History Museum Science and Digitisation Centre in Reading (**Project ID: 23310208**). Yorkshire & the Humber accounted for an 11% share, having increased 61% on a year ago to total £235 million. Accounting for 8%, approvals in the South West grew 131% against a year ago to total £179 million.

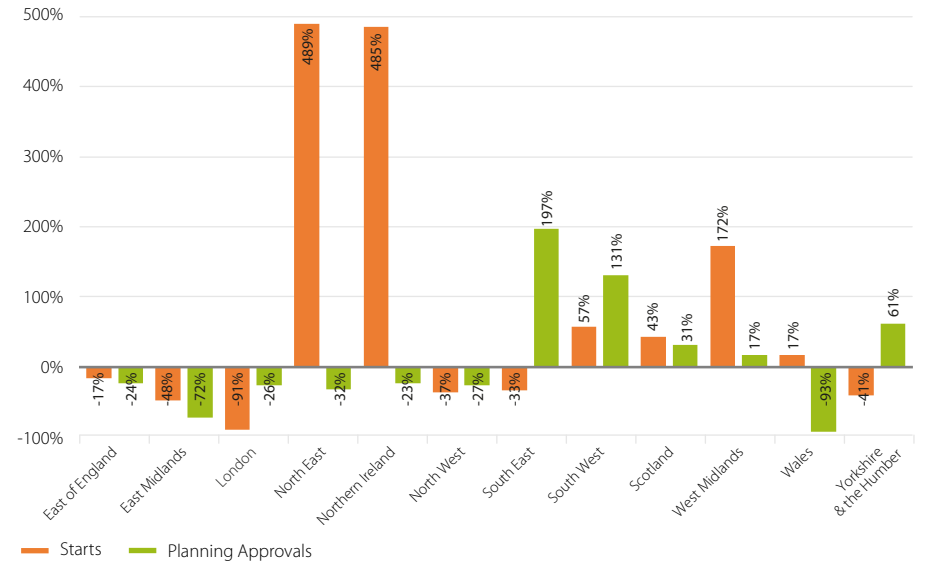
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



52%

increase in the value of hotel & leisure detailed planning approvals against the preceding three months

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HEALTH – OVERVIEW

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

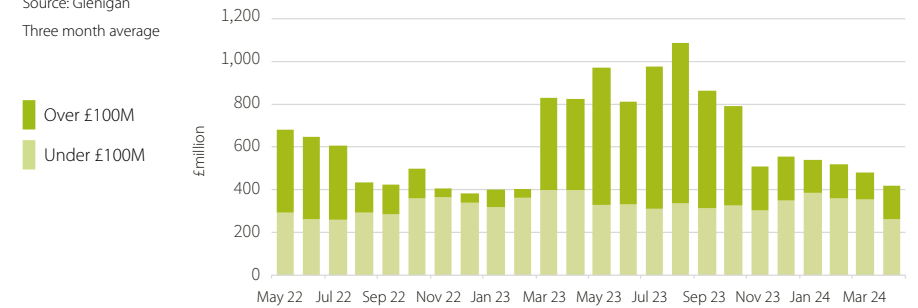
Adding up to £802 million, underlying health work starting on site (less than £100 million in value) during the three months to April fell 22% against the preceding three months on a seasonally adjusted (SA) basis to stand 22% up against the previous year. At £237 million, major projects (£100 million or more) starting on site fell 11% against the previous quarter but grew on last year when no major projects started on site. Overall, health starts slipped back 19% against the previous quarter but increased 57% on a year ago, totalling £1,039 million.

Totalling £841 million, health main contract awards were up 7% against the preceding three months but 50% down against a year ago. Major projects totalled £257 million, up on the preceding three months when there were no major projects, but down 70% on the previous year. Underlying contract awards experienced a poor performance, decreasing 21% against the preceding three months (SA) to stand 29% down against the previous year.

Detailed planning approvals, totalling £1,260 million, slipped back 22% against the preceding quarter and fell 46% on the previous year. Major project approvals, totalling £474 million, grew 2% against the previous quarter to stand 63% down against last year. Underlying approvals, at £786 million, experienced a 36% decrease (SA) compared with the preceding three months to stand 34% lower than a year ago.

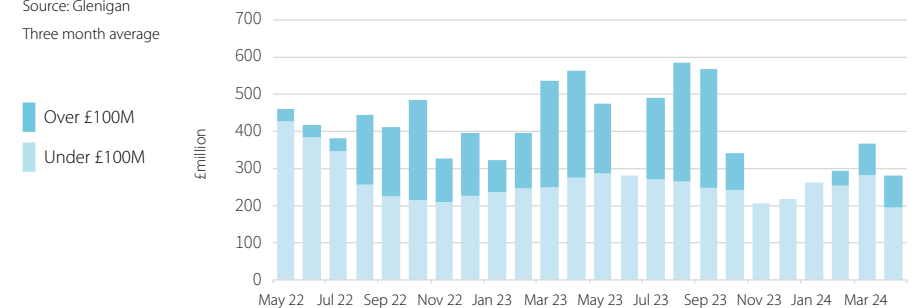
Health: Detailed Planning Approvals

Source: Glenigan
Three month average



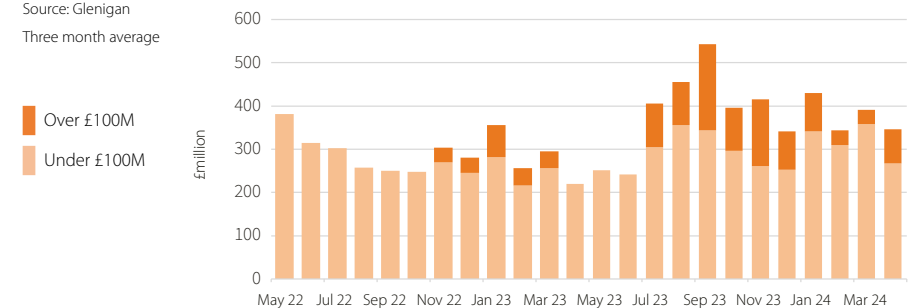
Health: Main Contract Awards

Source: Glenigan
Three month average



Health: Starts

Source: Glenigan
Three month average



57%

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

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HEALTH – TYPES OF PROJECTS STARTED

Hospitals accounted for 54% of health work starting on site during the three months to April, with the value having increased 87% against the previous year's levels to total £561 million. In contrast, nursing home project-starts, accounting for 8% of the sector, fell 35% compared with the previous year to total £79 million.

Accounting for 5% of health projects starting on-site, dental, health, and veterinary centres slipped back 4% on a year ago to total £52 million. There were no day centre project starts during the period, unlike last year.

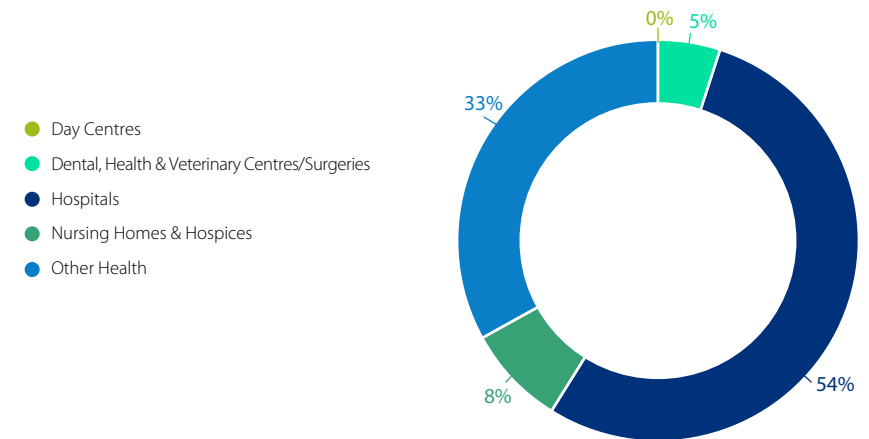
Health: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Canary Wharf	1	500	Department of Health	211	1,304
Laing O'Rourke	1	300	Ellison Oxford	1	300
Kier	17	226	Canary Wharf	1	250
IHP Integrated Health	7	161	Kadans Science Partner 2 UK	1	250
McLaughlin & Harvey	2	161	Oxford Science Park Joint	1	160
Mace	1	160	Breakthrough Properties	1	137
Shepherd Building Limited	6	119	Smith & Nephew	1	82
Morgan Sindall	16	117	BRE-BMR Granta Park Zone 2	1	60
Newarthill	2	84	Granta Park	1	60
Bouygues	1	80	Officescape	1	54

Types of Health Projects Started Three Months to April 2024

Source: Glenigan



PROJECT SPOTLIGHT

£220m

CAMBRIDGE CANCER RESEARCH HOSPITAL

Detailed plans have been approved for the Cambridge Cancer Research Hospital. A main contractor is yet to be appointed on the £220 million scheme, with works expected to be completed in Q1 2027.

PROJECT ID: 21561465



Image source: NBBJ

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HEALTH – REGIONAL

Totalling £219 million, the South East was the most active region for health project-starts during the three months to April, having grown 166% against the previous year to account for 21% of sector starts. This growth was mainly thanks to the £137 million Trinity House - Oxford Business Park development in Oxford (**Project ID: 22048104**). At £206 million, London accounted for a 20% share. The value of the projects starting on-site in the Capital jumped 258% compared with last year's levels.

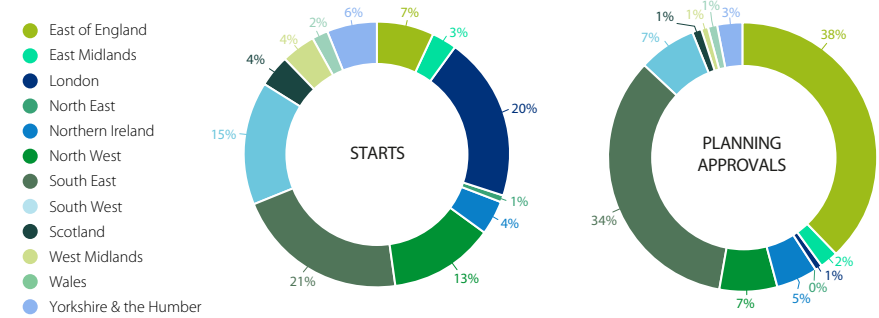
Health starts in the South West accounted for 15% and jumped 67% compared with the previous year's levels, totalling £151 million. Accounting for 13%, the North West also experienced a strong period in health starts, having grown 72% on a year ago to total £134 million. Accounting for a 7% share, starts in the East of England increased 18% against the previous year to total £78 million.

With a total value of £473 million, the East of England was the most active region for detailed planning approvals, having more than tripled on a year ago to account for 38% of the health sector. Approvals in the South East climbed 6% compared with the previous year to total £423 million, a 34% share of health consents. This growth was boosted by the £70.73 million John Radcliffe Theatres development in Oxford (**Project ID: 23299422**).

Accounting for a 5% share, health approvals in Northern Ireland grew 344% against the previous year to total £68 million. In contrast, accounting for a 7% share of consents, project approvals in the North West were 15% lower than last year to total £91 million. Accounting for the same share, consents in the South West slipped back 84% to total £88 million.

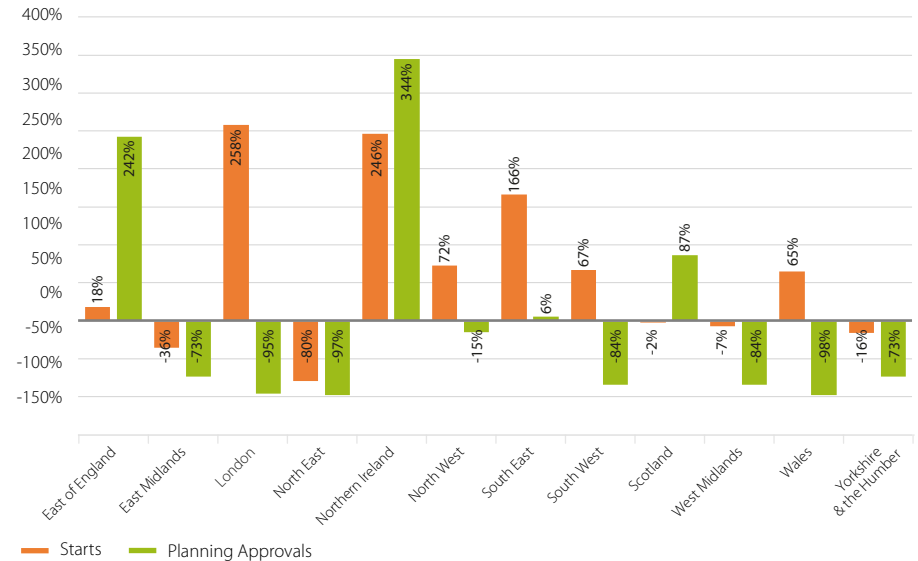
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



-49%

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

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EDUCATION – OVERVIEW

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

Totalling £1,298 million, education work starting on site grew 2% on the preceding three months to stand 7% down on the previous year. No major projects (£100 million or more) started during the period, a decrease from the preceding quarter but unchanged from a year ago. Underlying education work starting on site (less than £100 million in value) increased 9% against the preceding three months on a seasonally adjusted (SA) basis and was 7% down on a year ago.

Education main contract awards decreased 2% against the preceding three months to total £1,010 million, with the value remaining 36% lower than the previous year. Underlying contract awards decreased 8% (SA) against the preceding three months but declined by 36% against the previous year. No major projects reached the contract awarded stage, unchanged on the preceding three months and previous year.

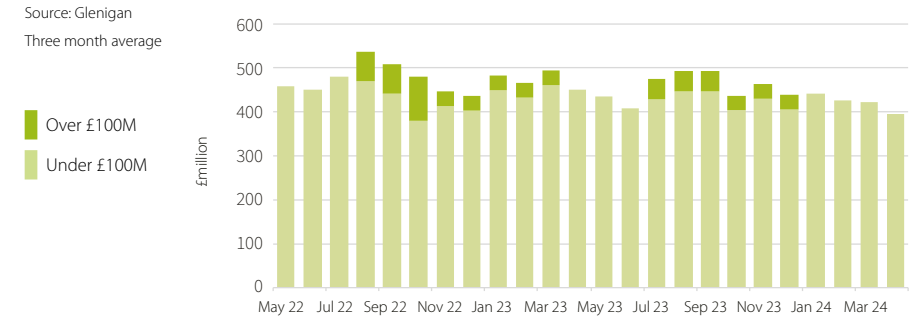
Totalling £1,186 million, detailed planning approvals fell 10% against the preceding three months and were 12% lower than last year. Like project starts and main contract awards, there were no major project approvals. Underlying project approvals fell 9% (SA) against the previous three months to stand 12% down against last year.

2%

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

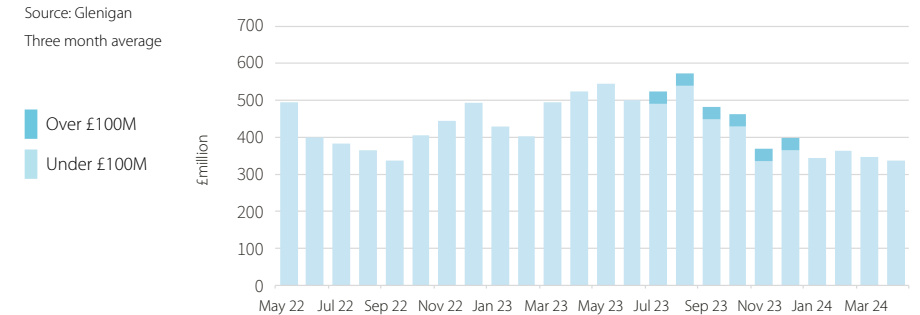
Education: Detailed Planning Approvals

Source: Glenigan
Three month average



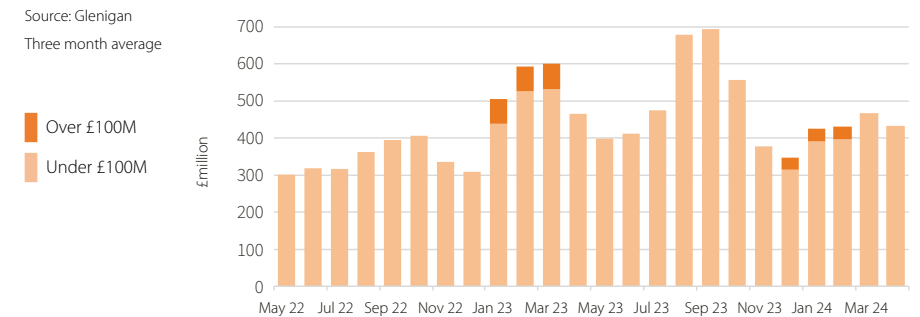
Education: Main Contract Awards

Source: Glenigan
Three month average



Education: Starts

Source: Glenigan
Three month average



EDUCATION – TYPES OF PROJECTS STARTED

School project-starts totalled £1,005 million during the three months to April and accounted for the largest share of education construction starts (78%), having grown 34% on the previous year.

Universities, on the other hand, fell 53% against last year to total £131 million, accounting for 10% of the total value.

College project-starts also experienced a weak period, with the value having fallen 12% against the previous year to total £108 million, accounting for an 8% share of education work starting on site.

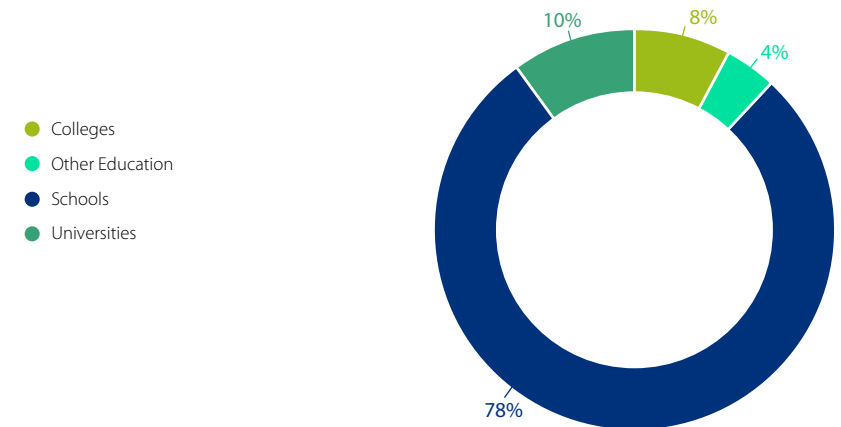
Education: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Royal BAM	14	515	Department for Education	196	941
Kier	24	492	Kier	7	125
Morgan Sindall	45	449	Sheffield Hallam University	1	100
Willmott Dixon	18	382	Bridgend College	2	90
Bowmer & Kirkland	17	229	Northumberland County Council	3	81
ISG	13	229	Fife Council	1	80
Galliford Try	19	153	City of Edinburgh Council	5	71
Tilbury Dougla	17	133	Exeter College of Further Educ.	1	70
Graham Construction	10	128	Royal BAM	5	69
Bouygues	4	111	Hampshire County Council	9	64

Types of Education Projects Started Three Months to April 2024

Source: Glenigan



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PROJECT SPOTLIGHT

£31m

TRINITY ACADEMY

Detailed plans have been approved for the Phase two of the Trinity Academy development in Edinburgh. A main contractor is yet to be appointed on the £31 million scheme, with works due to be completed in Q4 2026.

PROJECT ID: 23083122



EDUCATION – REGIONAL

London was the most active region for education project-starts during the three months to April, accounting for an 18% share of the sector to total £231 million, having increased 366% on last year's levels. Yorkshire & the Humber accounted for 10% of starts in the sector and grew 55% against the previous year to total £127 million.

In contrast, accounting for a 15% share, Scotland decreased 10% on a year ago to total £197 million. Totalling £132 million, the South East experienced an 11% decrease on a year ago. The region accounted for a 10% share of education projects commencing on-site. Accounting for the same share, the East of England also experienced a weak period. Starts in the region totalled £126 million, having declined 20% on a year ago.

The South East was the most active region for detailed planning approvals in the education sector, accounting for a 16% share, with the value having grown 52% on a year ago to total £192 million. Yorkshire & the Humber also grew 247% in value against last year to total £154 million, a 13% share of all consents during the period.

Adding up to £135 million, the West Midlands increased 29% against last year, accounting for 11% of education consents. In contrast, Scotland decreased 37% on a year ago to total £159 million, a 14% share of approvals. Projects in the region included the £80 million South & West Fife New High School (**Project ID: 20454678**). At £128 million, London also faced a 20% decline, accounting for 11% of consents.

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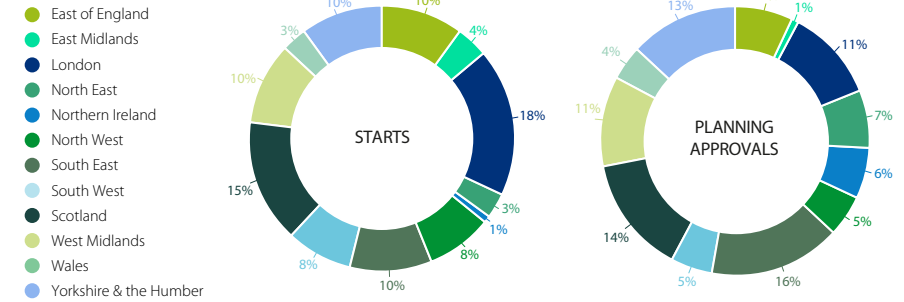
Civil Engineering

-10%

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

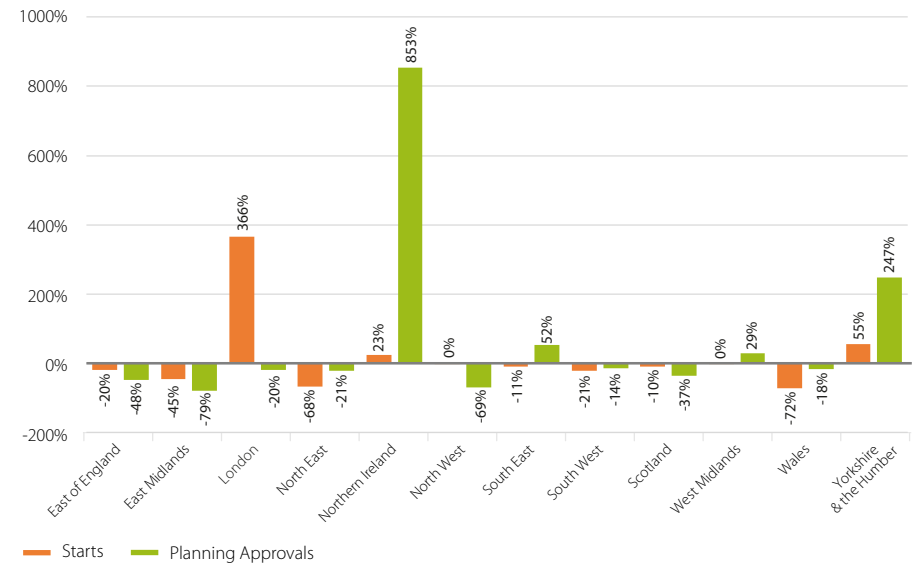
Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



COMMUNITY & AMENITY – OVERVIEW

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

Community & amenity work starting on site totalled £527 million during the three months to April, 17% down on the preceding three months, but an 87% increase on the previous year. Major project-starts (£100 million or more) totalled £116 million, a 38% decline on the previous quarter but higher than a year ago when no major projects started on site. At £411 million, underlying starts (less than £100 million in value) fell 25% against the preceding three months on a seasonally adjusted (SA) basis to stand 46% up against last year's levels.

At £1,406 million, community & amenity main contract awards increased 32% during the period to stand 276% up on the previous year. Major project contract awards, at £950 million, experienced a 95% increase on the preceding three months and stood up against the previous year when no major projects commenced. Underlying contract awards, at £456 million decreased 31% against the preceding three months (SA) to stand 22% up against the previous year.

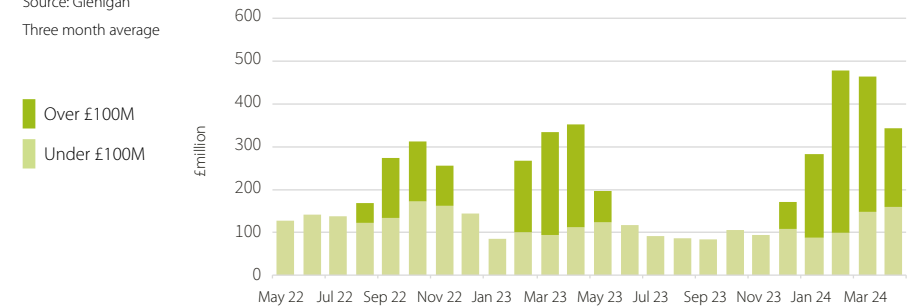
Detailed planning approvals fell 61% against the previous three months to stand 21% down against last year, totalling £464 million. There were no major approvals, a decline from the preceding quarter and a year ago. Underlying project approvals, on the other hand, increased 28% (SA) on the previous three months and grew 25% against a year ago.

87%

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

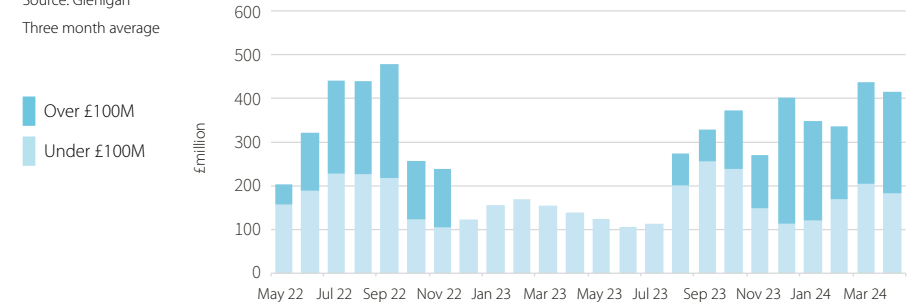
Community & Amenity: Detailed Planning Approvals

Source: Glenigan
Three month average



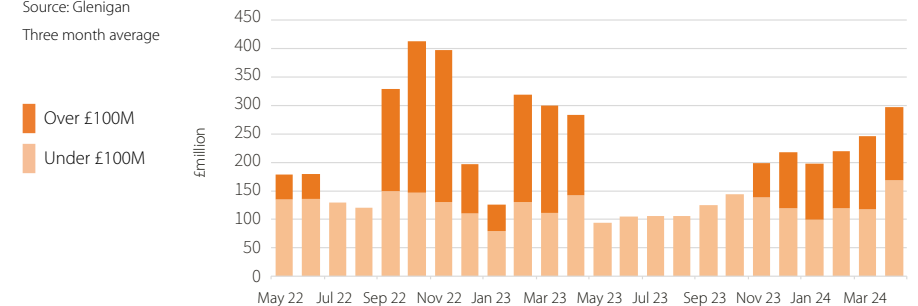
Community & Amenity: Main Contract Awards

Source: Glenigan
Three month average



Community & Amenity: Starts

Source: Glenigan
Three month average



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COMMUNITY & AMENITY – TYPES OF PROJECTS STARTED

Totalling £279 million, prisons accounted for the highest proportion (53%) of community & amenity starts, as the value grew almost eight times on a year ago. Local facilities, totalling £93 million, increased 2% compared with last year, accounting for 18% of the sector. Government buildings totalled £67 million and accounted for a 12% share, having grown 55% on a year ago.

Adding up to £44 million, blue light project starts jumped 97% against last year, accounting for 8% of sector starts. In contrast, accounting for the same share, military projects slipped back 47% to total £41 million. At £4 million, places of worship suffered a 38% slump against 2023 levels to account for just 1% of the sector. No law court projects started during the three months to April, unlike the same period last year.

PROJECT SPOTLIGHT

£90m

ALL SAINTS LIBRARY

Detailed plans have been approved for the development of All Saints Library in Manchester. Morgan Sindall have been appointed as main contractors on the £90 million scheme, with works due to be completed in Q1 2028.

PROJECT ID: 23351415



Image Source: Manchester World

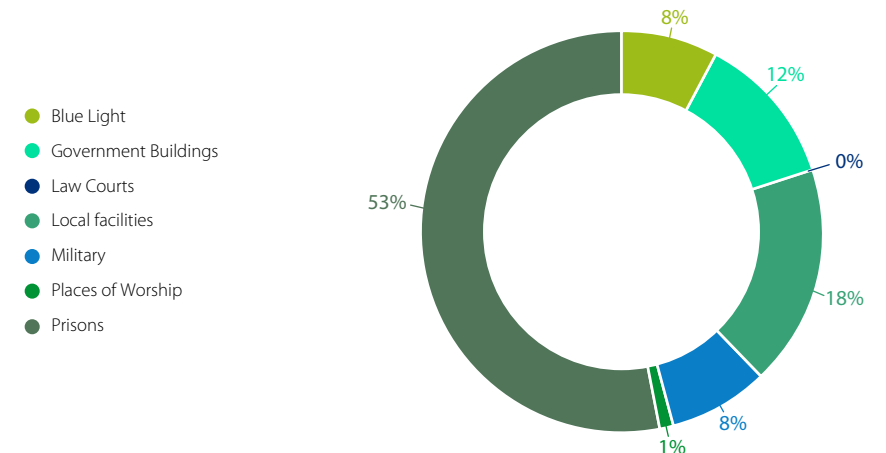
Community & Amenity: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
ISG	7	632	Ministry of Justice	26	1,028
Kier	16	624	Ministry of Defence	32	866
Wates	11	431	Scottish Prison Service	3	201
Laing O'Rourke	2	243	Kier	1	200
Morgan Sindall	11	210	City of London Corporation	1	180
Galliford Try	9	169	Secretary of State for Defence	1	110
Reds10 (UK)	3	122	Manchester Met. University	1	90
Skanska UK	2	120	Home Office	18	88
Sykes & Son	1	90	Mid and East Antrim Bor. Council	1	42
Willmott Dixon	6	89	Atomic Weapons	1	36

Types of Community & Amenity Projects Started Three Months to April 2024

Source: Glenigan



COMMUNITY & AMENITY – REGIONAL

The South East dominated community & amenity starts, accounting for 24% of work starting on site at £125 million, having increased nearly eight times on a year ago. Growth was boosted by the £116.25 million HMP Elmley Accelerated Houseblocks Development Programme in Kent (**Project ID: 22028909**). The North West accounted for 21% of sector starts, having jumped 489% against the previous year to total £110 million.

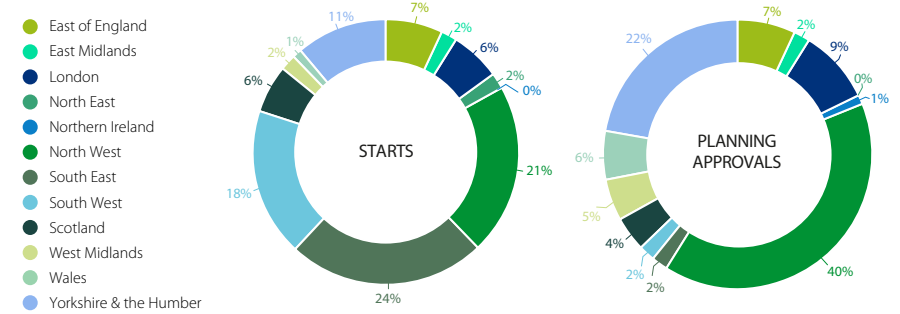
Accounting for 18% at £95 million, the South West quadrupled against the preceding year. Starts in Yorkshire & the Humber were 329% higher than last year, adding up to £58 million, an 11% share of the sector. In contrast, accounting for 7%, the East of England slipped back 39% against 2023 levels to total £39 million.

At £188 million, the North West was the most active region for community & amenity detailed planning approvals. Accounting for a 40% share, the value of consents there grew 15 times against the previous year, boosted by the £90 million All Saints Library in Manchester (**Project ID: 23351415**). Yorkshire & the Humber also performed well, having grown 21% on the preceding year's level, accounting for 22%, with a total value of £104 million.

London was another region to experience growth. The value of consents there was 11% higher compared with last year's levels to total £40 million, accounting for a 9% share of sector consents. In contrast, accounting for a 7% share, approvals in the East of England fell 85% against the previous year to total £34 million.

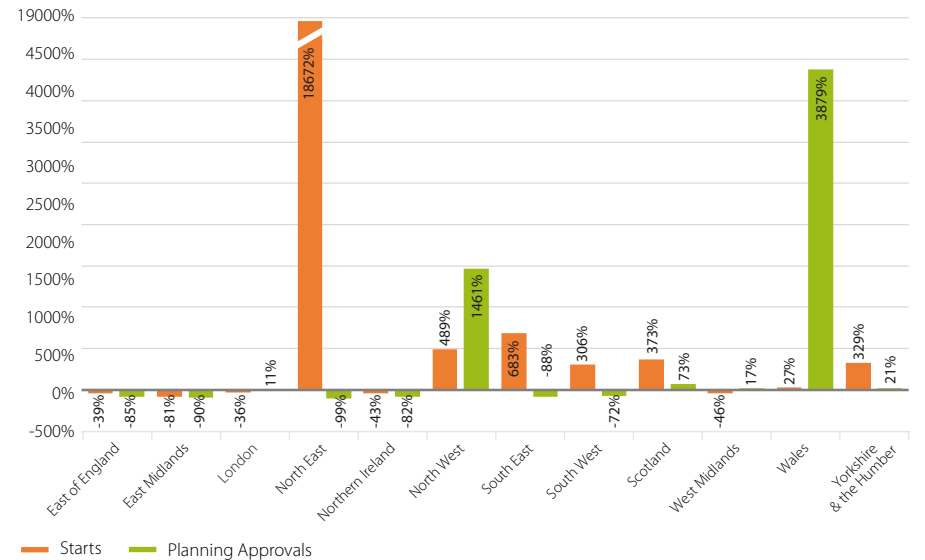
Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



276%

increase in the value of projects reaching the contract award stage against the previous year

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CIVIL ENGINEERING – OVERVIEW

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

Totalling £4,960 million, civil engineering work starting on site during the three months to April decreased 5% against the preceding three months and faced a 37% decline against the previous year. Major projects (£100 million or more), totalling £3,460 million, slipped back 4% against the preceding three months to stand 45% lower than last year. Underlying project-starts (less than £100 million in value) fell 32% against the preceding three months on a seasonally adjusted (SA) basis and were 4% down compared with last year, totalling £1,500 million.

Civil engineering main contract awards, adding up to £7,977 million, experienced a 14% decrease against the preceding three months but were 1% up on the previous year. Underlying contract awards experienced a weak performance, decreasing 36% against the preceding three months (SA) to stand 52% down on 2023 levels. Major projects totalled £6,953 million, an 8% decrease on the preceding three months but a 21% increase on the previous year.

Totalling £5,313 million, civil engineering detailed planning approvals fell 3% compared with the previous quarter to stand 11% up on a year ago. Major project approvals, at £3,865 million, decreased 10% against the preceding three months, but grew 25% on the previous year. Underlying approvals climbed 5% (SA) against the previous three months and were 14% lower than a year ago, totalling £1,448 million.

-5%

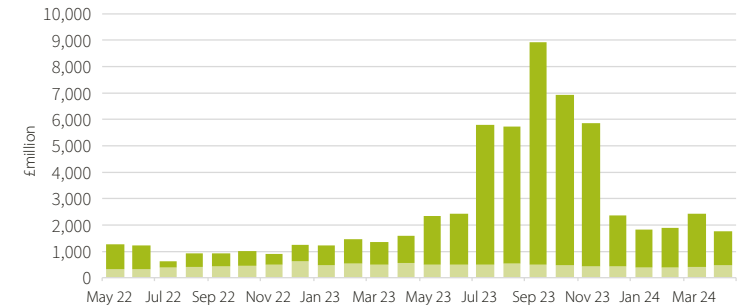
decrease in the value of civil engineering work starting on site against the preceding three months

Civil Engineering: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

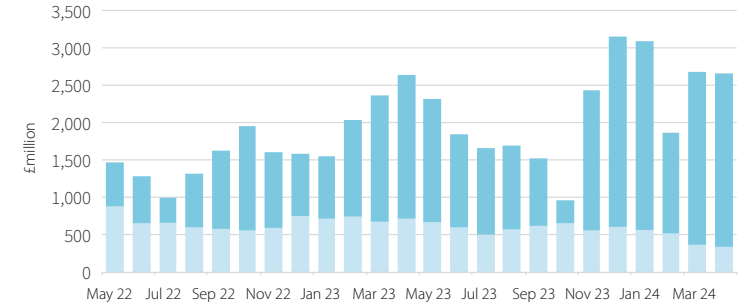


Civil Engineering: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

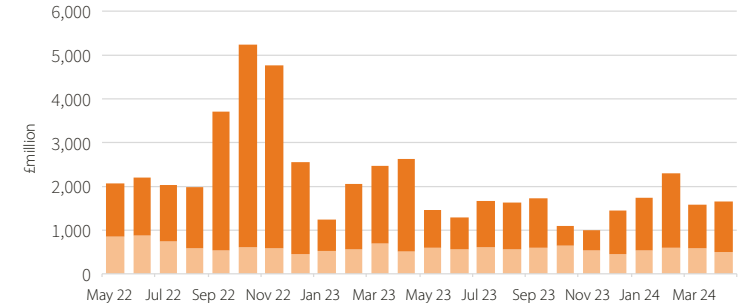


Civil Engineering: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



CIVIL ENGINEERING – TYPES OF PROJECTS STARTED

At £2,700 million, road projects accounted for the greatest share (55%) of civil engineering starts during the three months to April having grown 37% on the previous year. In contrast, at £1,245 million, energy fell 71% on a year ago, accounting for a 25% share.

Rail projects were 30% lower than last year, totalling £445 million, accounting for a 9% share of civil engineering starts. Harbours/Ports accounted for 4%, totalling £203 million, which was 7% lower than a year ago. Accounting for a 1% share, water industry starts fell 75% to total £62 million. Waste projects accounted for an insignificant share, at £4 million, having decreased 97% on a year ago. Airport project starts slipped back 91% against the previous year to total £4 million. The segment also accounted for less than a 1% share of starts.

Civil Engineering: League Tables (May 2023 to April 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Hitachi Energy	5	2,000	SSE	6	2,273
GE Vernova	2	1,367	Net Zero Teesside Power	1	2,000
Balfour Beatty	33	1,101	OGCI Climate Investments	1	2,000
Costain	5	809	Department for Transport	37	1,623
Corinthia	1	800	National Grid	15	1,476
Technip Energies	1	800	Statera Energy	1	1,000
Mytilineos	3	777	Kent County Council	4	491
Bouygues	5	745	Essex County Council	4	489
Murphy	5	724	Network Rail Limited	45	459
Prysmian	1	567	Scottish Hydro Electric	1	425

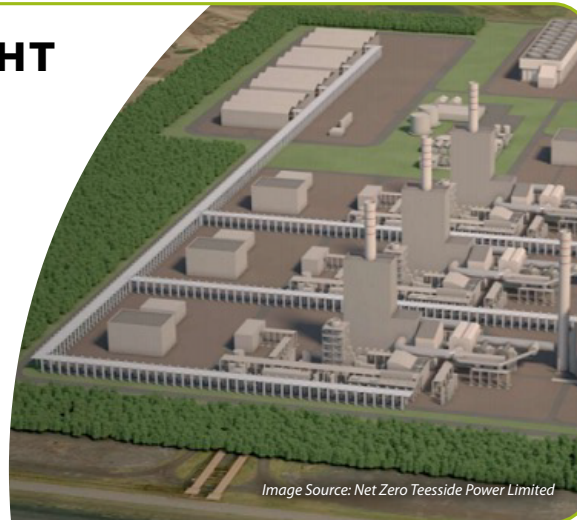
PROJECT SPOTLIGHT

£4 billion

THE NET ZERO TEESSIDE PROJECT

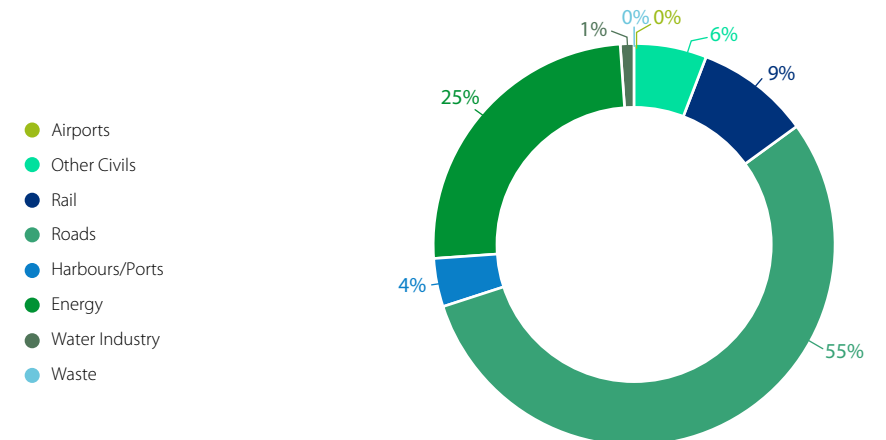
Detailed plans have been approved for the £4 billion Net Zero Teesside Project development. Works are expected to be completed in Q4 2026.

PROJECT ID: 19064235



Types of Civil Engineering Projects Started Three Months to April 2024

Source: Glenigan



CIVIL ENGINEERING – REGIONAL

Northern Ireland accounted for 33% of starts during the period, the highest of any area. The value of projects commencing in the region jumped more than 100 times against the previous year to total £1,649 million. This growth was solely due to the £1,600 million A5 Western Transport Corridor - Section 2 dual carriageway project running from Derry to Tyrone (**Project ID: 09050276**). Accounting for 25% of starts, the South East increased 35% to total £1,220 million.

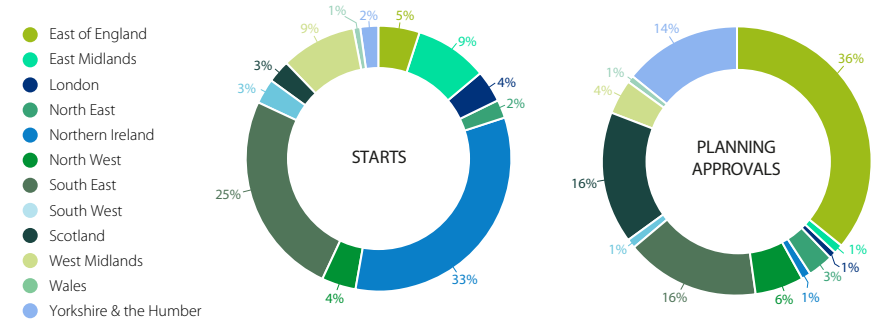
The West Midlands also experienced growth during the period. Accounting for 9% of the sector, the value of project-starts in the region increased 568% to total £464 million. In contrast, despite accounting for the same share, project starts in the East Midlands slipped back 5% to total £445 million. The East of England suffered the steepest decline at 94% to total £247 million, a 5% share of civil engineering starts.

The East of England, at £1,939 million, was the most active region for civil engineering planning approvals, accounting for 36% of the sector. The value grew more than five times against the previous year and was boosted by the £1,478.81 million Sheringham & Dudgeon Extension Projects in Norwich (**Project ID: 19356542**). Scotland nearly tripled against the previous year to total £826 million, a 16% share of the sector.

Accounting for 14%, Yorkshire & the Humber increased 65% to total £719 million. In contrast, accounting for 16% of consents, the South East fell 49% on a year ago to total £863 million. At £303 million, the North West also experienced a weak period, having decreased 35% against last year to account for 6% of consents.

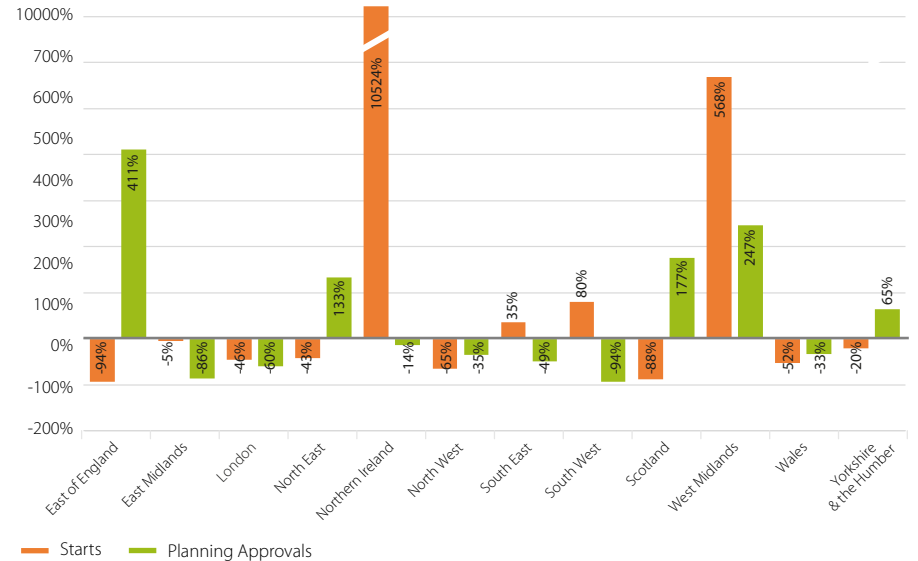
Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



11%

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

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