

THE GLENIGAN CONSTRUCTION REVIEW

Reflecting activity to the end of January 2024

- > 31% decline in project-starts
against the previous year
- > 21% decline in main
contract awards against the
previous year
- > Planning approvals up 18%
against the previous year year

February 2024

Bioscience Campus - Phase 6 / Poplar Street, Nottingham
Source: CPMG Architects Ltd, Studio Egret West, V1



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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



Written by **Allan Wilén**
Glenigan Economics Director

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



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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.



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EXECUTIVE SUMMARY

- 18% increase in detailed planning approvals against last year
- 18% increase in main contract awards compared with the preceding three months
- 31% decline in project-starts against 2022 levels

Weak construction-starts performance continued during the three months to January with main contract awards also performing poorly against 2023 levels but increasing against the preceding three months. Detailed planning approvals increased against the previous year to stand down on the preceding three months.

Averaging £5,738 million per month, work commencing on-site during the three months to January experienced a weak performance, decreasing 22% against the preceding three months and remaining 31% lower than a year ago. Major project-starts (£100 million or more in value) averaging £2,021 million per month, decreased 4% against the preceding three months and declined by 21% compared with the previous year. Underlying work (less than £100 million) starting on-site averaged £3,717 million per month, a 13% decrease against the preceding three months on a seasonally adjusted (SA) basis to stand 36% down on the previous year.

Main contract awards averaged £8,659 million per month; an 18% increase compared with the preceding three-month period to stand 21% lower than the same time a year ago. Underlying main contract awards, averaging £5,070 million, decreased 15% against the preceding three months (SA) and by 31% against the previous year. Major project contract awards averaged £3,589 million per month; a 136% increase compared with the preceding three months and a 2% increase against the previous year.

Detailed planning approvals, averaging £12,437 million per month, decreased by 17% against the preceding three months to stand 18% up against a year ago. Major project contract awards decreased 34% against the preceding three months but remained 66% up on the previous year to average £5,377 million per month. Underlying detailed planning approvals averaged £7,060 million per month, decreasing by 3% compared with the preceding three months (SA) and previous year.

CONSTRUCTION ACTIVITY

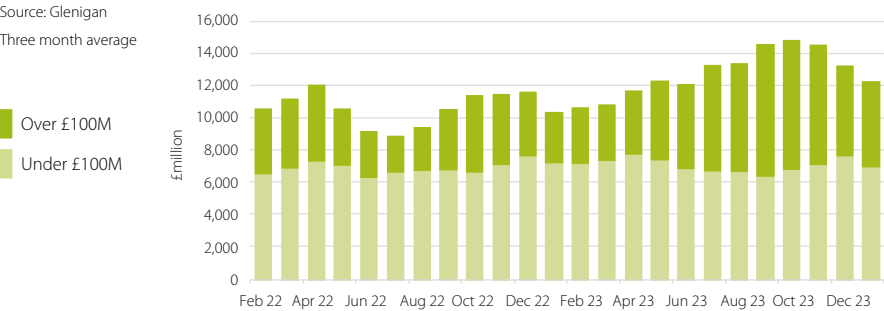
According to the most recent official data from ONS, construction output decreased in November, falling by 0.2% (SA). The three months to November saw an increase in overall construction output of 0.9% (SA) and a 1.7% increase on the previous year.

In the three months to November, Repair and Maintenance output increased by 3.8% (SA) to stand 12.4% up on the previous year. Public housing RM&I increased by 3.7% (SA) with non-housing R&M increasing by 4%. Private housing RM&I increased 3.5% (SA) during the period.

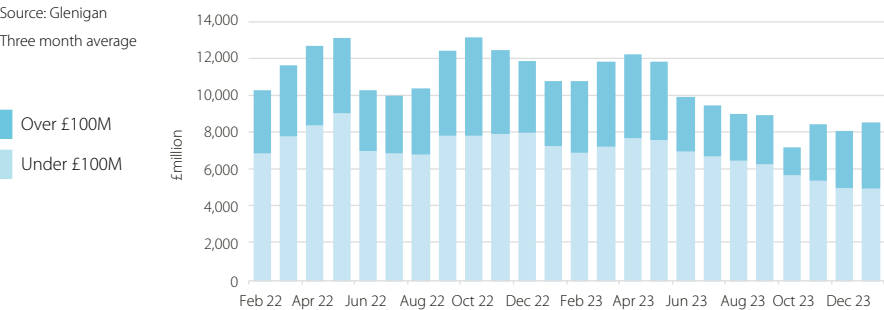
Overall new work output decreased by 3.6% (SA) during the three months to November and decreased 5.0% when compared with a year ago. Public non-residential (-4.2% SA) decreased against the preceding three months, with infrastructure work (-3.6% SA) also decreasing against the preceding three months.

Public new housing experienced a 0.7% decrease (SA) with private new housing experiencing a 6.9% decrease against the preceding three months. Commercial (+1.3%) experienced an increase against the preceding three months with industrial experiencing a 4.6% decrease against the three months to November.

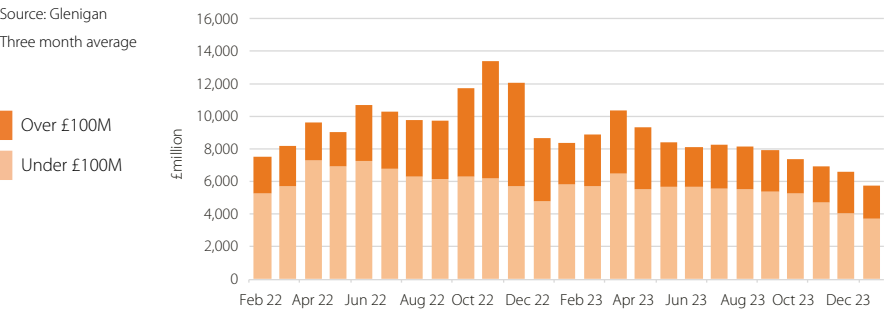
Detailed Planning Approvals



Main Contract Awards



Starts



CONTRACTORS LEAGUE TABLES

TOP 50 CONTRACTORS - February 2023 to January 2024

Contractors	#	£m		Contractors	#	£m	
1 Morgan Sindall	262	2182	0	26 CityFibre Holdings	3	435	1
2 Kier	95	2030	0	27 Glencar Construction	18	407	1
3 Galliford Try	109	1539	2	28 Gilbert Ash	4	403	3
4 Bouygues	31	1502	1	29 United Living	9	400	17
5 Wates	80	1489	1	30 John Sisk & Son	5	373	NEW
6 Royal BAM	37	1379	0	31 CRH	23	372	2
7 Multiplex	5	1127	1	32 Keltbray Group	4	359	NEW
8 Bowmer & Kirkland	26	1026	1	33 Ardmore Group	5	349	1
9 Mytilineos	4	911	3	34 GE Vernova	1	340	3
10 Hitachi	4	860	3	35 Prysmian Group	1	340	3
11 Balfour Beatty	44	775	6	36 Higgins	5	340	3
12 Willmott Dixon	75	769	1	37 The Clancy Group	1	333	NEW
13 Murphy	5	768	6	38 Robertson	34	314	8
14 Mears Group	5	762	1	39 McAleer & Rushe Contracts UK	4	312	4
15 ISG	30	758	5	40 Farrans Construction	7	307	17
16 Hill Group	18	756	0	41 VolkerWessels	19	304	5
17 Skanska UK	6	742	20	42 LendLease	6	277	1
18 VINCI	38	692	2	43 JRL Group	2	273	5
19 Winvic	20	632	0	44 Sir Robert McAlpine	8	269	30
20 Graham Construction	24	505	8	45 Caddick Group	18	263	2
21 McLaren	8	493	0	46 Bennett Construction	3	255	NEW
22 Laing O'Rourke	7	493	2	47 JJ Rhatigan & Company	4	253	7
23 Mace	11	492	5	48 GMI Construction	10	235	6
24 OCU Group	3	492	NEW	49 Tilbury Douglas	46	232	10
25 RG Group Ltd	5	440	3	50 Jones Bros	5	220	5

LAST 12 MONTH TOTALS:
1,197 projects, £31,580m

LAST MONTH TOTALS:
104 projects, £2,574m

TOP 50 CONTRACTORS - January 2024

Contractors	#	£m		Contractors	#	£m	
1 John Sisk & Son	1	300	NEW	26 Willmott Dixon	6	31	15
2 United Living	1	160	NEW	27 Bear Scotland	1	30	NEW
3 Bennett Construction	1	147	NEW	28 Bridgestone Construction	1	29	NEW
4 Morgan Sindall	14	135	0	29 The Jenner Group	2	28	NEW
5 Dragados UK	1	125	NEW	30 Key Construction (Midlands)	1	27	NEW
6 Bowmer & Kirkland	3	97	NEW	31 Hill Group	1	25	NEW
7 IHP Integrated Health	1	87	23	32 Vermont Property Group	1	24	NEW
8 Reds10 (UK)	2	81	NEW	33 Galliford Try	4	23	NEW
9 Ashe Group Holdings	4	80	NEW	34 Bugler Developments	1	23	NEW
10 Bouygues	1	80	9	35 Noviniti	1	23	NEW
11 Kier	6	76	1	36 Clarke Contracts	2	23	NEW
12 Heron Bros	2	75	NEW	37 Robertson	3	21	18
13 Caddick Group	3	63	7	38 M&J Group (Cons. & Roofing)	1	21	NEW
14 Royal BAM	3	63	1	39 GRS (Roadstone)	1	20	NEW
15 Wates	5	61	9	40 Hitachi	1	20	NEW
16 Tilbury Douglas	4	50	1	41 Balfour Beatty	2	19	2
17 RWE Group	1	50	NEW	42 Beard	3	19	NEW
18 VolkerWessels	1	48	9	43 DBrown Building Contractors	1	19	NEW
19 Careys	1	45	NEW	44 Intelle Construction	2	15	NEW
20 Murphy	1	45	18	45 Feltham Construction	1	15	NEW
21 A E Yates	1	40	NEW	46 Seddon Group	2	15	NEW
22 Zhejiang Cons. Investment	1	38	NEW	47 Keon Homes	1	15	NEW
23 G F Tomlinson	1	34	NEW	48 Ainsworth Projects	1	14	NEW
24 Copeland Wedge Associates	1	34	NEW	49 Cannon Kirk (UK)	1	14	NEW
25 Bellway	2	32	NEW	50 Knights Brown Construction	1	14	NEW

CLIENTS LEAGUE TABLES

TOP 50 CLIENTS - February 2023 to January 2024

Clients	#	£m	
1 Birmingham City Council	7	2755	▲1
2 Network Rail	53	1863	▲1
3 Department for Transport	37	1766	▼2
4 Department of Health	207	1691	0
5 SSE	6	1468	▲12
6 Ministry of Defence	54	1078	0
7 Department for Education	208	1025	▼2
8 Statera Energy	1	1000	NEW
9 Ministry of Justice	31	692	0
10 National Grid	13	606	0
11 A2Dominion Housing Group	1	575	0
12 Essex County Council	12	490	▼5
13 Greater London Authority	9	470	0
14 Kent County Council	7	464	▼6
15 St Johns Wood Square	1	450	0
16 Scottish Hydro Electric Trans.	2	427	0
17 Scottish Power Energy Net.	1	425	▲1
18 Epic Systems Corporation	1	360	▲2
19 Northern Ireland Executive	10	360	0
20 London Borough of Brent	8	333	▲2
21 Leeds City Council	20	319	▲18
22 Dep. for Dig, Cul, Media & Sport	5	305	▲1
23 Manchester City Football Club	1	300	NEW
24 Ellison Oxford	1	300	0
25 Peabody Trust	7	289	▲1

Clients	#	£m	
26 Kadans Science Partner 2 UK	3	281	▼5
27 Gloucester. County Council	9	276	0
28 Unite Group	6	274	NEW
29 Department for Infrastructure	6	257	0
30 Homes England	4	253	0
31 Notting Hill Genesis	5	251	▼6
32 Canary Wharf Group	1	250	▼1
33 Buckland Development	1	237	▼1
34 Stanhope	2	234	▼1
35 City of London Corporation	13	229	▼21
36 Morrison Civil Engineering	1	225	▼1
37 Cleve Hill Solar Park	1	225	▼3
38 London Borough of Croydon	1	221	▼2
39 Great Portland Estates	12	213	▼1
40 Kelda Group	9	205	0
41 Royal London Asset Mngmt.	1	200	▲5
42 Pnbj l	1	200	▼1
43 Yondr Group	1	200	▲2
44 Britaniacrest Recycling	1	200	▼1
45 Legacie Developments	1	200	▼1
46 Salhia Investments	1	200	▼4
47 Peel Holdings Group	14	194	NEW
48 Vistry	11	192	0
49 Argent Group	4	190	0
50 Westminster City Council	4	189	NEW

TOP 50 CLIENTS - January 2024

Clients	#	£m	
1 Manchester City Football Club	1	300	NEW
2 Department of Health	18	243	▲11
3 Westminster City Council	1	160	▲12
4 Brook Green Sarl	1	147	NEW
5 Associated British Ports Holdings	1	125	NEW
6 Ministry of Defence	7	117	▲6
7 Clowes Developments (UK)	2	105	NEW
8 King Sloane Properties	1	90	NEW
9 Westridge Village	1	70	NEW
10 15 Fife Road and 19 Fife Road	1	60	NEW
11 E.ON UK	2	51	NEW
12 Mulberry Property Developments	1	48	NEW
13 Conygar	1	48	NEW
14 Peel Holdings Group	3	41	▲1
15 University of South Wales	2	40	NEW
16 Lisburn Borough Council	1	35	NEW
17 City of Wolverhampton Council	1	34	NEW
18 Scottish Government	1	30	▲22
19 Netherby Hall	1	28	NEW
20 MAN Energy Solutions UK	1	27	NEW
21 Uliving	1	27	NEW
22 University of Chichester	1	27	NEW
23 Equitix	1	27	NEW
24 Dover District Council	1	25	NEW
25 London Borough of Havering	2	25	NEW

Clients	#	£m	
26 Univ. Hosp. of Derby and Burton	2	25	NEW
27 University of Cumbria	1	25	NEW
28 The Guinness Partnership	1	25	NEW
29 Bedford Borough Council	1	25	NEW
30 Department for Education	7	24	▼19
31 HARIBO Dunhills (Pontefract)	1	22	NEW
32 Compco Holdings	1	22	NEW
33 Waverley Housing	1	22	NEW
34 N. Kesteven District Council	1	21	NEW
35 Royal Borough of Greenwich	1	21	NEW
36 Cory Environ. (Gloucestershire)	1	20	NEW
37 AS Homes Ltd	1	20	NEW
38 Dep. for Env. Food & Rural Affairs	1	20	NEW
39 The Harpur Trust	1	20	NEW
40 Walsall Metropolitan Bor. Council	1	20	NEW
41 Bury Metropolitan Bor. Council	1	20	NEW
42 East Lothian Council	1	20	NEW
43 Quenn Margaret University	1	20	NEW
44 SRE	1	19	NEW
45 Somerset County Council	1	19	▼27
46 SRE London	1	19	NEW
47 Southampton City Council	1	19	NEW
48 East Riding of Yorkshire Council	1	18	NEW
49 Housing & Care 21	1	17	NEW
50 Wigan Met. Borough Council	3	16	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 Economic Director, Allan Wilen, says "The latest data reveal a weak start to the year. High interest rates and a stalled economy continue to deter private sector investment, with the private residential, industrial and commercial experiencing the sharpest drop in project starts. A decline in public sector areas such as in health and education has also contributed to the drop. More encouraging civil engineering starts stabilised against the preceding three months, although they remain sharply lower than a year ago."

SECTOR ANALYSIS

Residential construction starts decreased 16% on the preceding three months by 34% on the previous year. Private housing decreased by 18% against the preceding three months and weakened by 36% compared with the previous year. Social housing work starting on site performed poorly, falling 9% against the preceding three months and 28% against the previous year. Industrial project starts experienced a poor period, with the value of starts decreasing 11% during the three months to January and remaining 45% lower than a year ago. Offices followed a similar trend, with the value of underlying project starts falling 19% against the preceding three months to stand 39% down on a year ago. Education starts decreased 17% against the preceding three months to stand 37% down on the previous year. Hotel & Leisure experienced a mixed period, increasing 3% against the preceding three months but decreasing 45% against the previous year. Community & Amenity followed a similar trend, increasing 14% against the preceding three months to stand 11% down on the previous year.

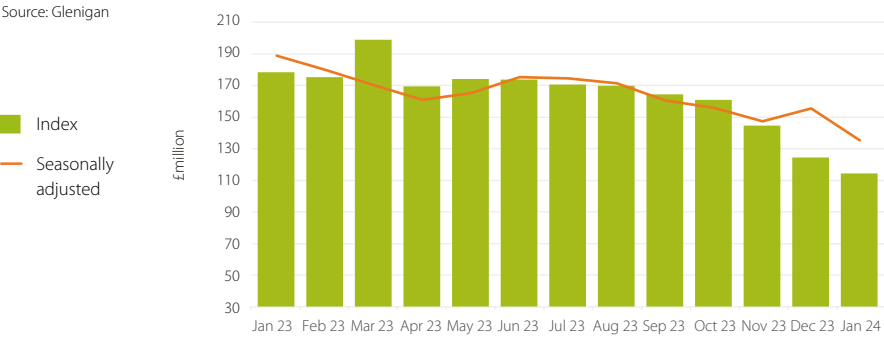
Health starts experienced a weak period, decreasing 10% against the preceding three months and remaining 33% below 2023 levels. Retail starts, also performed poorly, decreasing 18% against the preceding three months, and 27% against the previous year. Civil engineering work starting on site decreased 4% against the preceding three months to stand 39% down on a year ago. Infrastructure increased 3% against the preceding three months but remained 38% down on the previous year. Utility starts decreased 13% against the preceding three months to stand 41% down against the previous year.

REGIONAL ANALYSIS

London experienced a 4% decrease against the preceding three months and remained 43% down against the previous year. The value of starts in the South East decreased by 25% compared with the preceding three months and declined by 54% against the previous year. The East of England experienced a poor performance, with the value of starts decreasing 4% against the preceding three months and remaining 16% down against the previous year. The value of starts in the South West declined 29% against the preceding three months and 21% against the previous year. The North West experienced an 18% decrease against the preceding three months to stand 30% down on the previous year. Scotland decreased 30% against the preceding three months and stood 38% down on the previous year. The North East experienced a mixed period, with the value of starts increasing 1% against the preceding three months but decreased 18% against the previous year. Starts in Northern Ireland and West Midlands weakened, slipping by 9% and 12% respectively against the preceding three months and were 33% and 16% lower than a year ago. The East Midlands, on the other hand, experienced an increase against the preceding three months (+42%), although starts in the region still experienced a 30% decline on a year ago. Wales slipped back 30% on the preceding three months and declined by 50% compared with last year's figures. Yorkshire & the Humber experienced an 11% decrease against the preceding three months to stand 46% down on the previous year.

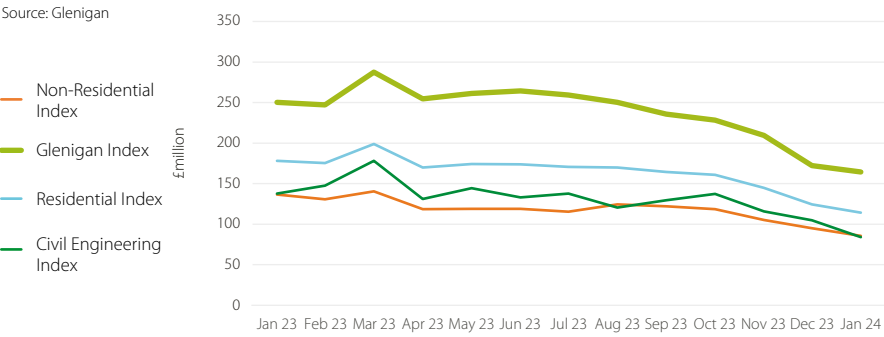
Glenigan Index

Source: Glenigan



Indices Growth

Source: Glenigan



ECONOMIC OUTLOOK

UK economy shrinks

- Decline in manufacturing and construction activity
- Strengthening in service sector activity
- Consumer confidence and housing market activity stabilise

The economy shrank by 0.2% during the three months to November, according to official data from the Office for National Statistics (ONS). The contraction follows a small decline during the third quarter of last year. Together with weak market and survey data for December, this suggests that the UK economy may have slipped into technical recession during the second half of 2023.

The decline in economic activity was prompted by falls in manufacturing and construction output during the three months to November. Manufacturing output dropped by 1.9% against the preceding three months while construction output was 0.6% lower. In contrast, the service sector was flat.

Recently survey data suggest that the divergence between service sector activity and manufacturing and construction has continued into the new year.

CIPS report that the downturn in UK manufacturing continued during December and January, with falls in output and new orders prompting additional job losses and destocking. The decline in output was reported across consumer, intermediate and investment goods industries. The CIPS manufacturing Index stood at 47.3 during January, a slight improvement on 46.2 during the previous month, but still below the 50 'no change' level.

The CIPS construction index, at 46.8, also points to decline in construction output in January. In addition, Glenigan has recorded a sharp decline in starts over the last three months, which is expected to feed through to a drop in output during the first quarter.

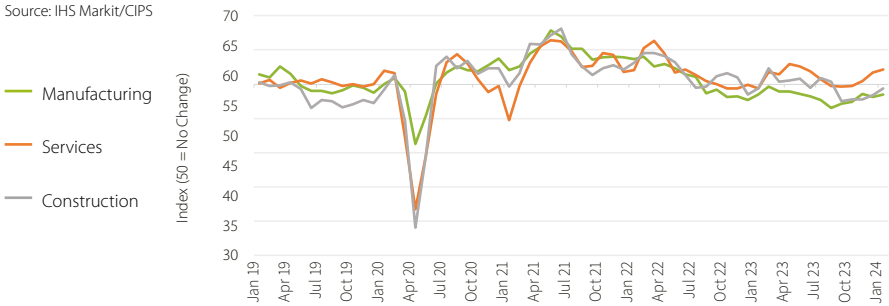
In contrast the CIPS services survey recorded a marked improvement in business activity in January, with both output and new orders improving, supported by improved customer confidence. At 54.3, the Service Index was up from 53.4 in December and was above the 50.0 no-change value for a third consecutive month.

Consumers' confidence is also stabilising. The January GfK survey recorded the best overall score for two years with the overall index improved to -19 as consumers optimism for the next 12 months. Although still cautious about UK economic prospects, consumers expectations have improved about their own financial position over the next year.

Improving confidence and interest rate expectations should provide a boost to retail sales after a poor performance in December and should help to lift consumer related construction sectors over the coming months. Indeed, housing market conditions have stabilised in recent months. The Halifax reports house prices rose 1.3% in January to stand 2.5% up on a year ago. The Nationwide recorded a smaller 0.7% rise during the month. The rise in prices has been accompanied by an increase in mortgage approvals and should help lift private housing starts over the coming months.

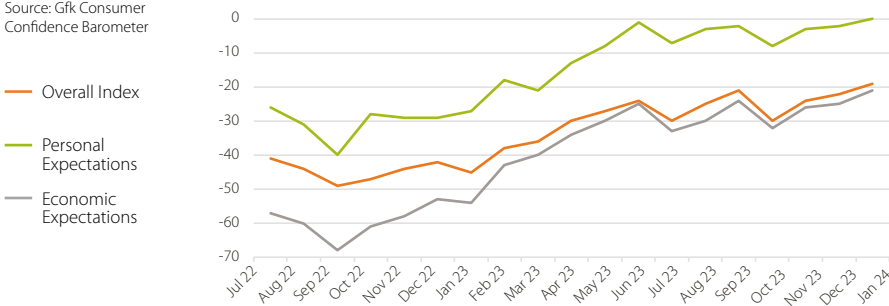
CIPS Activity Surveys

Source: IHS Markit/CIPS



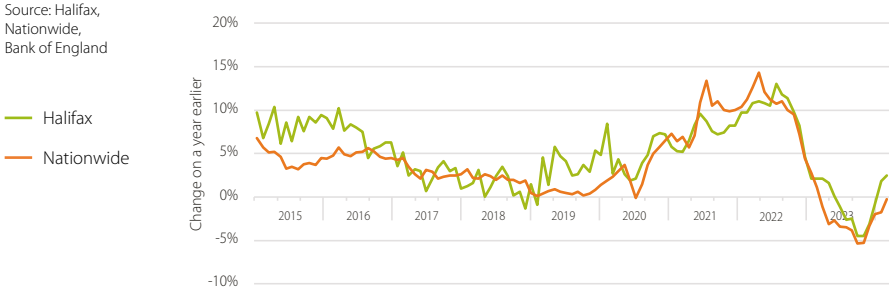
Consumer Confidence

Source: GfK Consumer Confidence Barometer



House Prices

Source: Halifax, Nationwide, Bank of England



HOUSING – OVERVIEW

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

Totalling £9,643 million, residential work commencing on-site during the three months to January fell 14% against the preceding three months to stand 19% down on a year ago. Major starts (£100 million or more in value), at £3,764 million, increased 21% against the preceding three months and were 28% up compared with the previous year. Underlying work starting on site (less than £100 million) totalled £5,879 million, a 16% decrease against the preceding three months on a seasonally adjusted (SA) basis and 34% lower than a year ago.

Residential main contract awards remained flat against the preceding three months to stand 31% down compared with the previous year to total £13,033 million. Underlying contract awards, at £9,974 million, decreased 7% (SA) against the preceding three months and 25% against the previous year. Major awards increased 20% against the preceding three months to stand 45% down against the previous year to total £3,059 million.

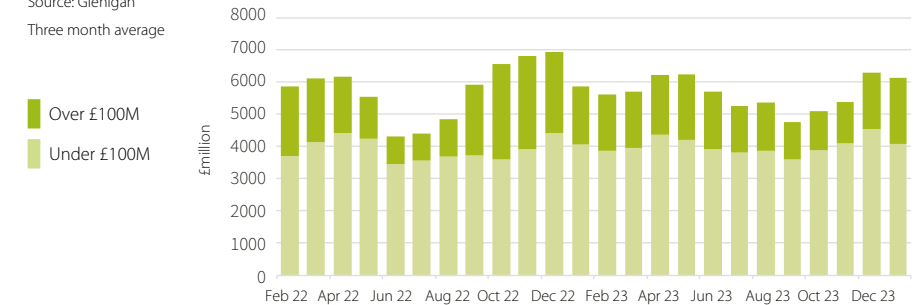
At £18,388 million, detailed planning approvals increased 21% on the previous three months and climbed 5% compared with last year. Major project approvals grew 69% on the preceding quarter to stand 14% higher than last year to total £6,150 million. Totalling £12,238 million, underlying approvals remained unchanged from both the preceding three months (SA) and last year.

-14%

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

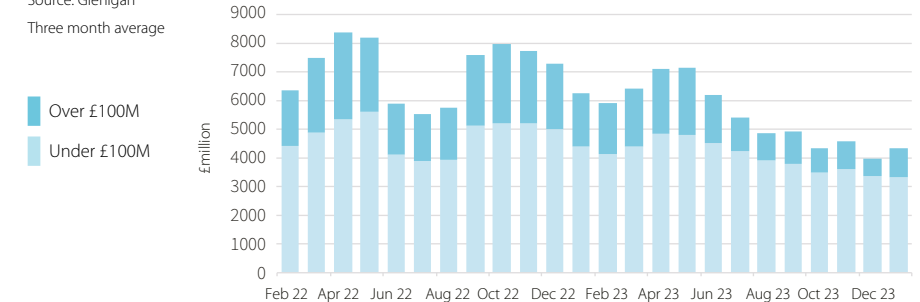
Housing: Detailed Planning Approvals

Source: Glenigan
Three month average



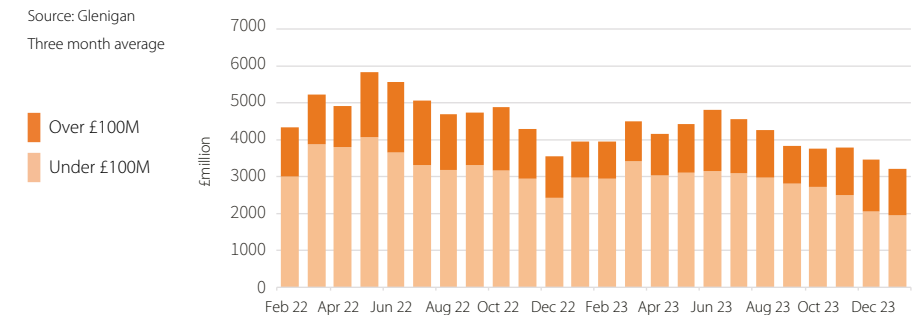
Housing: Main Contract Awards

Source: Glenigan
Three month average



Housing: Starts

Source: Glenigan
Three month average



HOUSING – TYPES OF PROJECTS STARTED

Private housing accounted for 47% of the total value of work starting on site during the three months to January, with the value totalling £4,559 million. Private housing starts fell 28% against the previous year. Private apartment work starting on site fell 42% against last year to total £1,696 million. The segment accounted for 18% of starts during the period. Accounting for a 5% share, social sector apartments slipped back 37% to total £524 million. Accounting for 3%, private sheltered housing decreased 20% to total £315 million. Homes, hostels etc. decreased 19% to total £108 million, accounting for 1% of project starts. Totalling just £6 million, elderly persons homes accounted for an insignificant share of project-starts, having declined 70%.

In contrast, totalling £1,200 million, social sector housing grew 37% on a year ago to account for 13% of the sector. Student accommodation tripled against last year, totalling £1,048 million and accounting for an 11% share. Social sector sheltered housing accounted for the 2%, having doubled on a year ago to total £187 million.

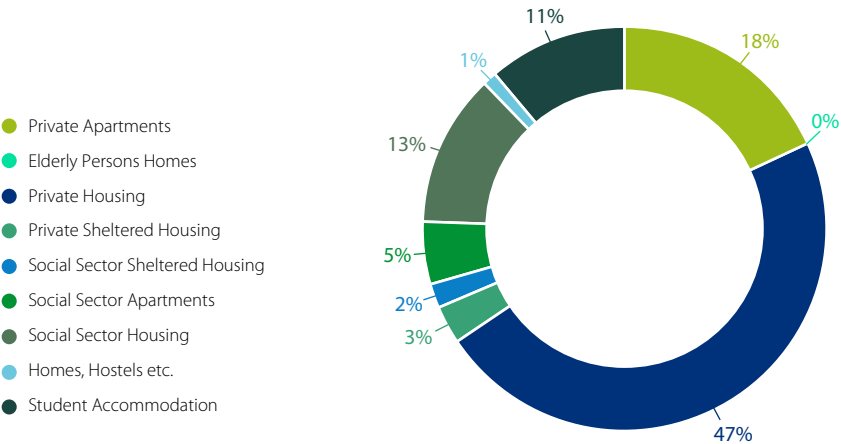
Housing: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Barratt	98	3,643	Barratt	92	2,968
Persimmon	112	3,325	Persimmon	93	2,613
Bellway	79	2,415	Vistry	79	1,981
Taylor Wimpey	61	1,922	Bellway	63	1,533
Vistry	59	1,894	Taylor Wimpey	52	1,413
Redrow	42	1,731	Redrow	29	1,217
Hill	28	1,417	Legal & General	42	1,055
Crest Nicholson	27	1,101	Crest Nicholson	29	988
Dandara	15	1,030	Bloor Homes	28	915
Berkeley DeVeer	28	998	Dandara	14	898

Types of Housing Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£236m
CHALK GARDENS

Detailed plans have been approved for the £236 million Chalk Gardens development in London. A main contractor is yet to be appointed to the scheme.

PROJECT ID: 22115994



Image Source: Patel Taylor Architects Ltd

HOUSING – REGIONAL

London accounted for the greatest proportion (20%) of residential work during the period, totalling £1,957 million, despite a 33% decrease compared with the previous year's levels. At £1,497 million, the South East was the second most active region, accounting for a 15% share of starts, having decreased 28% on the preceding year. Projects in the region included the £466.8 million University of Sussex – West Slope Redevelopment development in Brighton (**Project ID: 20065616**).

The North West, on the other hand, grew 6% against the previous year to total £1,125 million, a 12% share of project starts in the housing sector. Accounting for 9%, the South West also increased 53% against the previous year to total £838 million. The West Midlands also experienced a 30% growth against the previous year, bringing its total value up to £788 million, an 8% share of housing starts.

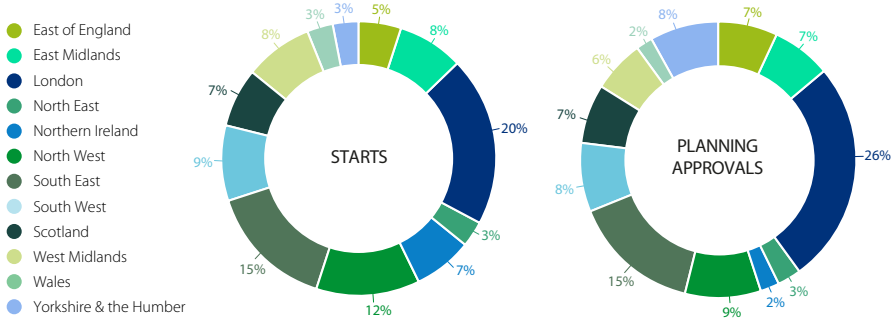
London was also the most active region for detailed planning approvals, totalling £4,712 million, a 26% share of the sector. The value of approvals in the region grew 5% against the previous year. Projects in the Capital included the £600 million A3870 Margarine Works A & B development in Ealing (**Project ID: 22456618**). Accounting for 9% of approvals, the North West also increased 18% against last year to total £1,614 million. Yorkshire & the Humber grew 9% to total £1,568 million, accounting for an 8% share of housing approvals.

In contrast, at £2,729 million, consents in the South East fell 1% to account for a 15% share of the sector. Accounting for 7%, residential approvals in the East Midlands also slipped back 15% to total £1,248 million.

26%
increase in the value of detailed planning approvals against the preceding three months

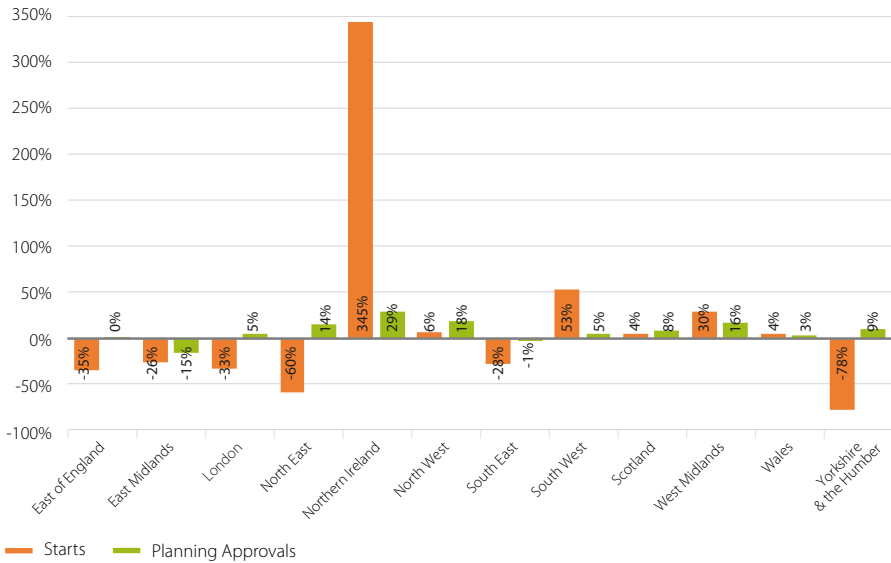
Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



INDUSTRIAL – OVERVIEW

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

During the three months to January, industrial project-starts fell 41% against the preceding three months to stand 64% down on a year ago, totalling £815 million. There were no major projects (£100 million or more) starting on site during the period, down on the previous quarter and on last year's levels. Underlying industrial work starting on site (less than £100 million in value) decreased 11% against the previous quarter on a seasonally adjusted (SA) basis to stand 45% lower than a year ago.

Totalling £602 million, industrial main contract awards decreased 45% against the preceding three months and stood 77% down against last year. Underlying industrial main contract awards decreased 46% (SA) against the preceding three months and remained 64% lower than a year ago. No major projects reached the contract awarded stage, unchanged on the preceding three months but down on the previous year.

-64%

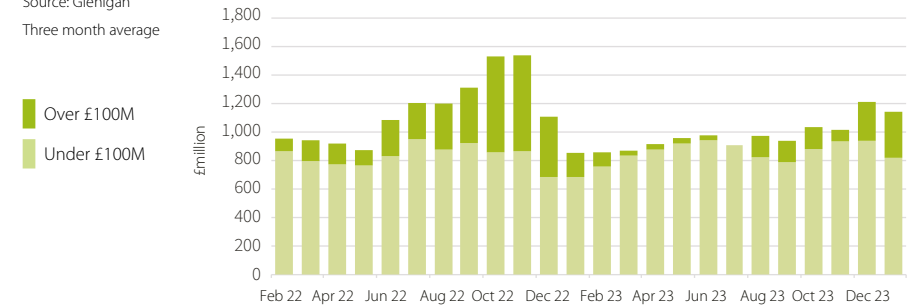
decrease in the value of work starting on-site against the previous year

Industrial detailed planning approvals totalled £3,426 million, having grown 11% on the previous three months to stand 34% up on last year. Major project approvals doubled on the previous quarter and grew 94% against the preceding year to total £970 million. Underlying projects totalled £2,456 million, a 13% decrease (SA) on the preceding three months, but 19% higher than the previous year.

Industrial: Detailed Planning Approvals

Source: Glenigan

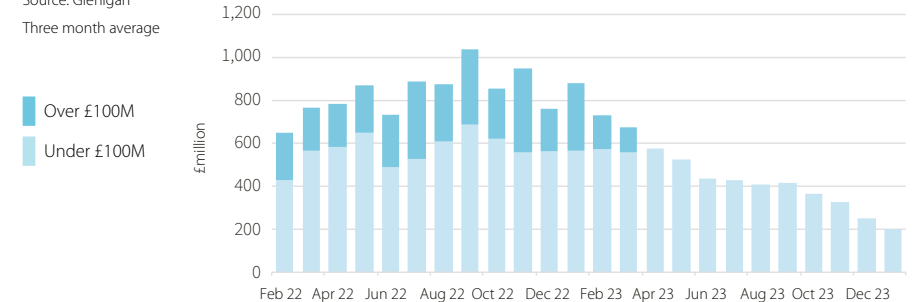
Three month average



Industrial: Main Contract Awards

Source: Glenigan

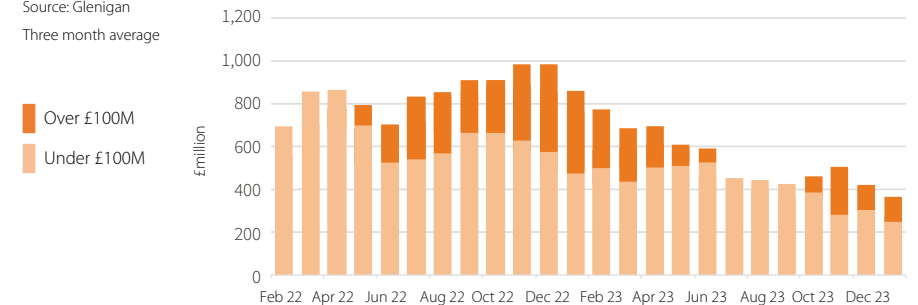
Three month average



Industrial: Starts

Source: Glenigan

Three month average



INDUSTRIAL – TYPES OF PROJECTS STARTED

Manufacturing work starting on site added up to £392 million, a 74% fall compared with the previous year. Despite the decline, manufacturing accounted for 48% of industrial starts during the three months to January, making it the most active segment.

Warehousing & logistics starts decreased 51% against the previous year to total £309 million, accounting for 38% of the sector. Other industrial projects fell 17% against the previous year, which brought the total down to £113 million, a 14% share of the whole sector.

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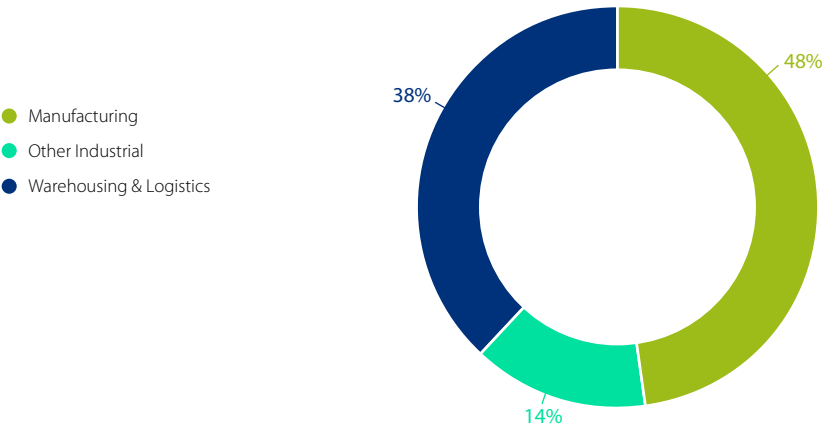
Industrial: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Winvic	16	406	Prologis	3	122
Glencar	13	274	Mulberry Developments Ltd	2	112
VolkerWessels	4	190	Tilstone Glasgow	3	99
TSL	5	149	UK Battery Centre	1	74
McLaren	4	145	Abbott Diabetes Care	1	70
GMI	5	115	St Modwen Properties	4	60
Magrock	6	106	Logicor	2	59
Barnfield	10	104	Stoford Developments	3	58
Marbank	7	93	Ardagh	1	58
Benniman	3	91	Peel Holdings	4	51

Types of Industrial Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£223m

PANATTONI HONDA SITE SWINDON UNIT 5

Detailed plans have been approved for the £223 million development of the Panattoni Honda Site in Swindon. Winvic have been appointed as main contractors on the scheme, with works due to be completed in Q4 2026.

PROJECT ID: 21207562



INDUSTRIAL – REGIONAL

All regions experienced a slump in industrial starts against last year's levels. The East of England was the most active region. Despite having slipped back 2% on a year ago, the region accounted for 24% sector starts during the three months to January, with the value adding up to £192 million. Yorkshire & the Humber fell 36% on a year ago to total £187 million, a 23% share of industrial project-starts. Further decline was prevented by the £85 million Baytree Leeds Unit A B and C project in Leeds (**Project ID: 19212516**).

Accounting for 14%, the North West faced a 47% slump against last year to total £111 million. Accounting for 7% of starts the West Midlands slipped back 63% to total £76 million. Accounting for an 8% share, Scotland fell 59% to total £63 million. The North East experienced the steepest decline in industrial project-starts: totalling £26 million, the region declined 95% on a year ago, accounting for just 3% of the sector.

The North West was the most active region for detailed planning approvals, accounting for a 22% share of all consents, having jumped 70% on last year, bringing its total value up to £744 million. Accounting for 16%, the East of England totalled £548 million, having more than doubled on a year ago. Yorkshire & the Humber accounted for 14% of industrial approvals, totalling £477 million, also twice as high as last year.

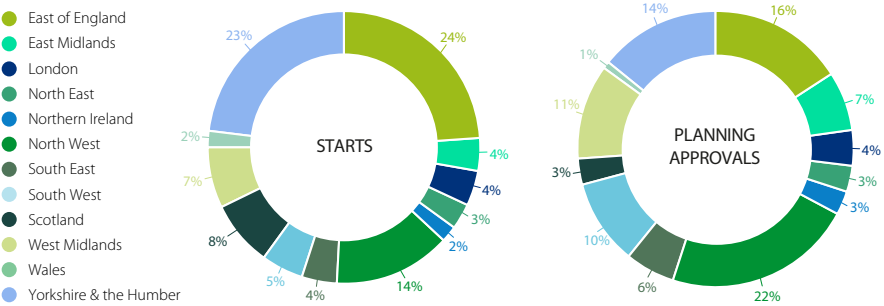
The West Midlands also experienced strong growth, having tripled against last year, accounting for 11% of approvals with a total of £379 million. At £357 million, the South West accounted for 10% of approvals having grown nearly three times against last year's levels. The growth was boosted by the approval of the £223.03 million Panattoni Honda Site Swindon Unit 5 development (**Project ID: 21207562**).

34%

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

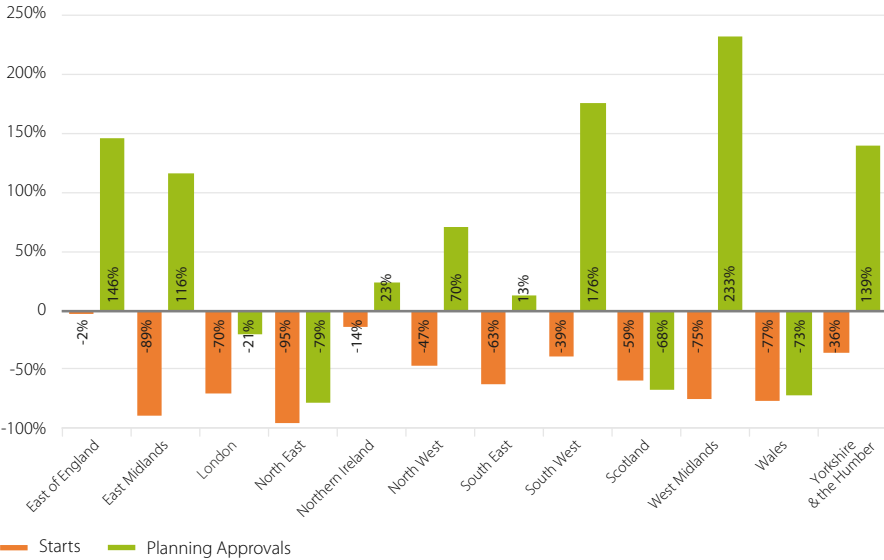
Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



OFFICES – OVERVIEW

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

Office work starting on site totalled £1,631 million during the three months to January, a 30% slump compared with the preceding quarter to stand 22% down on the previous year. Major projects (£100 million or more) fell 31% against the previous quarter but grew 23% on a year ago to total £700 million. Underlying starts (less than £100 million in value) decreased 19% against the preceding three months on a seasonally adjusted (SA) basis and fell 39% on a year ago, totalling £931 million.

Totalling £992 million, office main contract awards decreased 32% against the preceding three months to stand 51% down on the previous year. Major projects totalled £347 million during the period, a 44% decrease against the preceding three months and down 52% on the previous year. Underlying contract awards declined 19% against the preceding three months (SA) and by 50% against the previous year.

Office detailed planning approvals, totalling £4,703 million, grew 49% on the preceding three months and doubled compared with last year. Major project approvals were 67% up against the preceding three months and jumped seven times on a year ago, totalling £3,602 million. At £1,100 million, underlying project approvals were 9% up (SA) against the previous quarter but decreased 33% on a year ago.

-22%

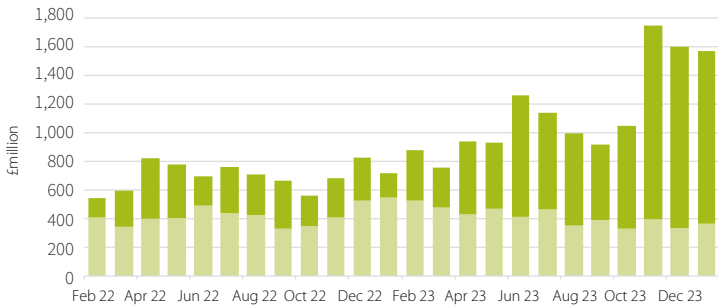
decrease in the value of office projects starting on-site against the previous year

Offices: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

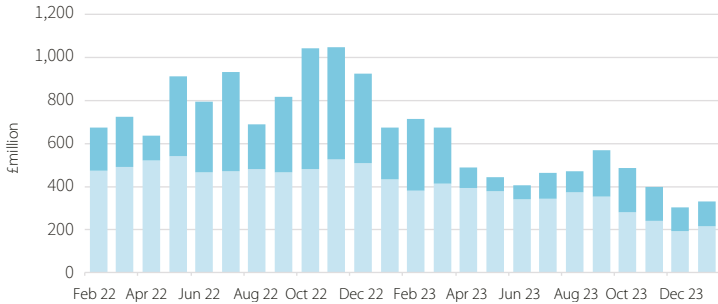


Offices: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

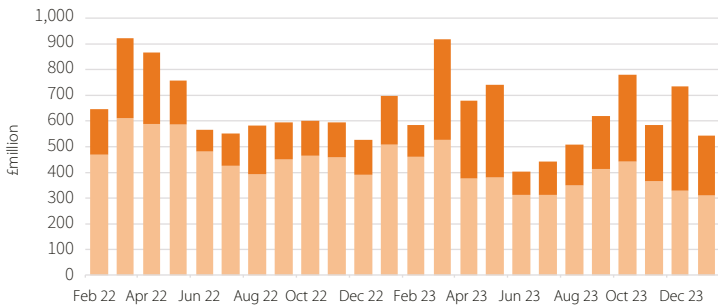


Offices: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



SIZE OF OFFICE PROJECTS

Starts in the ‘Over £100 million’ value band grew 23% against the previous year to total £700 million. In contrast, the ‘£50 million to £100 million’ value band experienced a 10% decline against the preceding year’s levels, totalling £384 million during the period. The ‘£20 million to £50 million’ value band totalled £373 million, 39% lower than a year ago.

Starts in the ‘Up to £5 million’ value band fell 51% against the previous year to total £103 million. The ‘£10 million to £20 million’ value band decreased 54% against last year’s levels, with project-starts totalling £38 million. Finally, the ‘£5 million to £10 million’ value band slipped back 81% with a total of £33 million.

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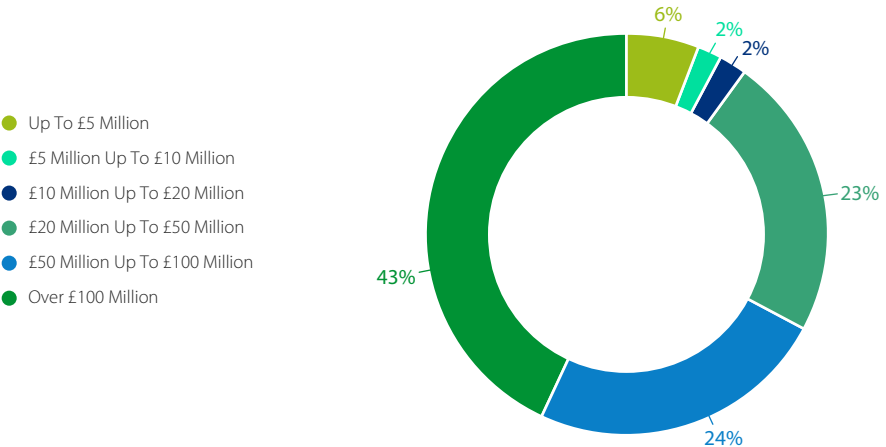
Offices: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
ISG	7	522	Epic	1	360
Morgan Sindall	139	507	Great Portland Estates	12	213
Multiplex Construction	3	457	Yondr	1	200
Gilbert Ash	1	360	Royal London Asset Management	1	200
Royal BAM	7	266	Pnbj I	1	200
McLaren	3	254	Land Securities	3	173
Mace	6	241	Telehouse I	2	171
Wates	18	187	Google	1	150
Lendlease	1	180	Brook Green	1	147
Skanska	1	158	Kirkland & Ellis	1	135

Value of Office Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£500m

BOTANIC PLACE

Detailed plans have been approved for the new £500 million Botanic Place development in Cambridge. Works are due to complete in Q1 2027. A main contractor is yet to be appointed on the development.

PROJECT ID: 19443557



Image Source: Allford Hall Monaghan Morris Architects

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 January, despite the value having decreased 24% compared with the previous year's levels. Office work starting in the Capital totalled £1,016 million and included the £500 million 2 Finsbury Avenue development in the City (**Project ID: 15401102**). At £60 million, the North West also experienced a weak performance with starts falling 74% on last year's levels, to account for 4% of the sector.

In contrast, the South East grew 29% on a year ago. The value of projects starting on site in the region added up to £254 million, accounting for 15% of the office sector. The East of England also grew 44% compared with last year's levels, totalling £83 million, accounting for a 5% share of projects starting on-site.

London also had the biggest share of detailed planning approvals (51%), with a total value of £2,391 million, having almost tripled on last year's figures. Consents in the Capital included the £500 million 55 Old Broad Street development in the City (**Project ID: 23179273**). Totalling £1,430 million, the East of England grew nearly five times against the previous year to account for a 30% share of consents.

The North West also grew 68% to total £298 million, a 6% share of office consents. In contrast, accounting for 4% of approvals, Scotland slipped back 12% on a year ago to total £165 million. The South East also fell 56% compared with last year to total £116 million, accounting for a 2% share.

119%

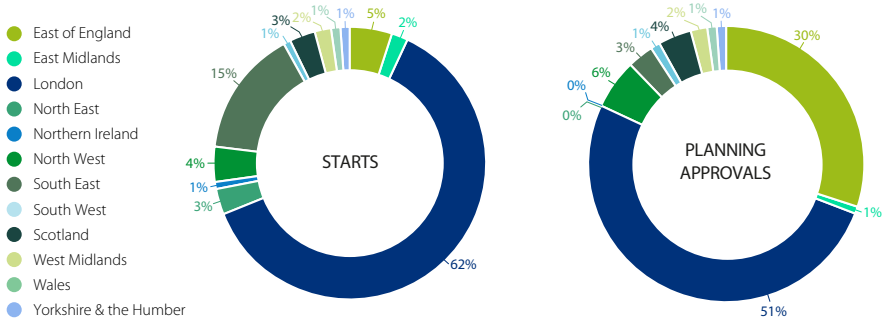
increase in the value of detailed planning approvals against the previous year

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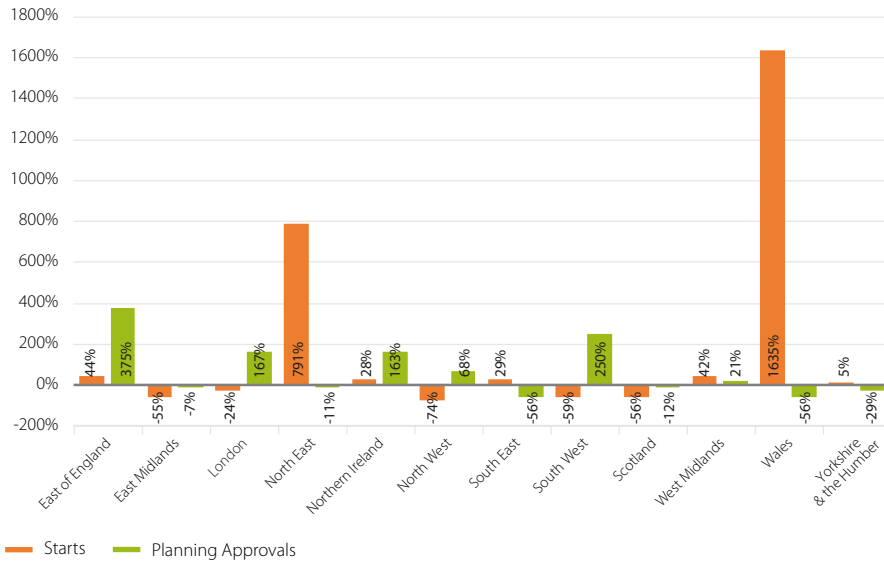
Share Value of Office Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



RETAIL – OVERVIEW

Project-starts and main contract awards slipped back against the previous quarter and last year. In contrast, detailed planning approvals grew against the preceding three months.

Totalling £300 million, retail work starting on site during the three months to January fell 52% against the preceding three months to stand 27% lower than a year ago. There were no major projects starting on-site (£100 million or more), a decrease compared with the previous quarter but unchanged on a year ago. Underlying project-starts (less than £100 million) experienced an 18% decline against the preceding three months on a seasonally adjusted (SA) basis and fell 27% against.

Retail main contract awards totalled £208 million, a decrease of 29% against the preceding three months and a 66% fall against the same period a year ago. No major projects reached the contract awarded stage, unchanged on the preceding three months but down on the previous year. Underlying contract awards decreased by 39% (SA) against the preceding three months to stand 53% lower than the previous year.

Detailed planning approvals, totalling £510 million, grew 27% against the preceding three months, to stand 25% down on the previous year. Underlying approvals increased 4% (SA) compared with the preceding three months but declined 25% against the previous year. Like last year and the previous quarter, there were no major detailed planning approvals.

-27%

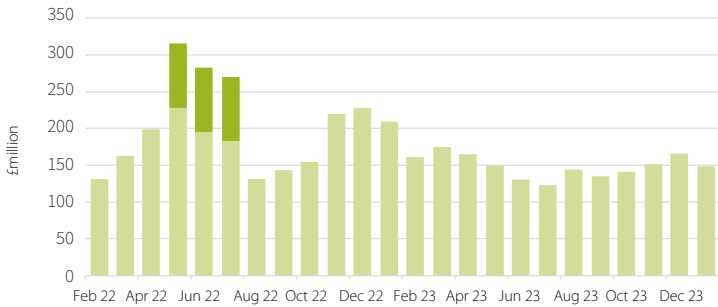
decrease in the value of retail work starting on-site against the previous year

Retail: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

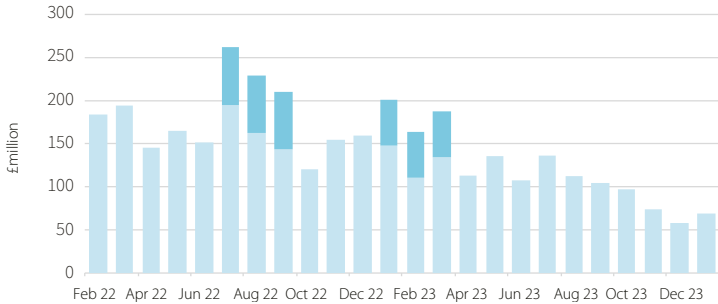


Retail: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

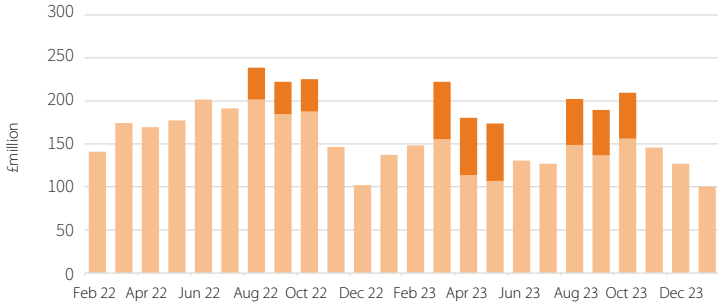


Retail: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



RETAIL – TYPES OF PROJECTS STARTED

The value of supermarket starts grew 27%, to total £153 million, accounting for 51% of all retail starts. Standing 48% lower than a year ago, shop starts totalled £120 million to account for a 40% share of retail work. Petrol filling stations totalled £8 million, unchanged from last year to account for 3%.

Shopping centres experienced an 82% decrease against last year's levels to total £2 million. There were no retail warehousing projects commencing on site during the three months to January.

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or visit www.glenigan.com/pipeline

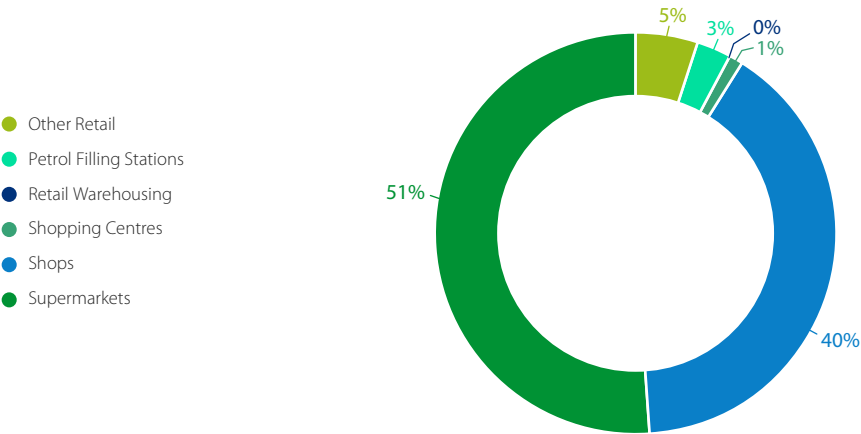
Retail: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Galliford Try	2	72	King Sloane Properties	1	90
Careys	1	45	Aldi	59	79
Murphy	1	45	Asdac	168	78
Lendlease	1	30	Poundland	100	60
Henry Boot	1	30	Aberdeen City Council	1	50
Readie	1	26	Wm Morrison Supermarkets	36	38
Red	1	25	Tesco	69	37
CTM	5	20	Marks & Spencer	23	30
Faircloth	2	18	B & M Retail	45	29
ISG	5	17	Maidstone Investment	1	26

Types of Retail Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£8.9m
CAR SHOWROOM

Detailed plans have been approved for an £8.9 million car showroom extension in Swindon, Wiltshire. A main contractor is yet to be appointed on the scheme with works due to be completed in Q1 2025.

PROJECT ID: 23207314



RETAIL – REGIONAL

The South West was the most active region accounting for 21% of all retail starts nationwide, due to the value having tripled against the previous year to total £64 million. The growth was boosted by the £30 million Designer Outlet Cotswolds development in Tewkesbury (**Project ID: 20291759**). Yorkshire & the Humber, at £36 million, also grew three times on a year ago, accounting for a 12% share of the sector.

In contrast, accounting for a 13% share, project-starts in the North West fell 29% compared with a year ago, to total £38 million. At £27 million, the South East was another region to experience a decline during the period, with starts having slipped back 37% compared with a year ago to account for 9% of the retail sector.

Scotland had the highest proportion of retail approvals, with a 19% share, having increased 27% against last year's levels, to total £83 million. Growth was boosted by the £50 million Aberdeen Market development (**Project ID: 17464585**). The South West jumped 62% against the previous year, accounting for 11% of the sector and totalling £47 million.

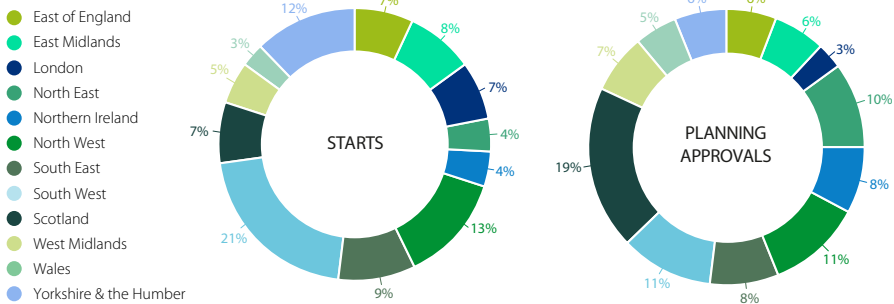
In contrast, accounting for the same share, approvals in the North West slipped back 55% to total £51 million. Totalling £43 million, the North East decreased 16%, accounting for a 10% share of retail approvals. The West Midlands accounted for 7% of approvals, totalling £32 million, having decreased 37% on a year ago.

5%

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

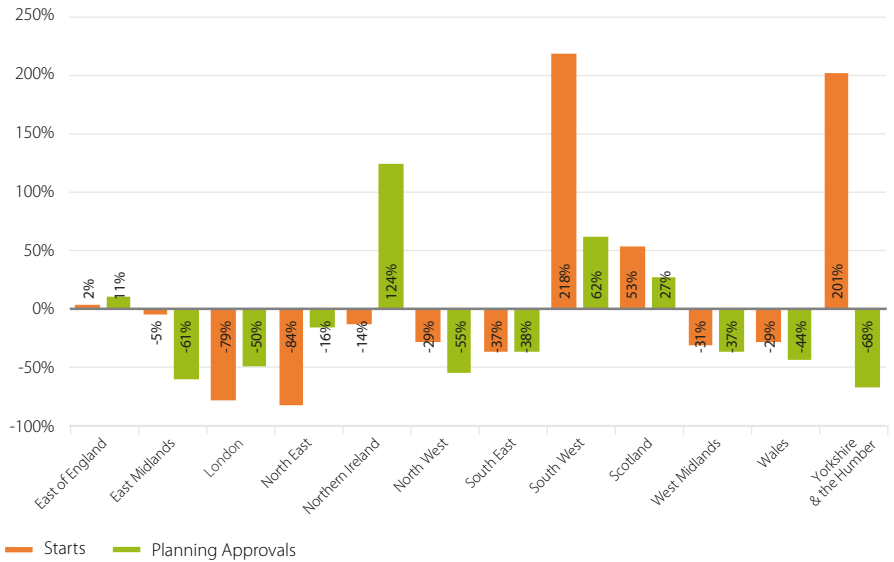
Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



HOTEL & LEISURE – OVERVIEW

Project-starts, main contract awards and detailed planning approvals suffered a decline on last year. More positively, main contract awards experienced growth against the preceding quarter.

Totalling £447 million, hotel & leisure projects starting on site during the three months to January remained flat against the preceding three months to stand 56% down on the previous year. There were no major projects (£100 million or more in value) commencing on site, the same as the previous quarter but a decline from last year. Underlying starts (less than £100 million) grew 3% against the preceding three months on a seasonally adjusted (SA) basis but fell 45% compared with last year.

At £772 million, hotel & leisure main contract awards increased 18% against the preceding three months but decreased 40% against the previous year. Major projects at £300 million doubled on the preceding three months to remain 31% down on the previous year. Underlying contract awards decreased 8% (SA) against the preceding three months and decreased by 44% compared with a year ago.

At £1,486 million, hotel & leisure detailed planning approvals fell 32% during the quarter to stand 3% down on the previous year. Underlying approvals increased 3% (SA) against both the preceding three months and the previous year, totalling £1,360 million. Major projects totalled £126 million during the period, an 85% decline on the previous quarter and 41% lower than a year ago.

18%

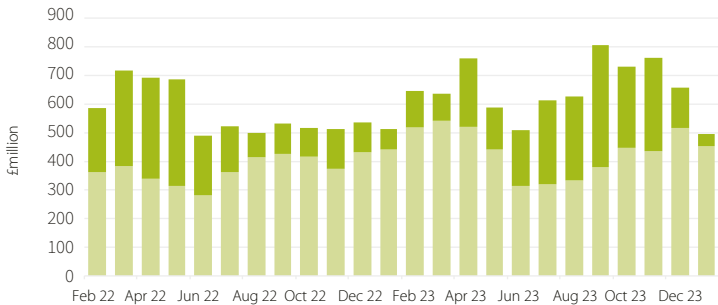
increase in the value of hotel & leisure work reaching the contract awarded stage against the preceding three months

Hotel & Leisure: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

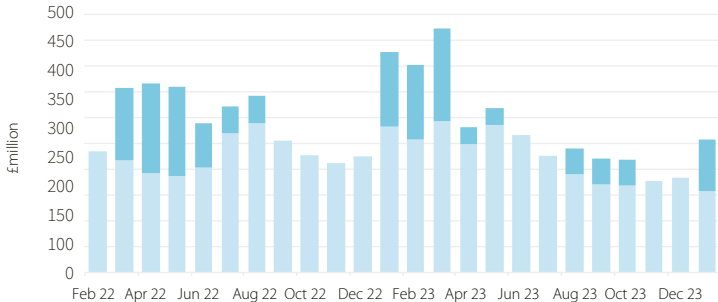


Hotel & Leisure: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

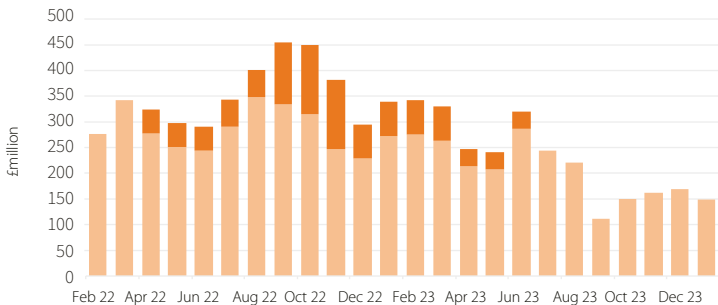


Hotel & Leisure: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses accounted for 36% of sector starts during the three months to January, with the value adding up to £158 million. The segment fell 49% compared with last year's levels. Sport facilities, accounting for 19% of the sector, fell 8% on last year's levels to a total of £87 million.

Indoor leisure facilities decreased 54% against the previous year to total £56 million, accounting for 13% of the sector. In contrast, cafés, restaurants and fast-food outlets experienced growth of 15% against the preceding year. The segment accounted for 10% of the sector with a total value of £46 million. There were no cinema & theatre projects starting on-site in the three months to January, down from the previous year.

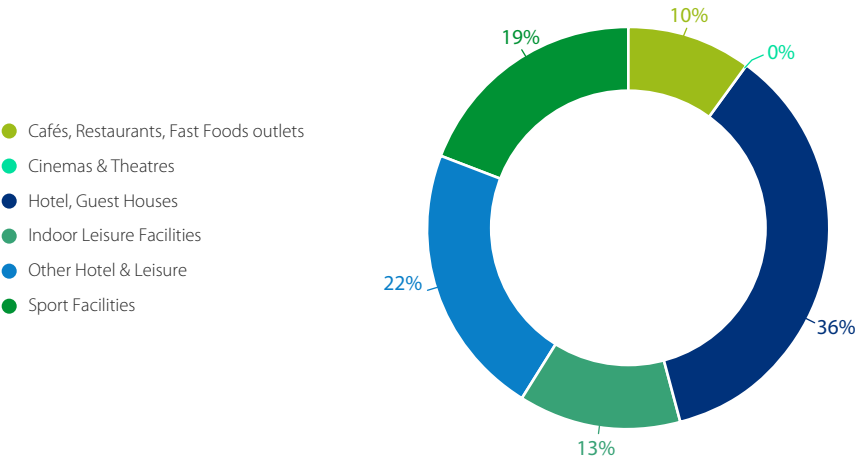
Hotel & Leisure: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
John Sisk & Son	2	325	Manchester City Football Club	1	300
Lendlease	2	153	Reuben Brothers	1	100
Kier	6	137	Ask Patrizia	2	98
Morgan Sindall	9	119	Hyperion	1	78
Knight Build	1	100	Sefton Council	1	73
Willmott Dixon	24	92	Kirklees Metropolitan Council	2	60
Royal BAM	3	85	Patrazia Immobilien	1	50
Bamfords	1	78	Ask Real Estate	1	50
JRL	1	73	Stevenage Borough Council	1	44
Galliford Try	8	62	Lisburn Borough Council	4	41

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

Source: Glenigan



PROJECT SPOTLIGHT

£126m

WOOD STREET HOTEL

Detailed plans have been approved for the £126 million conversion of Wood Street police station in the City of London to a 216-bedroom luxury hotel. A main contractor is yet to be appointed to the scheme, with works due to be completed in Q3 2025.

PROJECT ID: 17118927

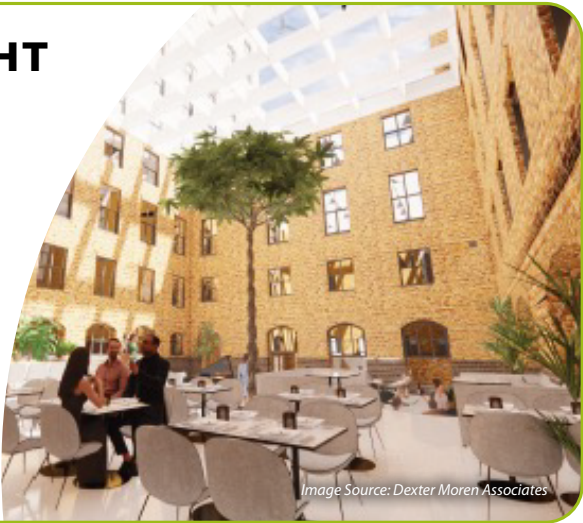


Image Source: Dexter Moren Associates

HOTEL & LEISURE – REGIONAL

Scotland accounted for 17% of hotel & leisure work starting on site, making it the most active region for project-starts, despite the value decreasing 49% against the previous year to total £77 million. Accounting for the second largest share at 16%, the North West slipped back 39% against last year to total £71 million. The South East accounted for a 14% share, with the value of work adding up to £62 million, having decreased 46% compared with last year's levels.

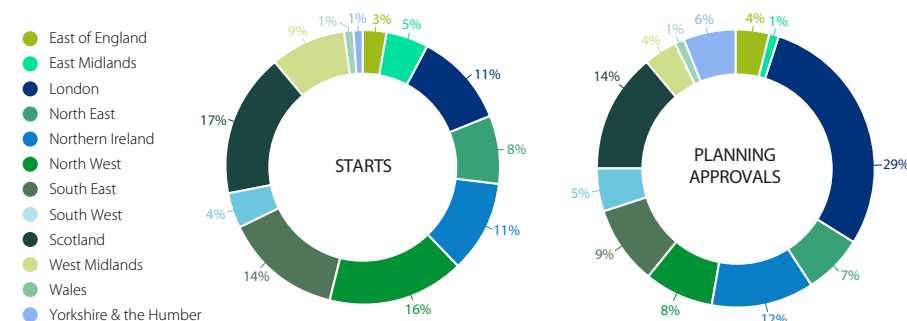
Accounting for an 11% share, London slipped back 87% to total £49 million. In contrast, accounting for the same share, Northern Ireland doubled against last year to total £71 million. This growth was boosted by the £36 million Hamilton Dock Hotel/ Aparthotel in Belfast (**Project ID: 19276724**).

London accounted for the highest share of project approvals (29%), despite having fallen 24% against the previous year to total £438 million. Further decline was prevented by the £125.9 million Wood Street Hotel in the City (**Project ID: 17118927**). Consents in the South East remained unchanged from last year's levels, adding up to £129 million, accounting for a 9% share of the sector.

In contrast, accounting for 14%, Scotland experienced growth, with approvals having doubled on a year ago, totalling £206 million. Northern Ireland grew more than six times on a year ago to total £183 million, a 12% share of hotel & leisure consents during the three months to January. Accounting for 7%, approvals in the North East grew almost five times against a year ago to total £105 million.

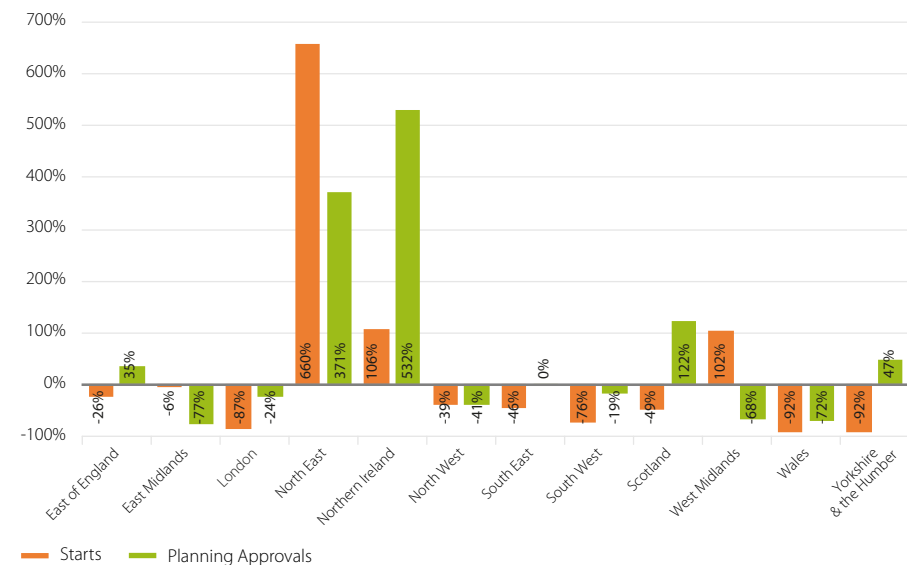
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



-3%

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

HEALTH – OVERVIEW

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

Adding up to £602 million, underlying health work starting on site (less than £100 million in value) during the three months to January fell 45% against the preceding three months on a seasonally adjusted (SA) basis to stand 46% down against the previous year. There were no major projects (£100 million or more) starting on site, unlike the previous quarter and last year. Overall, health starts slipped back 10% against the previous quarter and fell 33% on a year ago.

Totalling £581 million, health main contract awards were down 47% against the preceding three months and 40% down against a year ago. There were no major projects, down on the preceding three months and previous year. Underlying contract awards experienced a poor performance, decreasing 42% against the preceding three months (SA) to stand 18% down against the previous year.

-45%

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

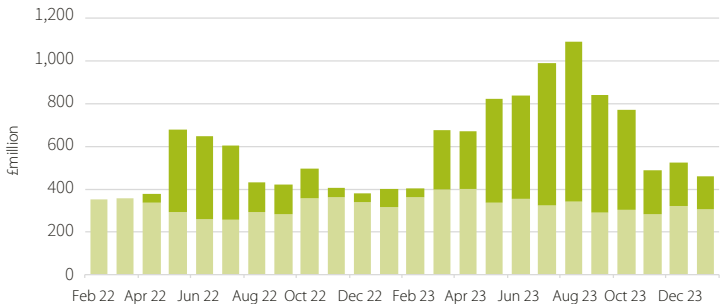
Detailed planning approvals, totalling £1,379 million, decreased 40% against the preceding quarter but grew 15% on the previous year. Major project approvals, totalling £463 million, slipped back 67% against the previous quarter but increased 87% against last year. Underlying approvals, at £916 million, experienced a 1% decline (SA) compared with the preceding three months to stand 4% down on a year ago.

Health: Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

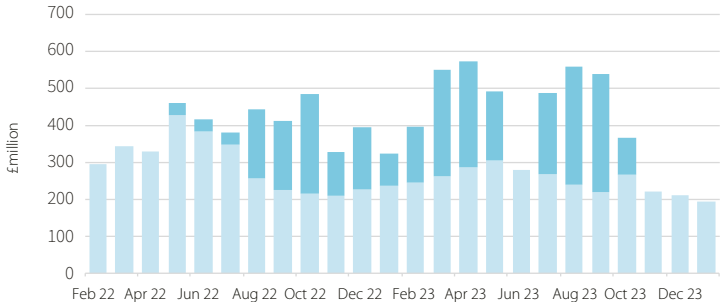


Health: Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

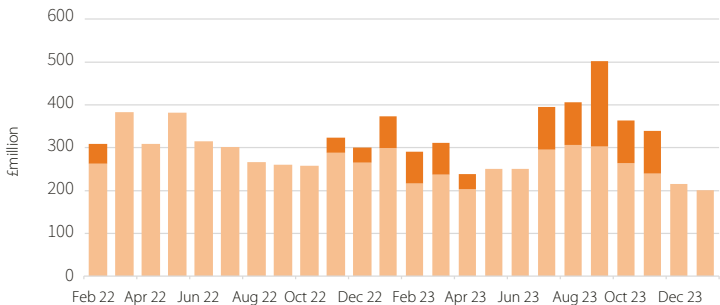


Health: Starts

Source: Glenigan

Three month average

Over £100M
Under £100M



HEALTH – TYPES OF PROJECTS STARTED

Hospitals accounted for 46% of health work starting on site during the three months to January, with the value having decreased 51% against the previous year's levels to total £276 million.

Accounting for 19% of health projects starting on-site, nursing homes faced a 16% decline on a year ago to total £113 million. In contrast, dental, health, and veterinary centre project-starts, accounting for 25% of the sector, grew 76% compared with the previous year to total £152 million. Like last year, there were no day centre starts during the period.

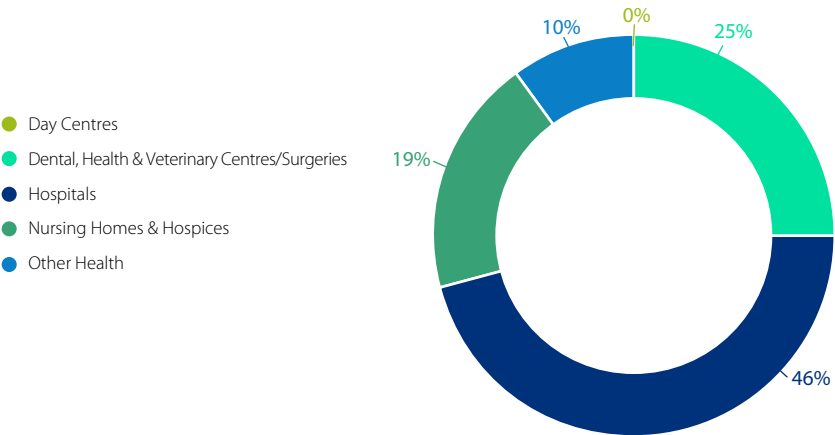
Health: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Canary Wharf	1	500	Department of Health	193	1,615
Bouygues	1	300	Ellison Oxford	1	300
Laing O'Rourke	1	300	Welsh Government	3	288
Kier	17	265	Acorn Consortium	1	281
Balfour Beatty	3	226	Kadans Science Partner 2	2	267
Andrew Scott	1	187	Canary Wharf	1	250
Sacyr	1	187	Oxford Science Park Joint Venture	2	183
Acorn	1	187	University College London	2	101
Mace	2	183	Bruntwood Estates	1	60
IHP Integrated Health	5	141	Officescape	1	54

Types of Health Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£113m

GLAN CLWYD HOSPITAL

Detailed plans have been approved for the development of Glan Clwyd Hospital in Rhyl. BAM Construction have been appointed as main contractors on the £113 million scheme, with works expected to be completed in Q3 2027.

PROJECT ID: 20430239



Image source: Nation.Cymru

HEALTH – REGIONAL

Totalling £98 million, Yorkshire & the Humber was the most active region for health project-starts during the three months to January, having tripled against the previous year to account for 16% of health project-starts. At £80 million, the North East accounted for a 13% share. The value of the projects starting on-site in the region jumped more than tenfold compared with last year's levels, mainly thanks to the £36 million Vaux District - Sunderland Eye Infirmary development (Project ID: 21120575).

In contrast, accounting for an 11% share, starts in the East of England fell 24% against the previous year to total £64 million. Health starts in the South East accounted for 9% and decreased 80% compared with the previous year's levels, totalling £56 million. Accounting for the same share, the East Midlands also experienced a decline in health starts during the period, having slipped back 33% on a year ago to total £51 million.

With a total value of £295 million, London was the most active region for detailed planning approvals, having increased more than seven times on a year ago to account for 21% of the health sector. This growth was boosted by the £250 million Whitechapel Life Sciences Cluster development (Project ID: 21391404). Approvals in the East of England grew 42% compared with the previous year to total £179 million, a 13% share of health consents.

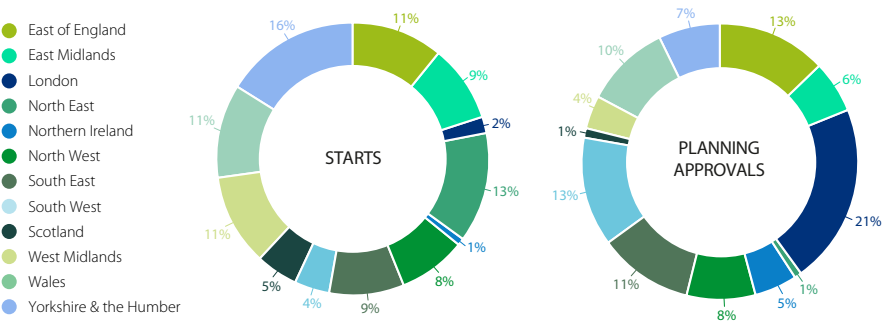
Accounting for a 10% share, health approvals in Wales grew almost five times against the previous year to total £133 million. In contrast, accounting for 13% of consents, project approvals in the South West were 10% lower than last year to total £176 million. The South East accounted for 11%, having decreased 30%, which brought the value of consents down to £149 million.

15%

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

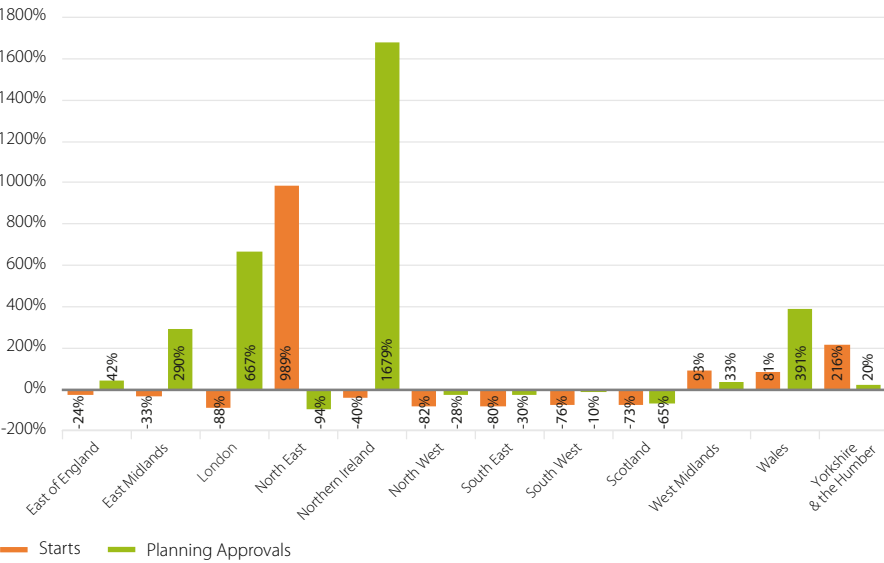
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



EDUCATION – OVERVIEW

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

Totalling £844 million, education work starting on site experienced a 43% decrease on the preceding three months to stand 45% down on the previous year. There were no major projects (£100 million or more) starting during the period, a decrease from the preceding quarter and a year ago. Underlying education work starting on site (less than £100 million in value) experienced a 17% decline against the preceding three months on a seasonally adjusted (SA) basis and was 37% down on a year ago.

Education main contract awards decreased 20% against the preceding three months to total £977 million, with the value remaining 24% lower than the previous year. Underlying contract awards decreased 16% (SA) against the preceding three months and by 24% against the previous year. No major projects reached the contract awarded stage, down on the preceding three months but unchanged on the previous year.

Totalling £1,292 million, detailed planning approvals grew 8% against the preceding three months but were 11% lower than last year. Like project-starts and main contract awards, there were no major project approvals. Underlying project approvals fell 5% (SA) against the previous three months to stand 4% down against last year.

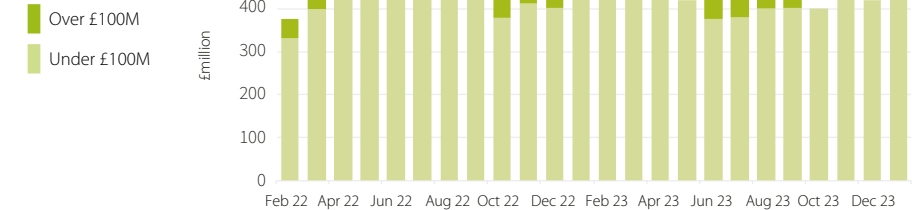
-45%

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

Education: Detailed Planning Approvals

Source: Glenigan

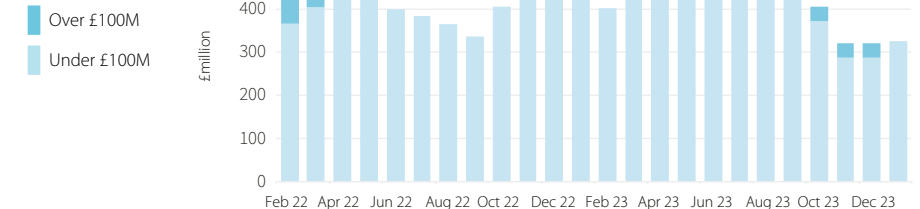
Three month average



Education: Main Contract Awards

Source: Glenigan

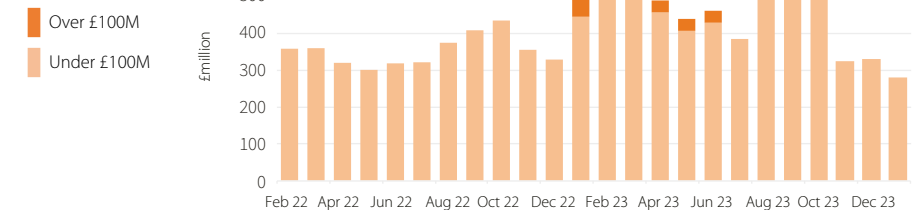
Three month average



Education: Starts

Source: Glenigan

Three month average



EDUCATION – TYPES OF PROJECTS STARTED

School project-starts totalled £555 million during the three months to January and accounted for the largest share of education construction starts (66%), despite a 40% decline on the previous year.

Colleges also fell 18% against last year to total £156 million, accounting for 18% of the total value.

University project-starts also experienced a weak period, with the value having slipped back 71% against the previous year to total £99 million, accounting for a 12% share of education work starting on site.

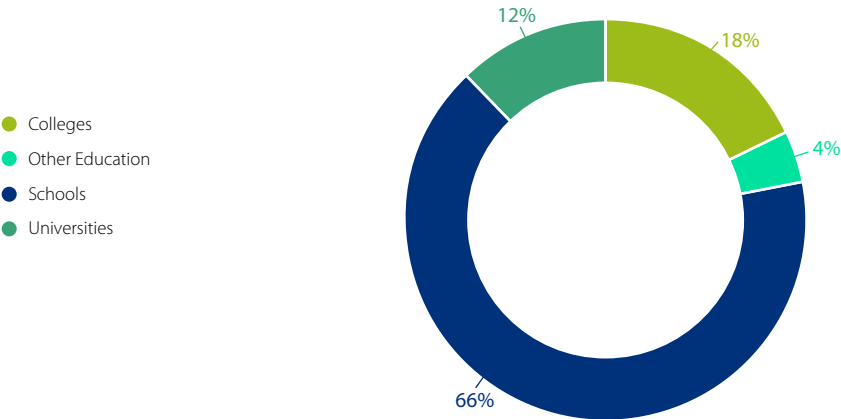
Education: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	27	537	Department for Education	230	1,215
Royal BAM	14	447	Sheffield Hallam University	1	100
Morgan Sindall	56	419	University of Edinburgh	7	90
Bowmer & Kirkland	21	342	Education Authority N. Ireland	14	86
Willmott Dixon	16	266	Fife Council	1	80
Galliford Try	24	180	City of Edinburgh Council	5	73
ISG	13	171	Kier Group Plc	4	66
Wates	9	168	University of London	10	60
Tilbury Douglas	21	150	Royal BAM Group	4	52
Bouygues	5	115	Bridgend College	1	50

Types of Education Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£51m

EDINBURGH COLLEGE OF
ART - LAURISTON CAMPUS

Detail plans have been approved for the Edinburgh College of Art Lauriston Campus project. A main contractor is yet to be appointed on the £50 million scheme, with works due to be completed in Q2 2024.

PROJECT ID: 23221915



Image Source: Hawkins Brown

EDUCATION – REGIONAL

The South East was the most active region for education project-starts during the three months to January, accounting for a 16% share of the sector to total £138 million, despite having decreased 64% on last year's levels. The West Midlands accounted for 11% of starts in the sector and increased 21% against the previous year to total £94 million. This growth was boosted by the £61 million City Learning Quarter in Wolverhampton (**Project ID: 17075649**).

In contrast, totalling £131 million, the East Midlands experienced growth, standing 12% higher than a year ago. The region accounted for a 16% share of education projects commencing on-site. Accounting for 15%, the East of England also experienced a strong period. Starts in the region totalled £127 million, having jumped 68% on a year ago.

London was the most active region for detailed planning approvals in the education sector, accounting for an 17% share, with the value having increased 32% on a year ago to total £228 million. Scotland more than doubled in value against last year to total £203 million, a 16% share of all consents during the period. Projects in the region included the £75 million Paisley Grammar Community Campus (**Project ID: 21027689**).

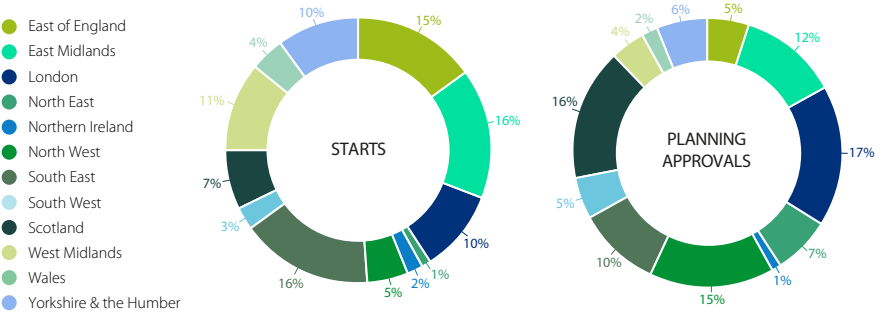
Adding up to £191 million, the North West grew 68% against last year, accounting for 15% of education consents. In contrast, the East Midlands decreased 4% on a year ago to total £153 million, a 12% share of approvals. At £126 million, the South East also faced a 37% decline, accounting for 10% of consents.

8%

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

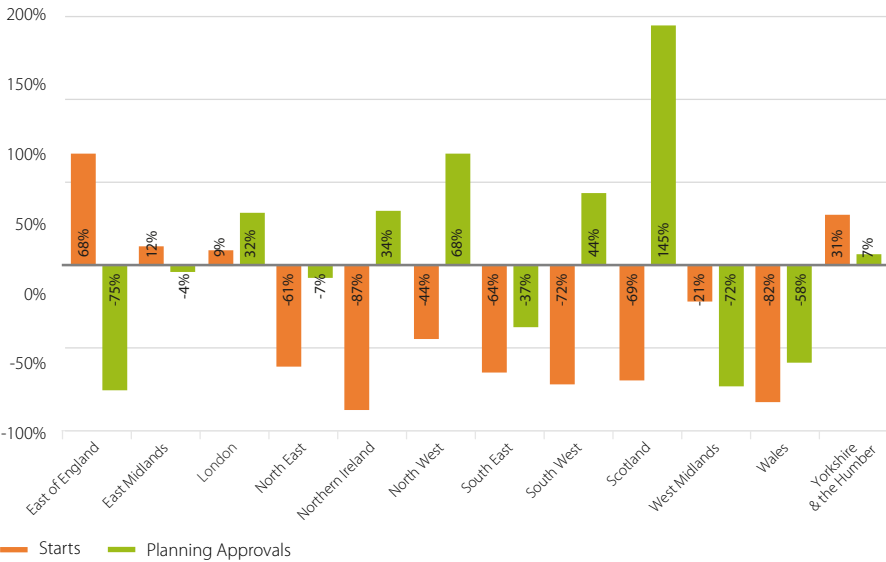
Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



COMMUNITY & AMENITY – OVERVIEW

Project-starts fell against the previous quarter. More positively, growth in main contract awards and detailed planning approvals 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 £348 million during the three months to January, 39% down on the preceding three months, and a 64% decrease on the previous year. There were no major project-starts (£100 million or more) unlike the previous quarter and a year ago. Underlying starts (less than £100 million in value) grew 14% against the preceding three months on a seasonally adjusted (SA) basis to stand 11% down against last year's levels.

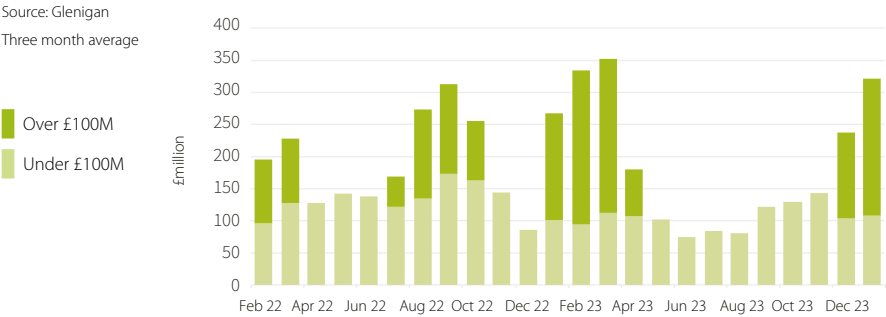
At £783 million, community & amenity main contract awards increased 28% during the period to stand 55% up on the previous year. Major project contract awards, which at £300 million, experienced a 67% increase on the preceding three months and stood up against the previous year where no major projects commenced. Underlying contract awards, at £483 million increased 52% against the preceding three months (SA) to stand 4% down against the previous year.

Detailed planning approvals doubled against the previous three months and grew 20% against last year, totalling £963 million. Major approvals totalled £640 million, an improvement from the preceding quarter when no major projects were approved, and 28% higher than a year ago. Underlying project approvals fell 3% (SA) on the previous three months but increased 7% against a year ago to total £323 million.

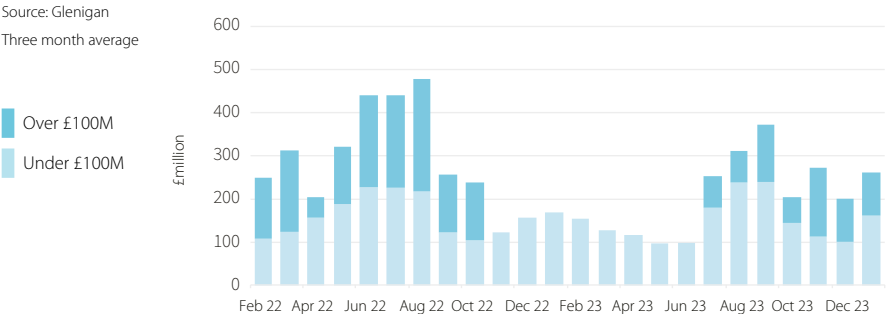
-64%

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

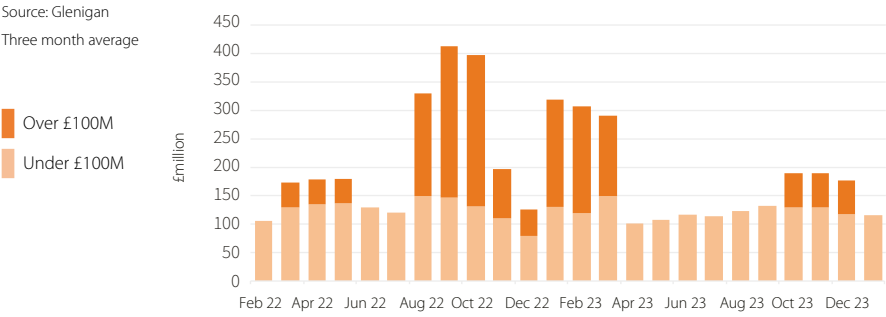
Community & Amenity: Detailed Planning Approvals



Community & Amenity: Main Contract Awards



Community & Amenity: Starts



COMMUNITY & AMENITY –
TYPES OF PROJECTS STARTED

Totalling £91 million, military projects accounted for the highest proportion (26%) of community & amenity starts, as the value grew 45% on a year ago. Local facilities, totalling £81 million, increased 12% compared with last year, accounting for 23% of the sector.

Adding up to £49 million, blue light project starts grew 13% against last year, accounting for 14% of sector starts. Government buildings worth £33 million started during the three months to January, more than nine times higher than the same period last year, to account for 10% of sector starts. In contrast, prison projects experienced a decline, slipping back 77% to total £73 million, a 21% share of the sector. At £11 million, law courts accounted for a 3% share of project-starts, having decreased 97% on a year ago. Places of worship accounted for the same proportion, having decreased 55% to total £9 million.

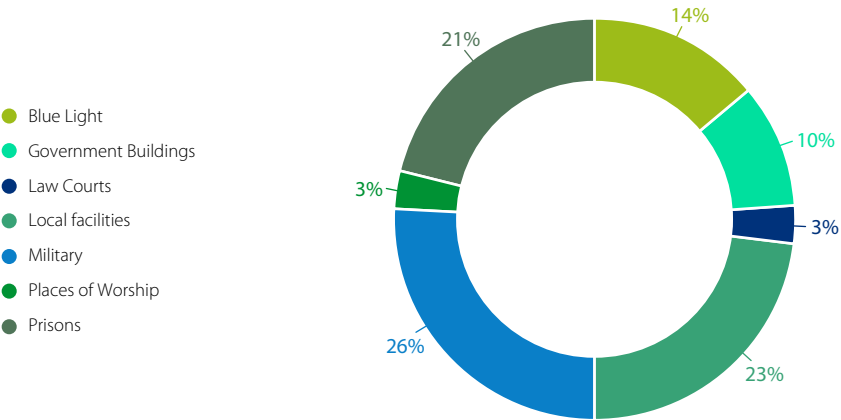
Community & Amenity: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	16	753	Ministry of Defence	29	987
Winvic	13	463	Ministry of Justice	25	676
Morgan Sindall	11	199	City of London Corporation	2	182
Reds10	3	122	Secretary of State for Defence	1	110
Skanska	2	120	Home Office	18	86
Sykes & Son	1	90	States Of Jersey	1	57
Lendlease	3	64	Atomic Weapons	1	36
Willmott Dixon	6	62	Hive Projects	1	35
Laing O'Rourke	3	62	Hyndburn Borough Council	1	35
Dandara	1	57	DLUHC	12	29

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

Source: Glenigan



PROJECT SPOTLIGHT

£75m

CONSTABULARY HQ AND
TRAINING CENTRE

Detail plans have been approved for the redevelopment of Lancashire Constabulary Headquarters and Training Centre in Preston. A main contractor is yet to be appointed on the £75m scheme. Works due to be completed in Q2 2025.

PROJECT ID: 23044007



Image Source: McBains

COMMUNITY & AMENITY – REGIONAL

The South East dominated community & amenity starts, accounting for 30% of work starting on site at £104 million, having quadrupled on a year ago. Growth was boosted by the £61.6 million HMP Elmley Accelerated Houseblocks Development Programme in Kent (Project ID: 22028909). Scotland accounted for 18% of sector starts and grew 30% against the previous year to total £62 million. At £30 million, accounting for 9%, the North East doubled against the preceding year.

In contrast, accounting for an 11% share, starts in the East Midlands fell 1% against the previous year, adding up to £39 million. The West Midlands accounted for a 6% share of projects starting on-site, having slipped back 88% to total £22 million.

At £407 million, Scotland was the most active region for community & amenity detailed planning approvals. Accounting for a 42% share, the value of consents there grew more than 40 times against the previous year, driven by the £400 million HMP prison in Glasgow (Project ID: 19429386). The South East also performed well, having tripled on the preceding year's level, accounting for 27%, with a total value of £259 million.

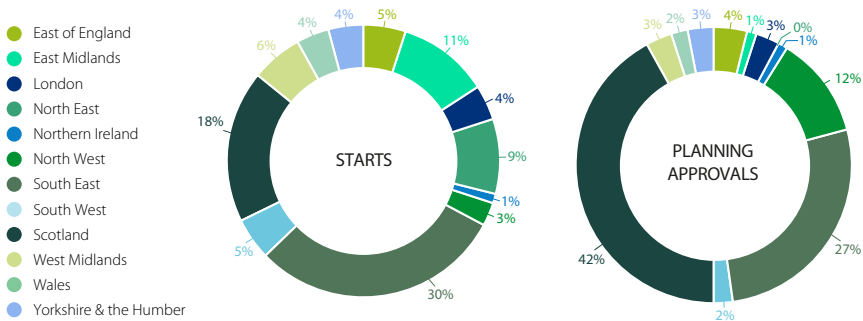
The North West was another region to experience growth. The value of consents there was more than 15 times higher compared with last year's levels to total £116 million, accounting for a 12% share of sector consents. In contrast, accounting for just a 4% share, approvals in the East of England fell 5% against the previous year to total £39 million.

148%

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

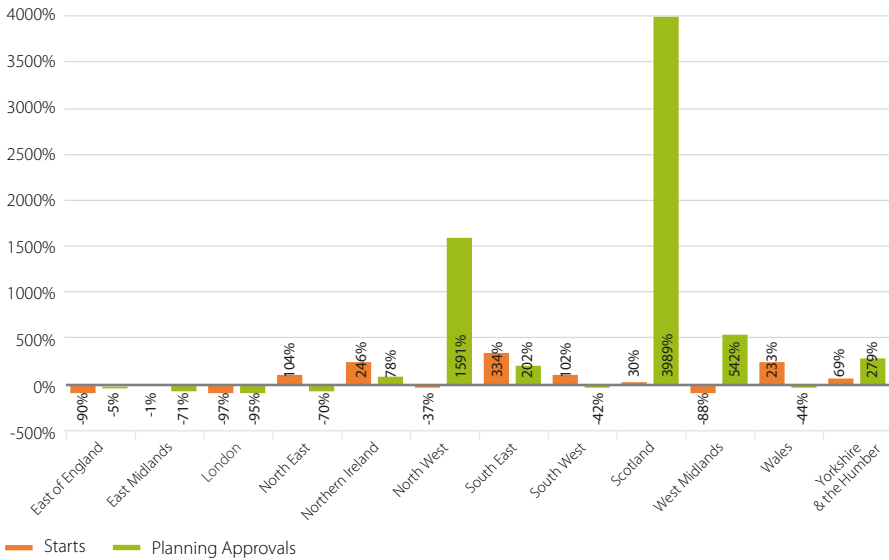
Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



CIVIL ENGINEERING – OVERVIEW

Project-starts fell against the previous year and the previous quarter. More positively, main contract awards grew on both the preceding three months and a year ago.

Totalling £2,583 million, civil engineering work starting on site during the three months to January fell 9% against the preceding three months and faced a 31% decline against the previous year. Major projects (£100 million or more), totalling £1,600 million, grew 30% against the preceding three months to stand 26% lower than last year. Underlying project-starts (less than £100 million in value) decreased 4% against the preceding three months on a seasonally adjusted (SA) basis and were 39% down compared with last year, totalling £983 million.

Civil engineering main contract awards, adding up to £8,029 million, experienced a 219% increase against the preceding three months to stand 73% up on the previous year. Underlying contract awards experienced a weak performance, decreasing 40% against the preceding three months (SA) to stand 41% down on the previous year. Major projects totalled £6,762 million, a 909% increase on the preceding three months and a 169% increase on the previous year.

219%

increase in the value of civil engineering work reaching contract awarded stage against the preceding three months

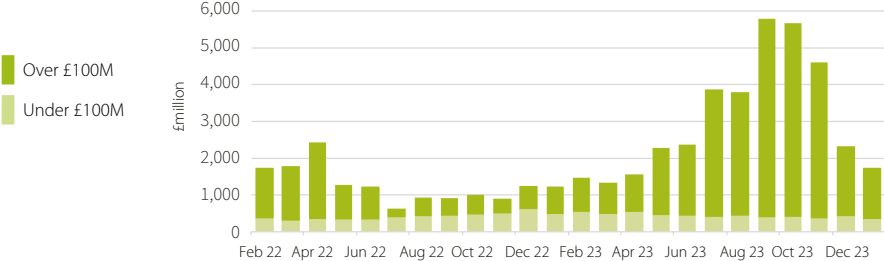
Totalling £5,227 million, civil engineering detailed planning approvals fell 69% compared with the previous quarter but stood 42% up on a year ago. Major project approvals, at £4,179 million, decreased 74% against the preceding three months, but jumped 86% on the previous year. Underlying approvals declined 12% (SA) against the previous three months and were 27% lower than a year ago, totalling £1,049 million.

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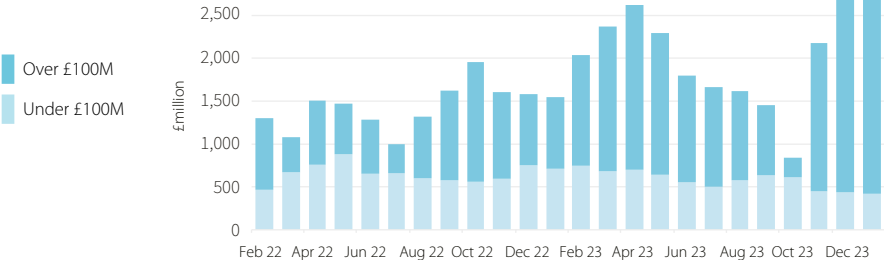
Civil Engineering: Detailed Planning Approvals

Source: Glenigan
Three month average



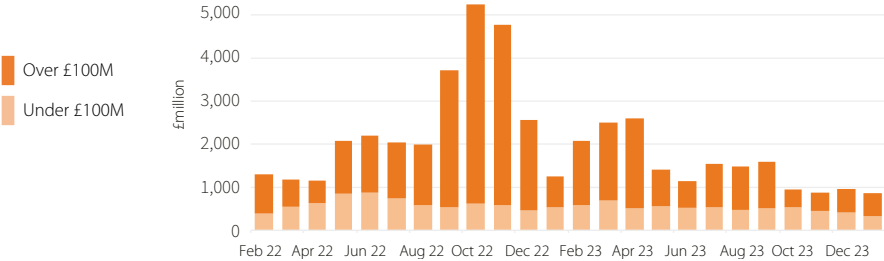
Civil Engineering: Main Contract Awards

Source: Glenigan
Three month average



Civil Engineering: Starts

Source: Glenigan
Three month average



CIVIL ENGINEERING –
TYPES OF PROJECTS STARTED

At £977 million, road projects accounted for the greatest share (38%) of civil engineering starts during the three months to January having grown 46% on the previous year. Airports were also more than 45 times higher than last year, totalling £236 million, accounting for a 9% share of civil engineering starts.

Rail project-starts, on the other hand, slipped back 46% against the previous year to total £841 million. The segment accounted for a 32% share of starts. Energy projects accounted for 10%, totalling £258 million, which was 12% lower than a year ago. Harbour/port projects accounted for a 2% share of the sector and slipped back 78% compared with a year ago, totalling £49 million. Accounting for a 1% share, water industry starts fell 86% to total £35 million. Waste projects accounted for the same share, at £18 million, having decreased 84% on a year ago.

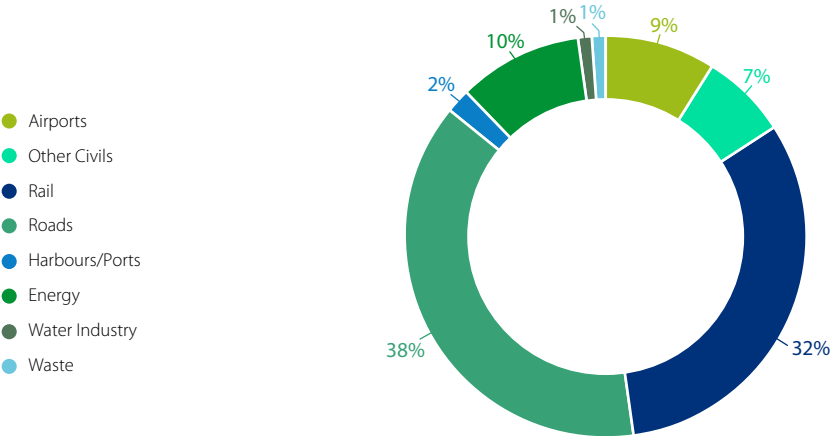
Civil Engineering: League Tables (February 2023 to January 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
NeuConnect	1	2,404	Department for Transport	39	2,868
Mytilineos	4	911	Birmingham City Council	5	2,739
Hitachi Energy	4	860	NeuConnect Britain	1	2,404
Galliford Try	55	805	Network Rail	57	1,910
Bouygues	8	732	Kent County Council	2	778
Murphy	4	723	Essex County Council	3	767
Royal BAM	16	691	National Grid	12	605
OCU	3	492	Anglian Water	5	491
Balfour Beatty	38	472	Scottish Power Energy Networks	1	425
Skanska	2	452	SSE	1	425

Types of Civil Engineering Projects Started Three Months to January 2024

Source: Glenigan



PROJECT SPOTLIGHT

£43m

BRADFORD INTERCHANGE

Detailed plans have been approved for the £43 million redevelopment of Bradford Interchange. Works are expected to be completed in Q1 2025. Balfour Beatty has been appointed as civil contractor on the scheme.

PROJECT ID: 21476900



Image Source: Bradford Council

CIVIL ENGINEERING – REGIONAL

The East of England accounted for 29% of starts during the period, the highest of any area. The value of projects commencing in the region increased more than four times against the previous year to total £747 million. This growth was boosted heavily by the £679 million A428 Black Cat to Caxton Gibbet dual carriageway in Cambridge (Project ID: 14433542). Accounting for 25% of starts, the West Midlands jumped nearly eight times to total £653 million.

Yorkshire & the Humber was another region to experience growth during the period. Accounting for 7% of the sector, the value of project-starts in the region increased 25% to total £187 million. Wales accounted for the same share, having grown 54% to total £173 million. In contrast, totalling £223 million, the value of projects commencing in the North East fell 3% to account for 9% of the sector.

The East of England, at £2,720 million, was the most active region for civil engineering planning approvals, accounting for 52% of the sector. The value grew tenfold against the previous year and was boosted by the £1,268 million A12 Chelmsford to A120 junction improvement works in Essex (Project ID: 14433554). Yorkshire & the Humber also grew 84% against the previous year to total £804 million, a 15% share of the sector.

Accounting for 7%, the South East increased 57% to total £356 million. At £298 million, the East Midlands also experienced a strong period, having jumped five times against last year to account for 6% of consents. Accounting for 5% of consents, Scotland grew 5% on a year ago to total £275 million. In contrast, accounting for the same share, the North West slipped back 72% to total £264 million.

42%

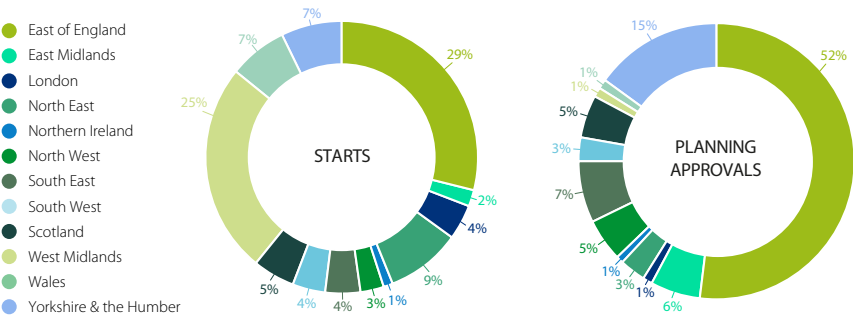
growth in the value of civil engineering main contract awards against the previous year

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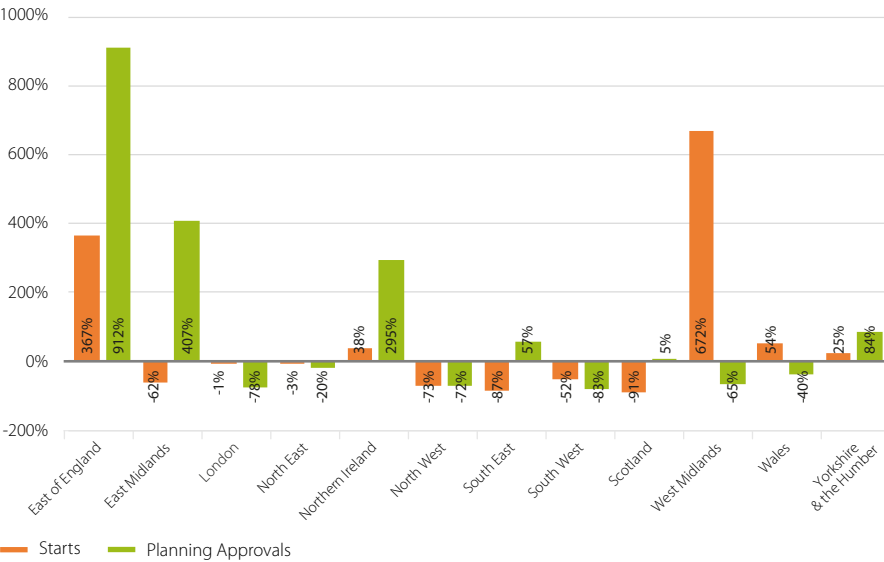
Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



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Education

Community & Amenity

Civil Engineering



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