

THE GLENIGAN CONSTRUCTION REVIEW

SPECIAL EDITION: 2024 REVIEW AND 2025 SNAPSHOT

EXECUTIVE SUMMARY

LEAGUE TABLES

GLENIGAN INDEX

ECONOMIC OUTLOOK

SECTOR ANALYSIS

Housing

Industrial

Offices

Retail

Hotel & Leisure

Health

Education

Community & Amenity

Civil Engineering

- Project starts in 2024 increased 20% year-on-year, averaging £10,372 million per month
- Detailed planning approvals declined 19% year-on-year, with major project approvals dropping 34%
- Main contract awards decreased 4% year-on-year, averaging £9,595 million per month

January 2025



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



EXECUTIVE SUMMARY

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- Detailed planning approvals declined 19% year-on-year, with major project approvals dropping 34%.
- Main contract awards decreased 4% year-on-year, averaging £9,595 million per month.

PROJECT STARTS

Project starts in 2024 outperformed 2023, with work starting on-site averaging £10,372 million per month, a 20% year-on-year increase. Major projects (£100 million or more) saw a remarkable 58% growth, while underlying starts (less than £100 million) edged up 1%.

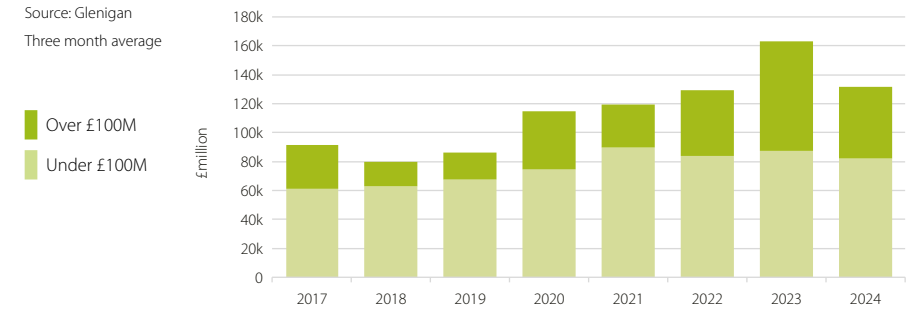
MAIN CONTRACT AWARDS

Main contract awards averaged £9,595 million per month in 2024 but declined by 4% year-on-year. Underlying awards decreased by 5%, while major projects also saw a 4% drop compared to 2023.

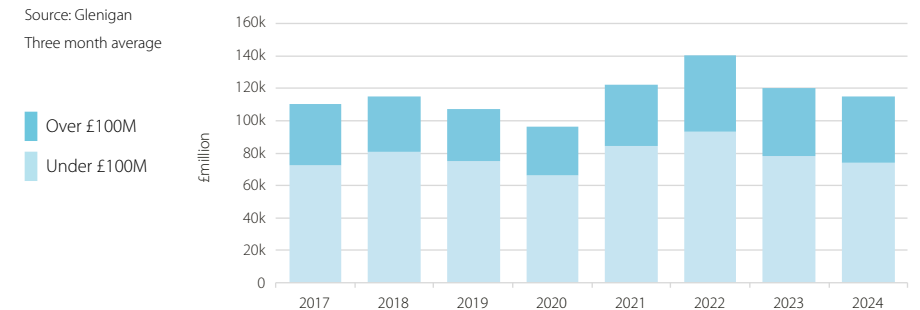
DETAILED PLANNING APPROVALS

Detailed planning approvals experienced a challenging year, averaging £10,986 million per month, with a 19% year-on-year decline. Major project approvals fared the worst, falling 34%, while underlying approvals dropped by 6%.

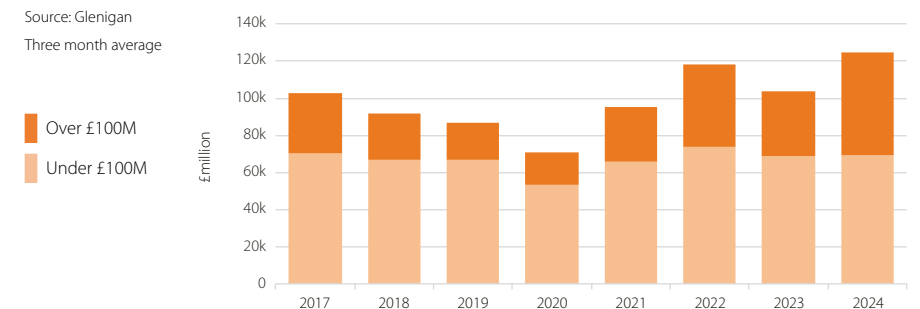
Detailed Planning Approvals



Main Contract Awards



Starts



CONTRACTORS LEAGUE TABLES

TOP 50 CONTRACTORS - January 2024 to December 2024

Contractors	#	£m		Contractors	#	£m	
1 Morgan Sindall	240	3018	0	26 Wates	27	433	7
2 Royal BAM	40	2873	0	27 Story Contracting	7	429	2
3 Winvic	25	1514	1	28 Costain	5	415	NEW
4 Ferrovia	2	1502	NEW	29 Spencer Group	5	363	1
5 Multiplex	5	1430	1	30 Dragados UK	3	351	1
6 Kier	93	1357	3	31 Octavius Infrastructure	8	349	1
7 Galliford Try	107	1318	0	32 Robertson	49	343	5
8 Laing O'Rourke	5	1285	10	33 Keltbray Group	9	330	0
9 Balfour Beatty	47	1261	1	34 Bauer	2	304	0
10 TSL Projects	7	1075	1	35 HG Construction	7	302	0
11 McLaren	13	911	6	36 Fortem Solutions	1	302	0
12 Bowmer & Kirkland	27	839	3	37 Hitachi	3	285	34
13 Bouygues	28	830	8	38 BioConstruct NewEnergy	1	282	NEW
14 McAleer & Rushe UK	9	767	2	39 Taziker Industrial	3	274	1
15 Willmott Dixon	71	717	1	40 Glencar Construction	15	271	2
16 Mace	11	602	4	41 AtkinsRealis	4	271	0
17 Graham Construction	19	567	4	42 CK Rail Solutions	1	269	4
18 JRL Group	7	565	4	43 Trackwork	1	269	1
19 Murphy	7	523	11	44 Hawthorned M&E Services	1	269	1
20 John Sisk & Son	9	519	5	45 Amco	1	269	3
21 RG Group Ltd	5	518	2	46 Amey Consulting & Rail Prop.	1	269	1
22 United Living	9	506	2	47 Lowery	1	269	0
23 Hochtief Group	1	450	3	48 Ringway Group	3	253	NEW
24 Skanska UK	2	450	12	49 Aecon	1	250	NEW
25 VolkerWessels	17	447	2	50 Zhejiang Construction	2	250	NEW

LAST 12 MONTH TOTALS:
967 projects, £33,517m

LAST MONTH TOTALS:
89 projects, £1,672m

TOP 50 CONTRACTORS - December 2024

Contractors	#	£m		Contractors	#	£m	
1 Costain	1	400	NEW	26 BSG Property Services	2	18	NEW
2 Kier	8	128	18	27 Morgan Construction Wales	1	17	NEW
3 Galliford Try	6	121	38	28 Big Red Industries	1	16	0
4 Wates	2	90	2	29 KBR	1	12	NEW
5 Graham Construction	2	75	0	30 Andrew Scott	1	12	19
6 Bowmer & Kirkland	2	67	NEW	31 Clegg Group	1	11	NEW
7 John Sisk & Son	2	55	NEW	32 Lift Specialists	1	10	NEW
8 Watkin Jones	1	48	NEW	33 Guideline Lifts Service	1	10	NEW
9 Scitech	1	40	NEW	34 Structure Tone	1	10	NEW
10 Cfield Construction	1	40	NEW	35 Red Construction Group	1	10	NEW
11 Glencar Construction	3	40	7	36 SJM & Co	2	9	NEW
12 Royal BAM	1	37	1	37 NG1 Management	1	8	NEW
13 Morgan Sindall	7	33	6	38 Clark Contracts	3	7	NEW
14 Stepnell	3	31	NEW	39 CCG(Scot)/Queens Cross Hous. Ass	1	7	3
15 Mears Group	1	27	NEW	40 P & K McKaigue	1	7	NEW
16 Willmott Dixon	3	27	10	41 Amiri Group	2	7	NEW
17 Nu Construction	1	26	NEW	42 Quinn Contracts	1	7	NEW
18 R G Carter	1	24	NEW	43 Sherrygreen Group	1	6	NEW
19 GMI Construction	2	21	NEW	44 Hi-Acre Construction	1	6	NEW
20 John McGeady	2	21	NEW	45 BrynBuild	1	6	NEW
21 Henry Boot	2	21	NEW	46 Walker Construction UK	1	6	NEW
22 Hillhouse Quarry Group	1	20	NEW	47 Alexander James Contracts	1	5	NEW
23 G F Tomlinson	1	20	14	48 Seddon Group	1	5	NEW
24 Beard	1	20	NEW	49 Encon Construction	1	5	NEW
25 Robertson	4	19	NEW	50 Marfleet Construction	1	5	NEW

CLIENTS LEAGUE TABLES

TOP 50 CLIENTS - January 2024 to December 2024

Clients	#	£m		Clients	#	£m	
1 Network Rail	41	4242	0	26 Milton Keynes Bor. Council	5	254	0
2 Department for Transport	50	4206	0	27 John Lewis Partnership	4	251	0
3 Department of Health	199	2201	1	28 Roy.Bor.of Kingston-on-Thames	4	246	0
4 National Grid	8	1034	1	29 Rolls-Royce	4	244	0
5 Northern Ireland Executive	17	824	1	30 Cole Waterhouse	2	239	0
6 Birmingham City Council	12	754	1	31 Greater London Authority	6	234	9
7 Department for Education	75	641	1	32 Ministry of Defence	28	225	15
8 Axa Insurance	3	584	8	33 Kemble Water	16	221	0
9 North Lanarkshire Council	9	511	2	34 Cons.and Procure.Delivery (CPD)	13	212	1
10 Segro	2	503	2	35 London & Quadrant Hous.Trust	2	206	1
11 Amazon	3	501	2	36 North Ayrshire Council	9	203	2
12 Kingsway Solar Farm	1	500	NEW	37 Carlton Power	3	201	2
13 GE Hitachi Nuclear Energy	1	500	1	38 Havisham Sarl	1	200	2
14 The British Library	1	500	1	39 Notts. County Council	13	198	3
15 SSE	9	447	10	40 Ferrovial	8	196	4
16 Greystar Developments	6	425	2	41 The City of Cardiff Council	10	196	4
17 Global Infrastructure UK	1	395	2	42 Welsh Government	8	193	3
18 Google	1	395	2	43 Home Office	27	192	2
19 GLP	3	394	2	44 Warner Bros Studios Leavesden	1	190	3
20 Scottish Government	4	322	12	45 Siemens	4	181	NEW
21 University of Glasgow	5	318	2	46 Aldi	103	177	3
22 Ardersier Port	2	301	2	47 British Land	6	171	13
23 Tritax Group	5	299	20	48 Westminster City Council	6	165	NEW
24 Inchcape Motors Inter.	1	282	NEW	49 Unite Group	4	164	3
25 Land Securities Group	4	274	0	50 Olympic Park Legacy Co.	4	161	NEW

TOP 50 CLIENTS - December 2024

Clients	#	£m		Clients	#	£m	
1 Kingsway Solar Farm	1	500	NEW	26 St Vincent Property	1	18	NEW
2 Department for Transport	2	410	NEW	27 Clearbell Capital	1	18	NEW
3 Axa Insurance	1	100	NEW	28 Big Yellow Self Storage Co	1	18	NEW
4 Graham Construction	1	72	NEW	29 Pembrokeshire County Council	1	17	NEW
5 Commercial Estates	1	60	NEW	30 Dv5 Coltham Reading	1	17	NEW
6 London Borough of Haringey	1	54	NEW	31 Wheatley Group Developments	1	16	NEW
7 Baylis Estates	1	50	NEW	32 South Farnham Educ. Trust	1	16	NEW
8 Siemens	1	50	NEW	33 Watkin Jones	1	16	NEW
9 Department of Health	13	47	2	34 Torus Housing Group	1	16	NEW
10 Ministry of Defence	1	42	31	35 Harworth Estates Investments	1	16	NEW
11 Dumfries & Galloway Council	1	41	NEW	36 Starlow Charities	1	13	NEW
12 RA Student	1	40	NEW	37 Hampton Health	1	13	NEW
13 ARC Oxford	1	39	NEW	38 Aylestone School	1	13	NEW
14 Department for Education	5	31	29	39 Dorrington	1	13	NEW
15 Housing 21	1	30	NEW	40 Ministry of Justice	3	13	NEW
16 Tide Construction	1	30	NEW	41 The City of Cardiff Council	1	12	32
17 Aviva	1	28	NEW	42 North Hertfordshire Homes	1	12	NEW
18 Chesterford Park Ltd Partnership	1	28	NEW	43 Secretary of State for Defence	1	12	2
19 Dover District Council	1	27	NEW	44 Lidl UK	1	12	NEW
20 Cockburn High School	1	26	NEW	45 Bromsgrove District Council	1	12	NEW
21 Sheffield Capital Delivery Service	1	24	NEW	46 Stirling Council Hous. Services	1	12	NEW
22 Leeds City Council	1	24	NEW	47 Stirling Council	1	12	NEW
23 The Oxford Trust	1	20	NEW	48 Dawson Group	1	11	NEW
24 The Pirbright Institute	1	20	NEW	49 London Borough of Southwark	1	10	NEW
25 BBSRC	1	20	NEW	50 Southwark Council	1	10	NEW

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SECTOR ANALYSIS

Residential construction had a challenging year in 2024, with starts down 4% compared to 2023. Private housing starts fell by 9%, while social housing declined 10%.

Hotel and leisure construction showed strong growth, rising 30% year-on-year. The education sector also performed well, increasing 7% against the previous year.

The industrial sector experienced moderate growth, with starts up 4% year-on-year. Community and amenity construction also saw a positive year, growing 11% compared to 2023.

Office construction faced difficulties, recording a 19% decline year-on-year. In contrast, civil engineering thrived, with the sector up 16%. Infrastructure projects rose 17%, and utilities saw a 14% increase year-on-year.

REGIONAL ANALYSIS

The South East led growth with a 17% year-on-year increase, followed by Northern Ireland (+23%) and the South West (+13%).

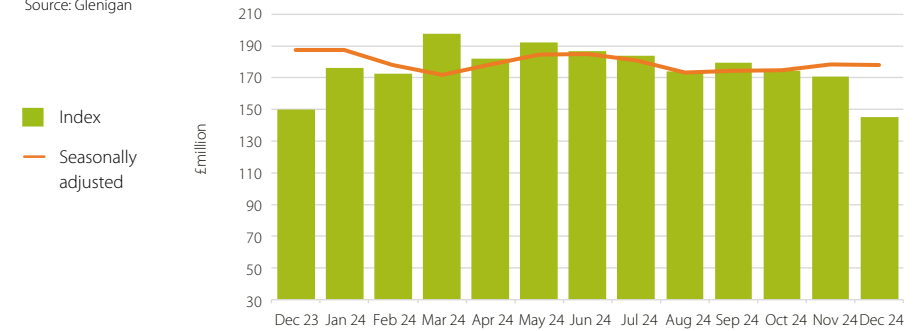
Yorkshire and the North West delivered steady gains, growing 8% and 5% year-on-year, respectively.

Regional performance was varied in 2024. The North East recorded a significant decline of 10% year-on-year, with Wales (-4%) and the East Midlands (-2%) also contracting.

London saw a challenging period with a 15% decline. Scotland (-2%) and the East of England (-1%) also struggled to achieve growth.

Glenigan Index

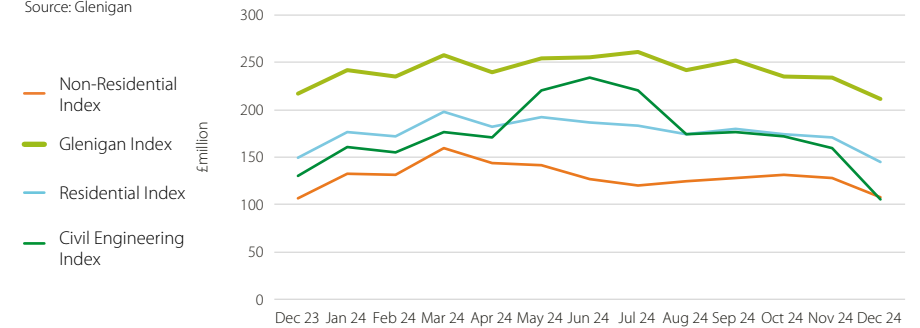
Source: Glenigan



Note: For the Index, 2006 = 100

Indices Growth

Source: Glenigan



ECONOMIC PERFORMANCE & OUTLOOK

- Economic growth gained momentum through 2024
- Budget constraints slowed progress in late 2024
- Growth is projected to rebound in 2025

The UK economy experienced an upturn during 2024 but faced challenges in the latter months, as concerns over tax changes in the autumn Budget dampened momentum. Despite this slowdown, a stronger performance is anticipated for 2025, with growth underpinned by increased government spending and household consumption.

The Bank of England has revised its 2025 GDP growth forecast to 1.5%, while the Office for Budget Responsibility (OBR) projects an even stronger 2% rise.

2024 ECONOMIC TRENDS

- **GDP Growth:** The UK economy grew by 0.8% in 2024, but only 0.1% in the three months to October compared to the preceding quarter, as manufacturing and construction output declined.
- **Manufacturing:** The CIPS Manufacturing Index fell to 47.0 in December, indicating contraction due to subdued domestic demand and weaker European exports.
- **Services:** Service sector activity grew progressively throughout 2024 but slowed in Q4. The CIPS Services Index stood at 51.1 in December, down from a peak of 54.4 in September, reflecting concerns over reduced business and consumer spending.

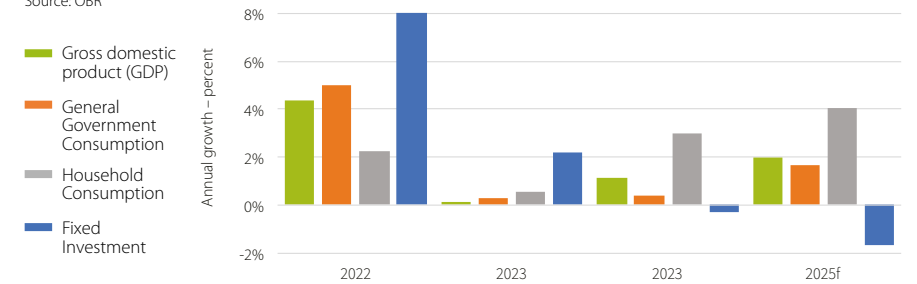
2025 OUTLOOK

- **Household Spending:** Higher public sector pay settlements, an increased minimum wage, and easing interest rates are set to boost household spending. The OBR predicts a 1.7% rise in household consumption, compared to just 0.4% in 2024.
- **Consumer Sectors:** Growth in household consumption will help sectors like private housing, retail, and hotel & leisure, though higher labour costs may challenge retailers and hospitality businesses.
- **Tax Measures:** Budget tax changes largely target wealthier households and are expected to have a minimal impact on overall consumer spending.

Despite recent challenges, the UK economy is poised for renewed growth in 2025, supported by robust household consumption and fiscal measures.

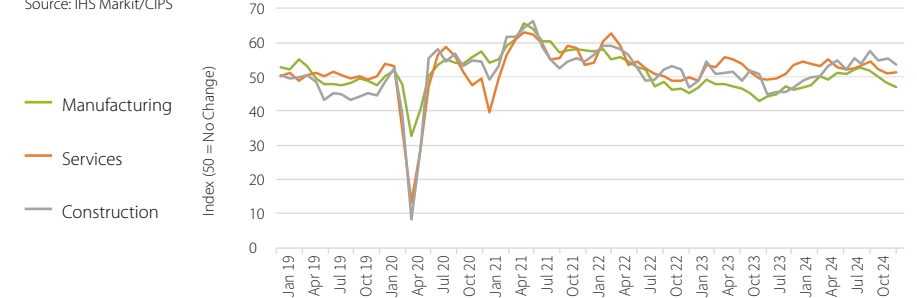
UK Economic Growth

Source: OBR



CIPS Activity Surveys

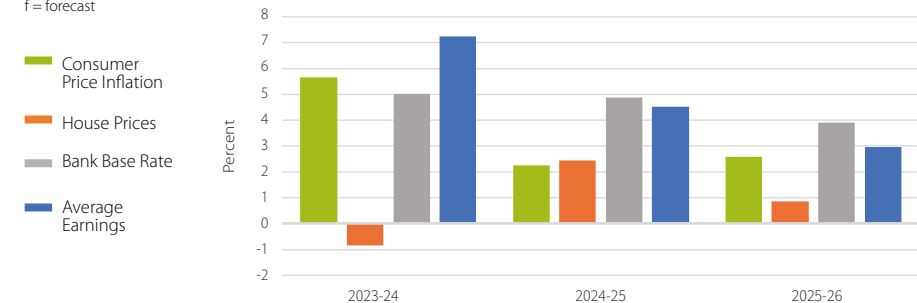
Source: IHS Markit/CIPS



Average Earnings, Prices and Interest Rates

Source: OBR

f = forecast



HOUSING – OVERVIEW

The UK housing sector faced a challenging year in 2024, with declines across project starts, main contract awards, and detailed planning approvals compared to 2023.

Residential work commencing on-site totalled £44,726 million, down 12% year-on-year. Major starts (projects worth £100 million or more) dropped 30% to £9,814 million, while underlying starts fell 4% to £34,911 million.

Main contract awards for residential projects decreased 8% to £56,446 million. Underlying awards remained relatively stable, falling 1% to £43,881 million, but major awards plummeted 26% to £12,565 million.

Detailed planning approvals also weakened, falling 5% year-on-year to £64,127 million. Major project approvals declined 6% to £18,764 million, with underlying approvals also down 5% at £45,363 million.

2025 OUTLOOK

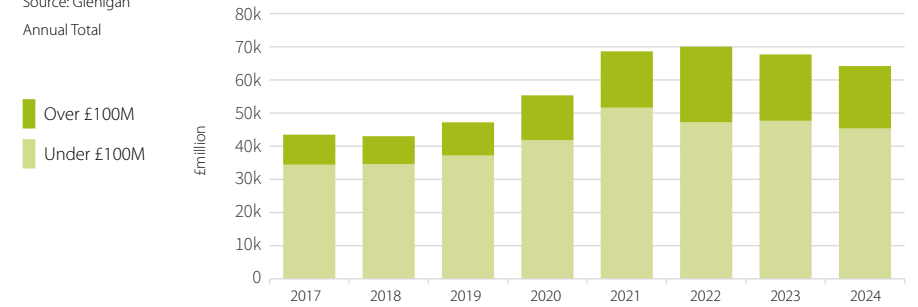
- **13%** forecasted growth for private housing starts in 2025
- **11%** growth forecasted for social housing
- **£1 billion** in housing improvement investment set to start in 2025
- ↑ **Budget support** for SMEs and build-to-rent to help broaden development activity

-8%

decrease in the value of residential work reaching the main contract award stage year-on-year

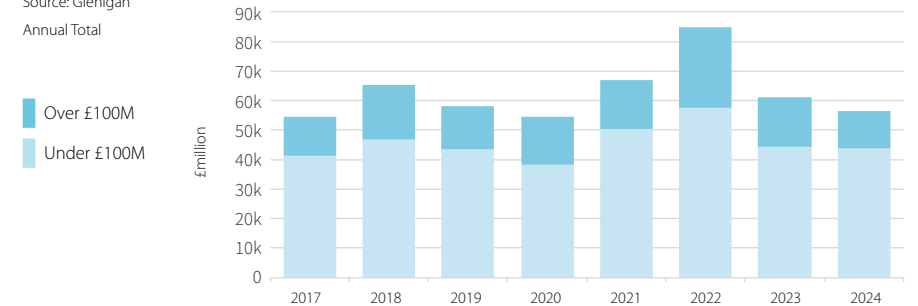
Housing: Detailed Planning Approvals

Source: Glenigan
Annual Total



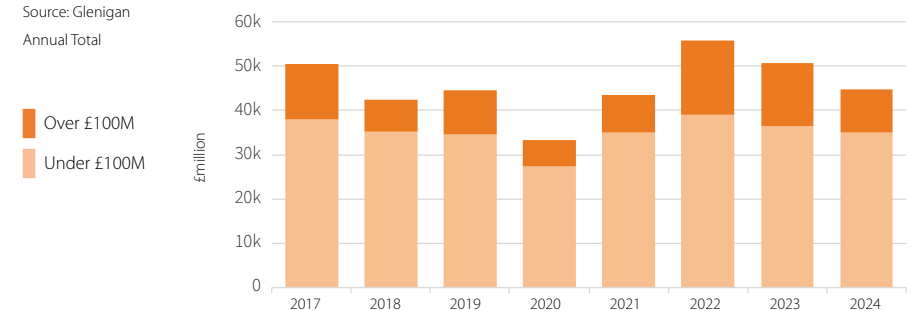
Housing: Main Contract Awards

Source: Glenigan
Annual Total



Housing: Starts

Source: Glenigan
Annual Total



HOUSING – TYPES OF PROJECTS STARTED

Private housing accounted for 51% of total project starts, valued at £22,652 million, a decline of 11% year-on-year. Private apartment starts fell 15% to £9,010 million, representing 20% of the sector. Social sector apartments dropped 28% to £3,435 million (8% share), while student accommodation declined 46% to £1,601 million (3% share). Private sheltered housing also saw a steep fall, down 41% to £770 million (2% share).

Conversely, social sector housing grew 30% to £6,446 million, accounting for 14% of project starts. Social sector sheltered housing increased 22% to £393 million (1% share), and homes, hostels, and similar projects surged 64% to £263 million. Elderly people's homes rose 57% to £156 million, although they accounted for a negligible share.

Housing: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Morgan Sindall	145	2,843	Barratt Redrow	108	2,565
Wates	83	2,297	Persimmon	92	1,985
Vistry	53	1,578	Vistry	71	1,820
Bouygues UK	59	1,558	Taylor Wimpey	61	1,784
JRL	18	1,541	Bellway	49	1,167
Graham Construction	29	1,524	The Berkeley	12	1,122
Willmott Dixon	68	1,359	Bloor Homes	37	1,086
HG Construction	28	1,316	Northern Ireland Executive	16	823
Hill Partnerships	39	1,264	Berkeley DeVeer	24	765
Winvic	16	1,201	Birmingham City Council	6	745

PROJECT SPOTLIGHT

£900m

18 BLACKFRIARS ROAD

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

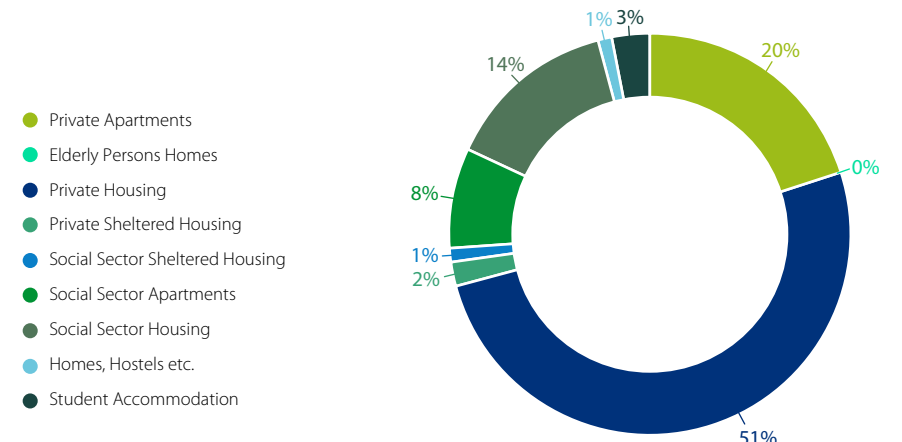
PROJECT ID: 04515377



Image Source: Building

Types of Housing Projects Started Twelve Months to December 2024

Source: Glenigan



HOUSING – REGIONAL

London remained the most active region, accounting for 19% of project starts despite a 20% decline year-on-year, with a total of £8,457 million. The South East followed with 17% of starts, falling 1% to £7,554 million. The East of England saw a 10% drop to £3,712 million (8% share), while the South West held steady at £3,917 million (9% share).

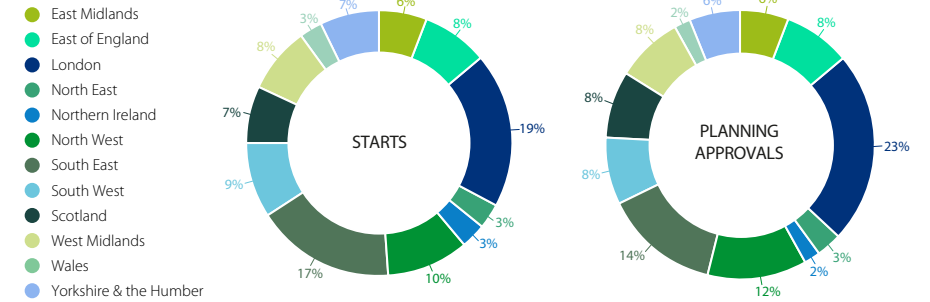
Growth was recorded in the North West, where project starts rose 2% to £4,571 million, representing a 10% share. Northern Ireland saw the strongest growth, up 44% year-on-year to £1,441 million, accounting for 3% of starts.

In planning approvals, London led with £14,882 million, representing 23% of the sector, unchanged year-on-year. The South East accounted for 14% of approvals but fell 18% to £8,691 million. The East of England dropped 3% to £5,244 million (8% share).

The North West saw notable growth, with approvals up 16% to £7,702 million (12% share). The West Midlands also grew 5% to £4,897 million, representing 9% of approvals.

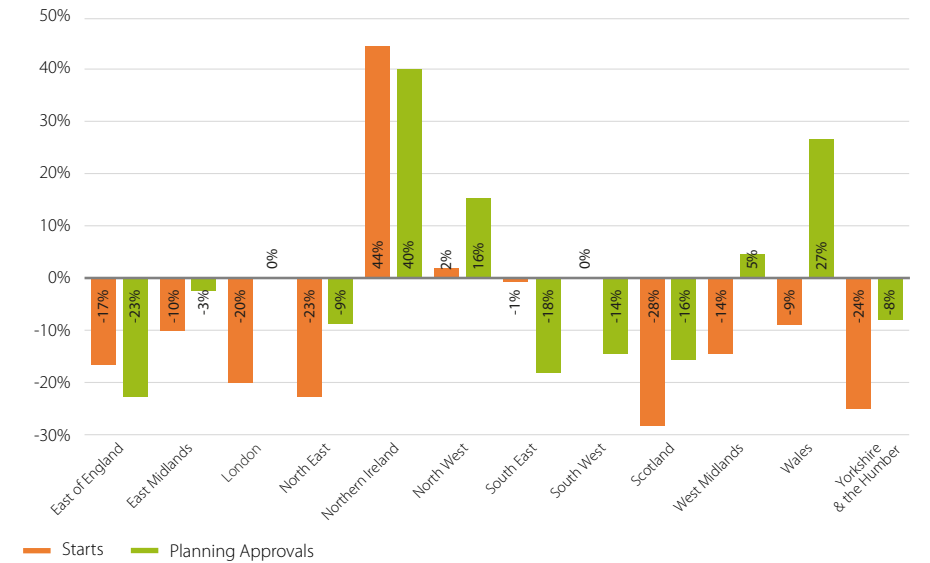
Share Value of Housing Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



-5%

decrease in the value of detailed planning approvals year-on-year

INDUSTRIAL – OVERVIEW

The industrial sector experienced a mixed year in 2024. While detailed planning approvals declined, both project starts and main contract awards saw year-on-year growth, supporting future development prospects.

Industrial project starts increased 12% year-on-year, totalling £7,109 million. Major project starts (£100 million or more) surged by 54% to £1,649 million, while underlying starts grew 4% to £5,460 million.

Main contract awards totalled £6,626 million, representing a 7% increase compared to 2023. Major projects drove this growth, soaring 196% year-on-year to £2,073 million. However, underlying main contract awards declined 17%.

Detailed planning approvals dropped 19% year-on-year to £9,786 million. Underlying approvals fell 32% to £7,206 million, but major project consents climbed 75% to £2,579 million.

2025 OUTLOOK

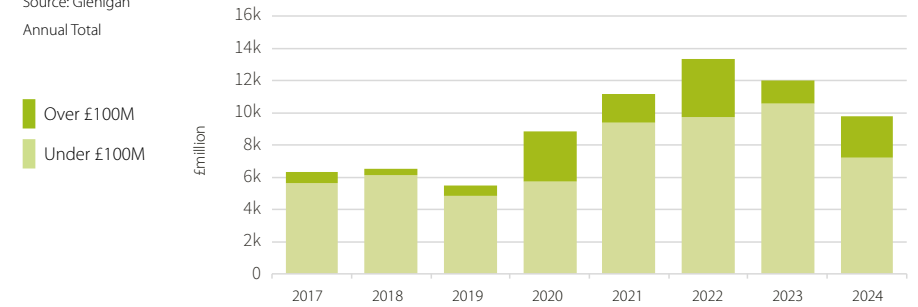
- 5% forecasted growth for project starts in 2025
- Stronger economic growth expected to fuel expansion from 2025 onward
- £350 million Altalto Immingham development set to start this year

12%

increase in the value of work starting on site year-on-year

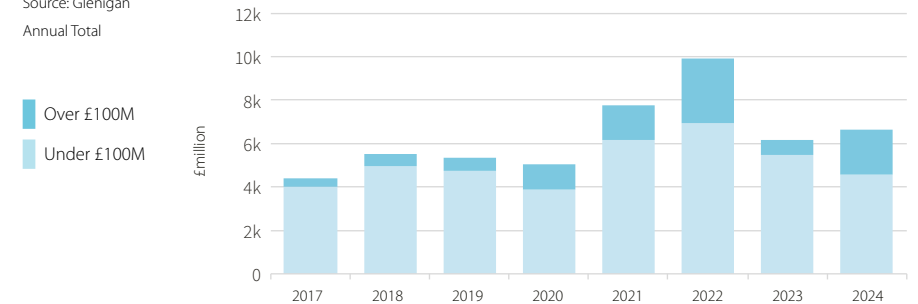
Industrial: Detailed Planning Approvals

Source: Glenigan
Annual Total



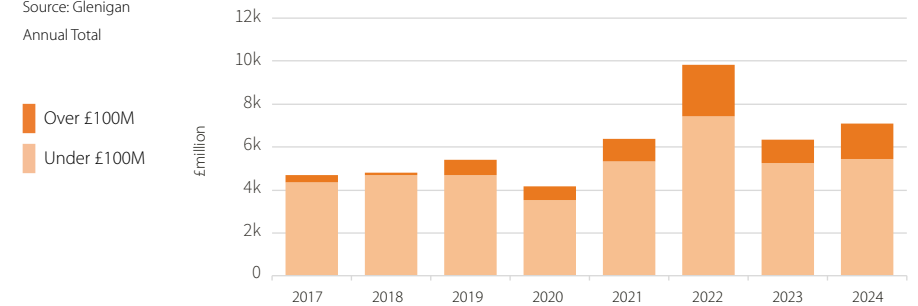
Industrial: Main Contract Awards

Source: Glenigan
Annual Total



Industrial: Starts

Source: Glenigan
Annual Total



INDUSTRIAL – TYPES OF PROJECTS STARTED

Manufacturing dominated the industrial sector in 2024, with project starts totalling £4,056 million, a 13% year-on-year increase and accounting for 57% of the sector. Warehousing and logistics also performed strongly, growing 25% to £2,530 million, making up 36% of starts.

Other industrial starts fell 28%, totalling £523 million and accounting for 7% of the sector.

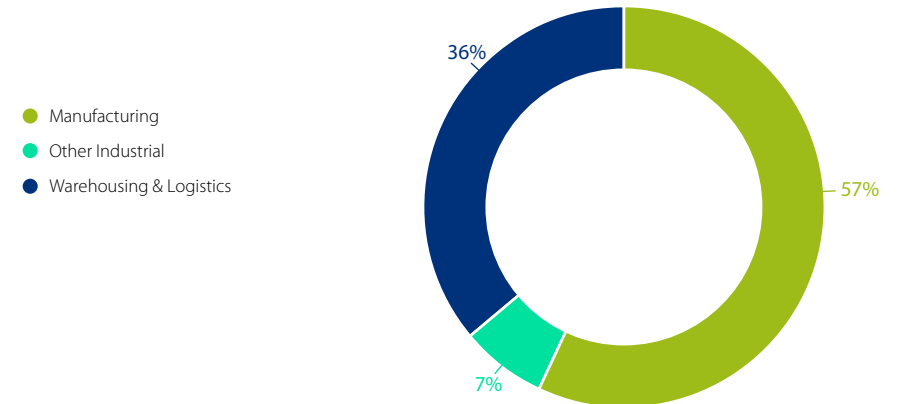
Industrial: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Winvic	15	992	Amazon	1	500
McLaren Plc	9	394	Segro	1	500
VolkerWessels	3	242	Tritax	5	265
Glencar	12	224	Rolls-Royce	2	219
Balfour Beatty	2	223	GLP	2	194
TSL	5	208	Panattoni & LU	4	130
Kier	4	163	Royal London Asset	3	113
Benniman	7	158	Mulberry Property	4	84
Agrenewables	1	126	Marshall	1	80
MCS	5	114	Amatrix Grantham Propco	1	73

Types of Industrial Projects Started Twelve Months to December 2024

Source: Glenigan



PROJECT SPOTLIGHT

£500m

SEGRO LOGISTICS PARK NORTHAMPTON

Work has started on-site for the £500 million development of SEGRO Logistics Park Northampton. Winvic have been appointed as main contractors on the scheme with works due to be complete in Q1 2025.

PROJECT ID: 23383013



Image Source: pHp Architects

INDUSTRIAL – REGIONAL

The East Midlands emerged as the leading region for industrial project starts in 2024, accounting for 28% of the sector. The value of starts in the region surged nearly fourfold to £1,957 million. The South East grew 30% year-on-year to £933 million, representing 13% of starts, while the North West, also at 13%, increased slightly by 1% to £891 million.

Conversely, the West Midlands saw starts decline 10% to £603 million (8% share), and Yorkshire & the Humber dropped 33% to £543 million (8% share). The South West fell 23% year-on-year to £439 million, making up 6% of starts.

The East Midlands also led in detailed planning approvals, totalling £1,670 million (17% share), a 30% increase on 2023. The South East approvals grew 21% to £1,424 million (15% share), while the West Midlands saw modest growth of 2% to £1,118 million (11% share).

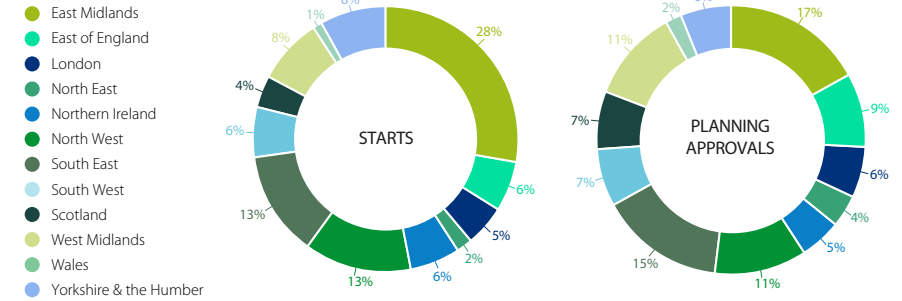
In contrast, approvals in the North West fell 11% to £1,124 million (11% share). The East of England approvals dropped 41% to £903 million (9% share), while the South West declined 22% to £692 million (7% share). Scotland also struggled, with approvals falling 41% to £652 million (7% share).

7%

increase in the value of projects reaching the main contract awarded stage year-on-year

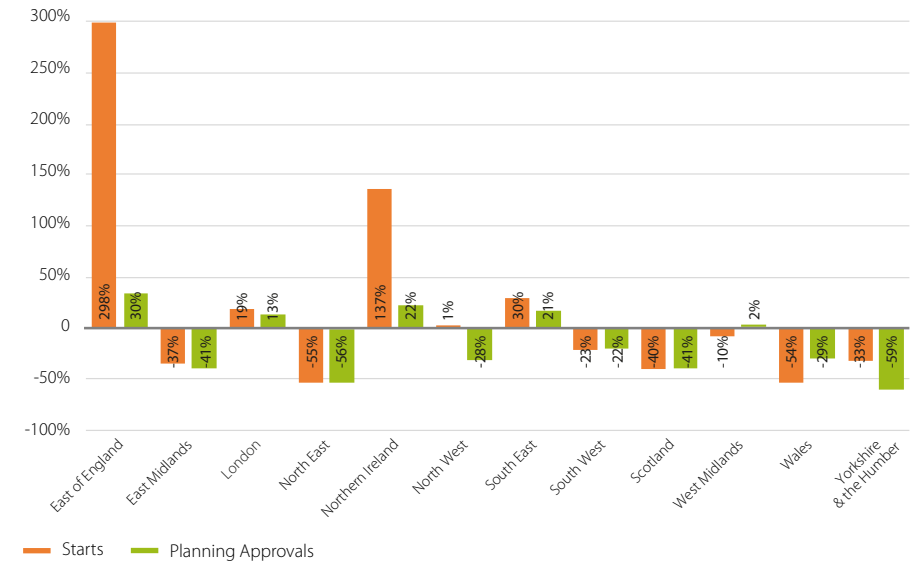
Share Value of Industrial Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



OFFICES – OVERVIEW

The office sector faced a mixed performance in 2024, with project starts and detailed planning approvals declining year-on-year, but main contract awards experienced notable growth.

Office project starts totalled £7,836 million in 2024; a 4% increase compared to the previous year. Major starts (£100 million or more) rose 45% year-on-year to £3,981 million, while underlying starts fell 19% to £3,856 million.

Main contract awards grew 18% year-on-year to £8,428 million. Major awards more than doubled, increasing 103% to £5,116 million, whereas underlying awards decreased to £3,312 million.

Detailed planning approvals fell 9% year-on-year to £12,607 million. Major approvals dropped 7% to £8,088 million, and underlying consents declined 12% to £4,519 million.

2025 OUTLOOK

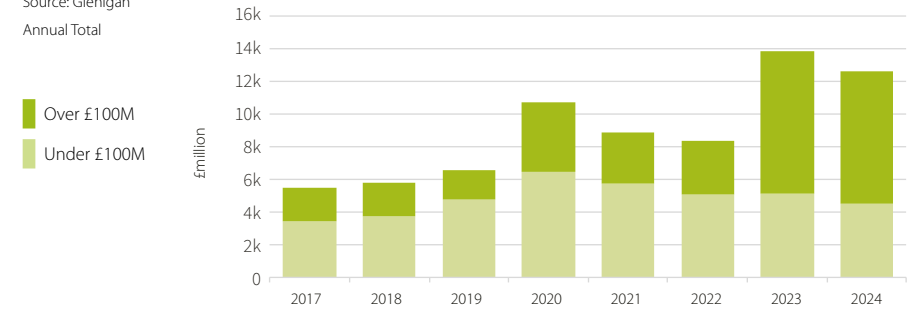
- **18%** forecasted growth for starts in 2025
- **£400 million** G Park Docklands Data Centre development set to get underway
- **Advances in AI** may boost demand for data centres. £6.3 billion investment announced by Technology Secretary

4%

increase in the value of office project starts year-on-year

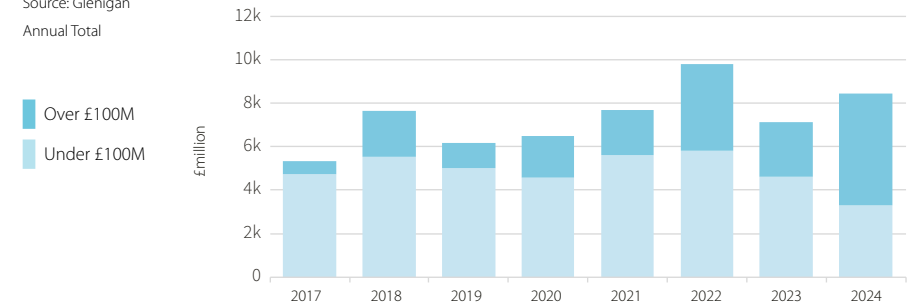
Offices: Detailed Planning Approvals

Source: Glenigan
Annual Total



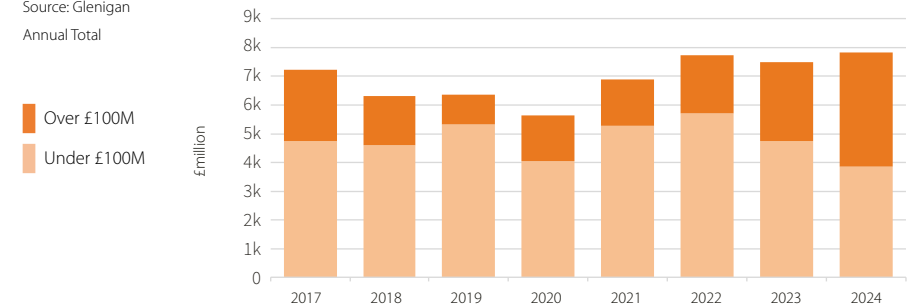
Offices: Main Contract Awards

Source: Glenigan
Annual Total



Offices: Starts

Source: Glenigan
Annual Total



SIZE OF OFFICE PROJECTS

Starts in the 'Over £100 million' value band saw significant growth, rising 45% year-on-year to £3,981 million. Conversely, smaller value bands faced declines:

- The '£50 million to £100 million' segment fell 29% to £950 million.
- The '£20 million to £50 million' band dropped 4% to £1,291 million.
- Starts in the '£10 million to £20 million' category fell 27% to £579 million.
- The '£5 million to £10 million' band slipped 20% to £412 million.
- The smallest segment, 'Up to £5 million', declined 19% to £624 million.

PROJECT SPOTLIGHT

£750m

BIDDER STREET DATA CENTRE

Detailed plans have been approved for the £750 million Bidder Street Data Centre development in London. Works are due to complete in Q1 2027. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 22299265



Image Source: Bidder Street Data Centre

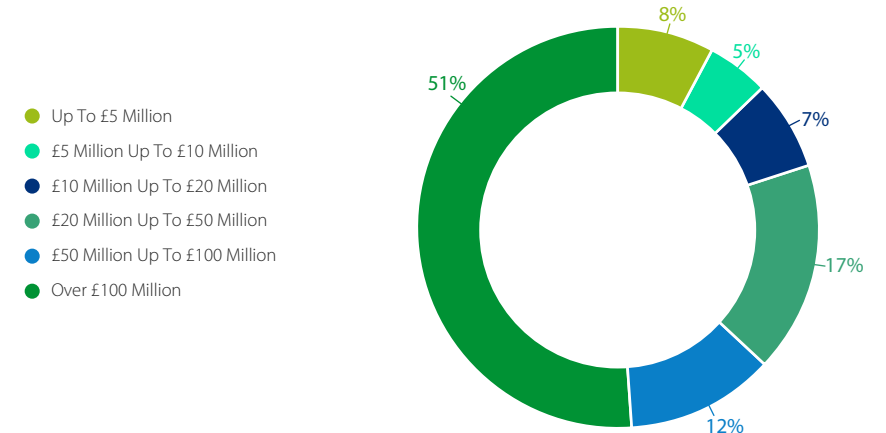
Offices: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Multiplex Construction	4	1,130	Axa Insurance	2	484
Morgan Sindall	125	860	Global Infrastructure UK	1	395
TSL	1	790	Google	1	395
Mace	5	670	Land Securities	2	271
McLaren	2	473	Rocket Investments	1	215
Skanska	2	450	Yondr	1	200
Royal BAM	3	289	Havisham Sarl	1	200
Bowmer & Kirkland	3	273	GLP	1	200
Yondr	1	200	Warner Bros Studios	1	190
Structure Tone I	3	164	A & O Shearman	2	145

Value of Office Projects Started Twelve Months to December 2024

Source: Glenigan



OFFICES – REGIONAL

London remained the dominant region, accounting for 53% of office project starts despite a 9% decline year-on-year. Work starting in the Capital totalled £4,141 million.

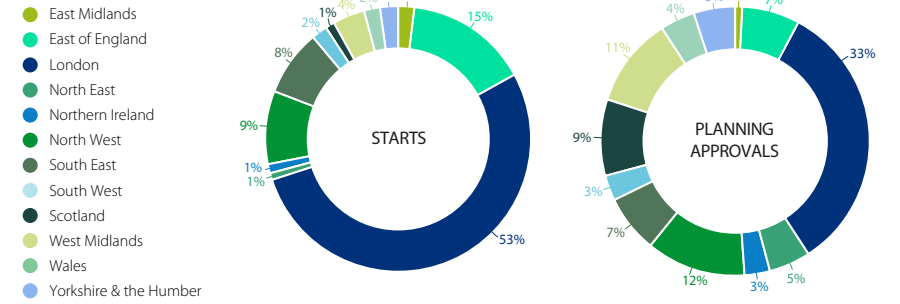
The East of England showed strong growth, with starts increasing 89% to £1,207 million, representing 15% of the sector. The North West (9% share) grew 13% to £676 million, and the South East (8% share) rose 32% to £641 million. The West Midlands also improved, with starts up 11% to £325 million, a 4% share.

For detailed planning approvals, London accounted for 33% of consents, totalling £4,203 million, though this represented a 48% decline year-on-year. In the North West, approvals surged 59% to £1,444 million, capturing 12% of the sector, while Scotland's approvals rose 97% to £1,143 million, accounting for 9%.

The West Midlands saw approvals skyrocket 366% to £295 million (11% share). In contrast, in the East of England approvals fell 43% to £830 million (7% share), and the South East approvals dropped 18% to £916 million (7% share).

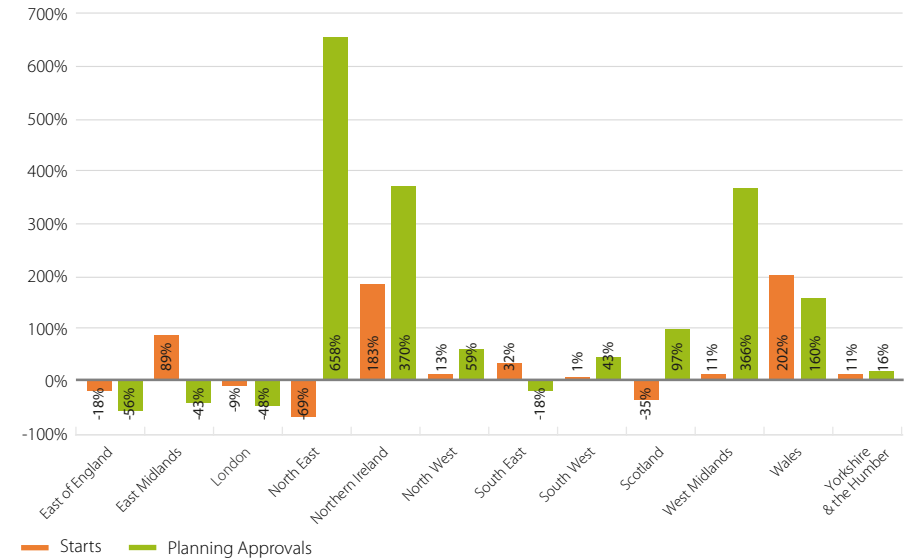
Share Value of Office Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



18%

increase in the value of main contract awards year-on-year

RETAIL – OVERVIEW

The retail sector faced a challenging 2024, with detailed planning approvals and main contract awards declining compared to the previous year, while project starts remained flat.

Retail work starting on-site totalled £2,072 million, unchanged from 2023. Major project starts (£100 million or more) fell 31% year-on-year to £250 million. In contrast, underlying project starts (less than £100 million) grew 6%, reaching £1,822 million.

Main contract awards decreased by 4% to £1,601 million. The absence of major projects marked a decline from 2023, although underlying contract awards increased by 6% year-on-year.

Detailed planning approvals dropped 17% to £1,615 million. Major project approvals totalled £106 million, an improvement from 2023 when no major approvals were recorded. Underlying approvals, however, fell 23% year-on-year to £1,509 million.

2025 OUTLOOK

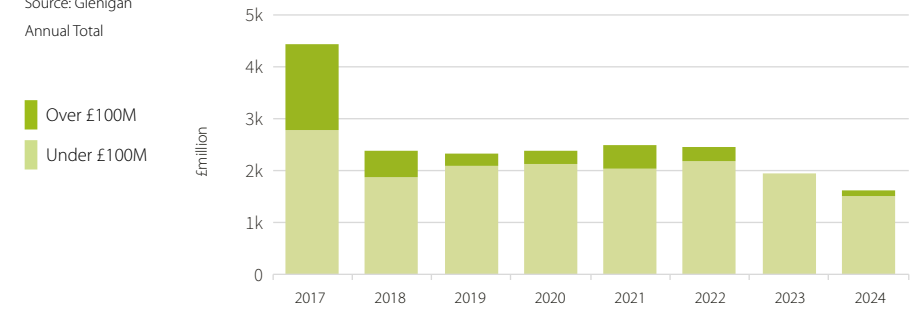
- 1% forecasted growth for retail starts in 2025
- A more positive economic outlook is set to support an increase in retail projects in this year

-4%

decrease in the value of retail main contract awards year-on-year

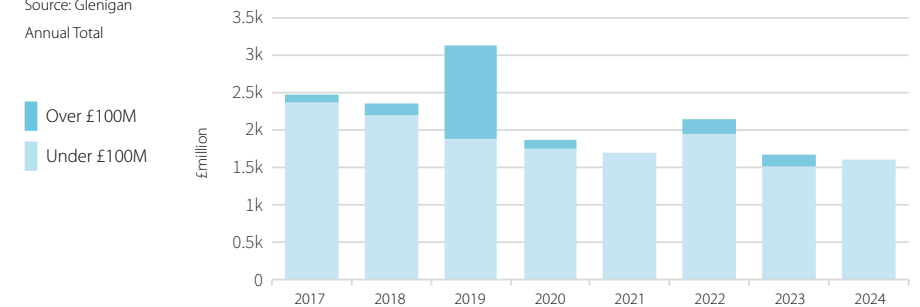
Retail: Detailed Planning Approvals

Source: Glenigan
Annual Total



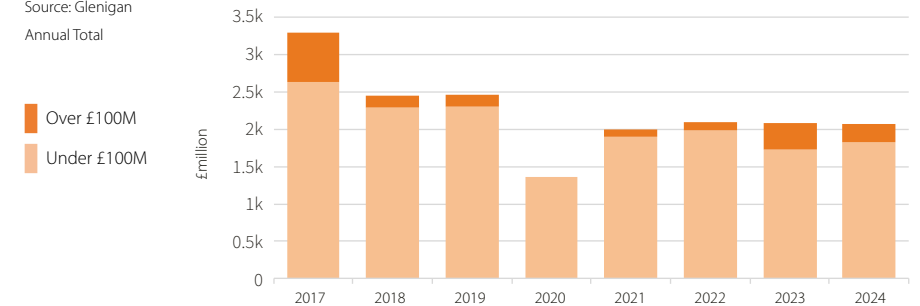
Retail: Main Contract Awards

Source: Glenigan
Annual Total



Retail: Starts

Source: Glenigan
Annual Total



- Housing
- Industrial
- Offices
- Retail
- Hotel & Leisure
- Health
- Education
- Community & Amenity
- Civil Engineering

RETAIL – TYPES OF PROJECTS STARTED

Shop starts made up the largest segment of retail work, totalling £920 million, a 14% decline year-on-year and accounting for 44% of all retail starts. Shopping centres experienced a sharp 44% decrease to £62 million, representing 3% of project starts. Similarly, petrol filling stations fell 23% to £51 million (3% share), and retail warehousing declined 9% to £39 million (2% share).

Supermarkets were a bright spot, with starts growing 30% year-on-year to £878 million, accounting for 42% of retail project starts.

Retail: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
Contractors	Projects	£m	Clients	Projects	£m
TSL	1	76	Aldi	104	180
Kier	4	53	Lidl	37	116
DSP	12	49	King Sloane	1	90
STP	2	39	BMW (GB)	1	76
Carey	1	30	Marks & Spencer	29	61
New West End	1	30	Tesco	79	45
Murphy	1	30	J Sainsbury	25	32
Arc Bauen	5	23	Mansfield District Council	1	30
Princebuild	1	22	TJ Morris	5	26
Robertson	3	21	Intu Eldon Square	2	24

PROJECT SPOTLIGHT

£40m

CROOKBRIDGE BUSINESS PARK DEVELOPMENT

Detailed plans have been approved for the £40 million Crookbridge Business Park Development in Stirling. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2026.

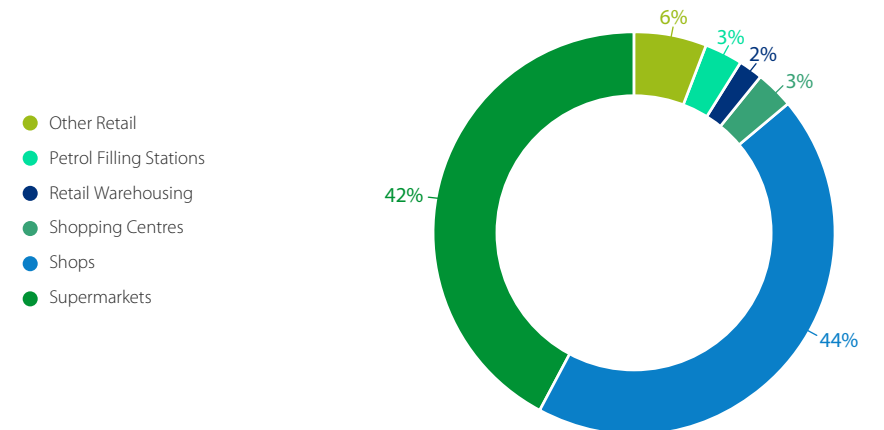
PROJECT ID: 08426822



Image Source: Yeoman McAllister

Types of Retail Projects Started Twelve Months to December 2024

Source: Glenigan



RETAIL – REGIONAL

London was the most active region for retail starts, contributing 19% of the total value nationwide. Starts in the Capital grew 53% year-on-year to £401 million. The North West also performed well, with starts increasing 59% to £186 million, accounting for 9% of the sector. Wales saw a 48% increase to £81 million, representing 4% of retail starts.

In contrast, Yorkshire & the Humber experienced a steep 56% decline to £232 million, accounting for 11% of the sector. Scotland's starts fell 21% to £202 million (10% share), while the South East saw a 14% decrease to £194 million, making up 9% of the total.

London also led in detailed planning approvals, contributing 15% of the sector at £242 million, despite a 17% decline year-on-year. South East approvals fell 29% to £188 million (12% share), and the North West saw a 30% decline to £146 million (9% share).

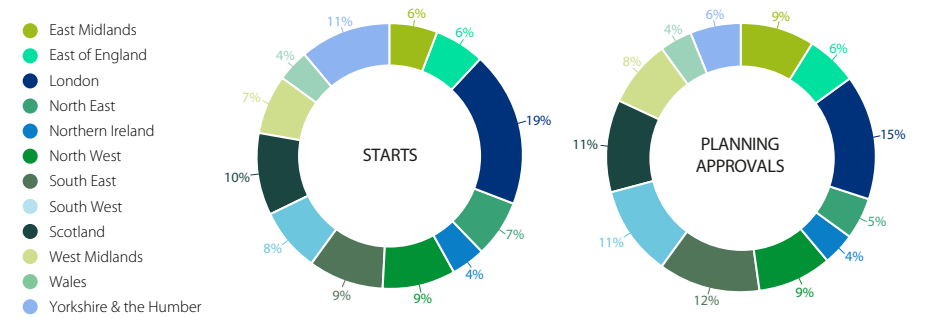
Scotland's approvals remained flat year-on-year at £181 million (11% share). Meanwhile, the South West saw approvals grow 42% to £175 million (11% share), and the East Midlands increased by 8% to £140 million (9% share).

-17%

*decrease in the value of detailed
planning approvals year-on-year*

Share Value of Retail Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



HOTEL & LEISURE – OVERVIEW

The hotel and leisure sector experienced a mixed year in 2024, with declines in project starts and main contract awards, while detailed planning approvals showed growth.

Hotel & leisure projects starting on site totalled £3,579 million, marking an 8% decrease from the previous year. Notably, no major projects (£100 million or more in value) commenced, a drop compared to 2023. However, underlying starts (less than £100 million) rose 30% year-on-year.

Main contract awards fell 11% year-on-year to £3,988 million. Underlying awards increased slightly by 2% to £3,458 million, while major awards declined significantly, dropping 53% to £530 million.

Detailed planning approvals for the sector increased 3% to £7,523 million. Underlying approvals rose 13% to £5,708 million, while major approvals fell 20% year-on-year to £1,814 million.

2025 OUTLOOK

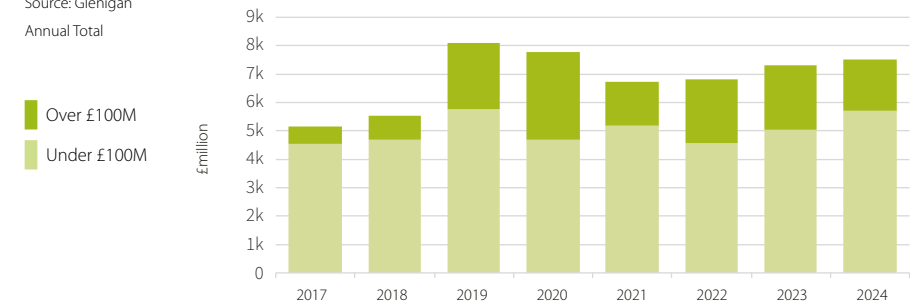
- **6%** forecasted growth for hotel & leisure construction starts
- **£250 million** Thermo UK development set to break ground in 2025
- **Hospitality industry** projected to recover as consumer spending rises

-8%

decrease in the value of hotel & leisure work starting on site year-on-year

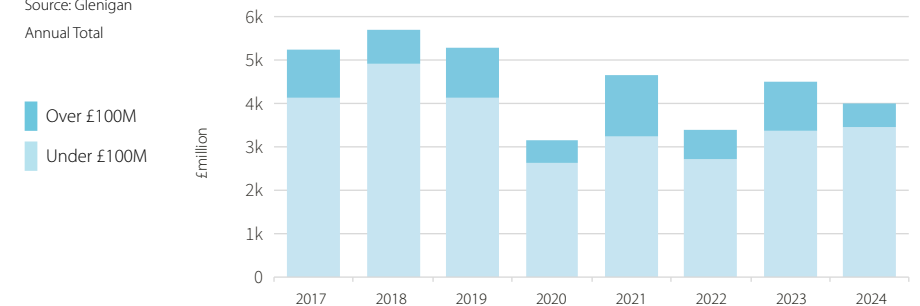
Hotel & Leisure: Detailed Planning Approvals

Source: Glenigan
Annual Total



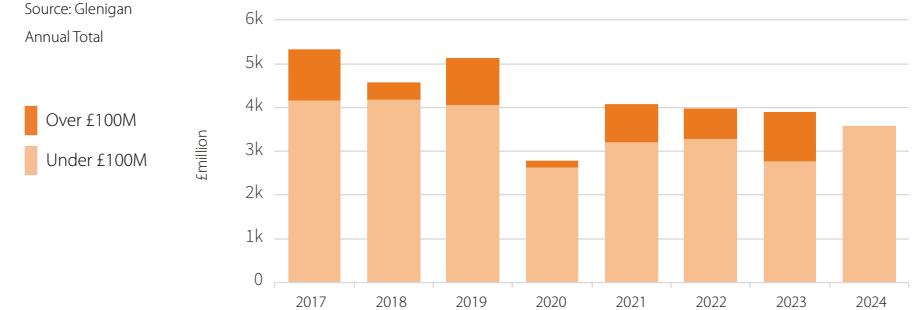
Hotel & Leisure: Main Contract Awards

Source: Glenigan
Annual Total



Hotel & Leisure: Starts

Source: Glenigan
Annual Total



- Housing
- Industrial
- Offices
- Retail
- Hotel & Leisure
- Health
- Education
- Community & Amenity
- Civil Engineering

HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses made up the largest share of the sector, accounting for 33% of starts in 2024. Valued at £1,176 million, this segment remained stable compared to the previous year.

Indoor leisure facilities showed notable growth, increasing 24% year-on-year to total £629 million and accounting for 17% of the sector. Cafés, restaurants, and fast-food outlets also performed well, with starts rising 44% to £309 million, representing 9% of the total.

Conversely, sport facilities experienced a challenging year, with starts declining 33% to £485 million (13% share). Cinemas and theatres also saw a sharp drop, decreasing 39% year-on-year to £167 million, accounting for 5% of the sector.

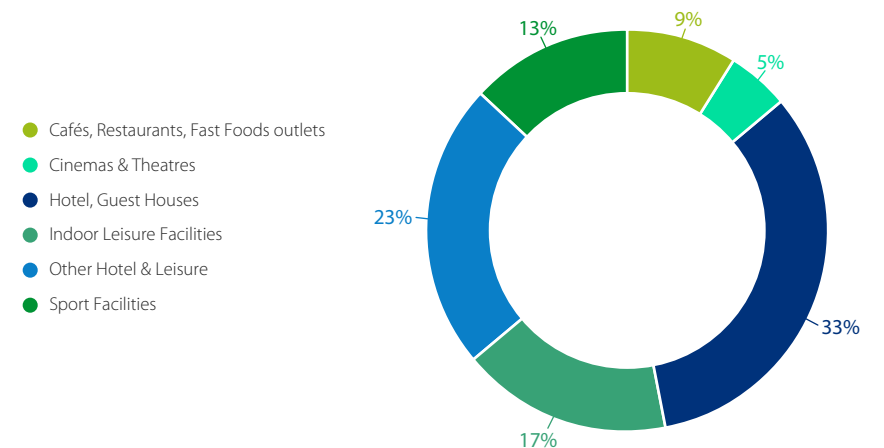
Hotel & Leisure: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
YTL	1	155	YTL Developments (UK)	1	155
Lendlease	1	150	Crystal Palace Football Club	1	150
McAleen & Rushe	2	128	Mrp Hammersmith	1	125
Galliford Try	5	106	Roy. Bor. of Kingston-on-Thames	1	80
Legacie Contracts	1	100	Partingtons Holiday Centres	1	75
Graham	3	95	National Galleries Of Scotland	1	75
Robertson	8	86	Criterion Capital	3	68
Morgan Sindall	7	83	Fermanagh District Council	1	52
Pellikaan	1	80	Legacie Developments	1	50
Elliott	2	75	Elliot Group	1	50

Types of Hotel & Leisure Projects Started Twelve Months to December 2024

Source: Glenigan



PROJECT SPOTLIGHT

£150m

SELHURST PARK MAIN STAND DEVELOPMENT

Detailed plans have been approved for the £150 million development of the Selhurst Park main stand. Lendlease have been appointed as main contractors on the scheme, with works expected to be completed in Q1 2028.

PROJECT ID: 17438932



Image Source: Crystal Palace

HOTEL & LEISURE – REGIONAL

London remained the most active region for hotel and leisure starts, accounting for 18% of the total value. However, project starts in the Capital decreased by 57% year-on-year to £657 million.

The North West accounted for 15% of starts, with a value of £547 million, a 15% decline from 2023. Scotland performed strongly, with starts jumping 89% to £504 million (14% share). The South East also saw significant growth, increasing 69% to £387 million, representing 11% of the sector. Yorkshire & the Humber experienced the most pronounced growth, nearly tripling year-on-year to total £275 million (8% share).

London also dominated project approvals, contributing 35% of the total value, which grew 49% year-on-year to £2,654 million. The South East accounted for a 12% share, with approvals rising 41% to £886 million.

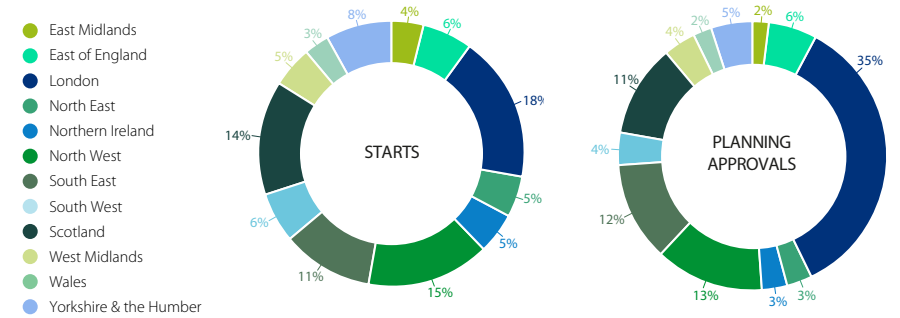
Scotland doubled its approvals year-on-year to £825 million, accounting for 11% of the sector. Approvals in the East of England increased 49% to £432 million (6% share). In contrast, the North West, representing 13% of the sector, experienced a 37% decline in approvals, totalling £948 million.

3%

increase in the value of detailed planning approvals against previous year

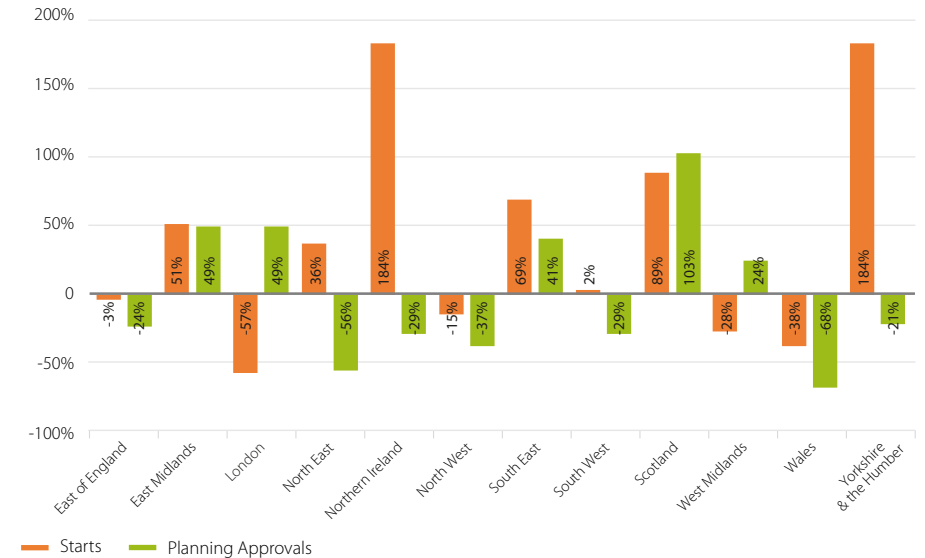
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



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

Source: Glenigan



HEALTH – OVERVIEW

The health sector showed mixed performance in 2024, with growth in project starts but declines in main contract awards and detailed planning approvals.

Health work starting on site totalled £4,897 million, an 18% increase year-on-year. Major projects (£100 million or more) surged by 63% to £1,346 million, while underlying starts (less than £100 million) grew 7% to £3,551 million.

Main contract awards decreased by 15% year-on-year to £4,351 million. Underlying awards fell 5% to £3,111 million, and major awards dropped 32% to £1,240 million.

Detailed planning approvals fell significantly, totalling £6,000 million, a 34% decline from the previous year. Major project approvals decreased by 47% to £2,553 million, while underlying approvals dropped 18% to £3,447 million.

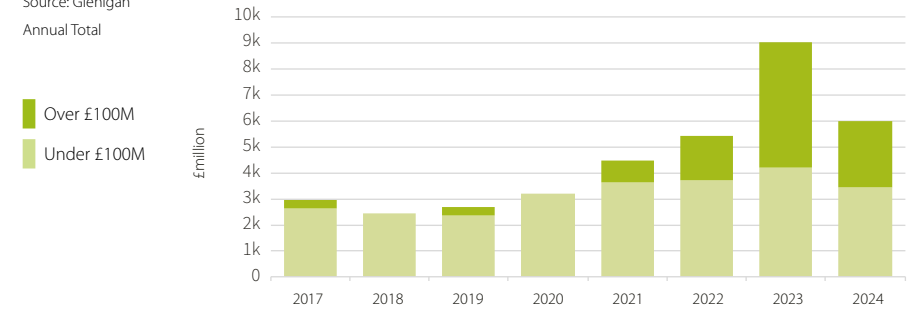
18%
increase in the value of health work starting on site year-on-year

2025 OUTLOOK

- **1%** forecasted growth for health construction starts in 2025
- **The £215 million** development of the Cambridge Children's Hospital is set to kick off this year
- **Increased funding** set to help drive health construction starts

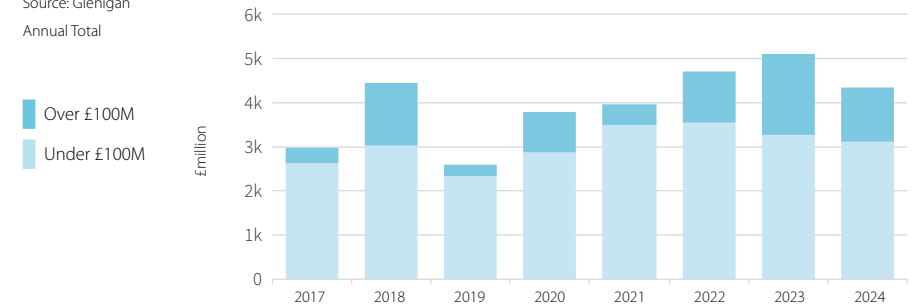
Health: Detailed Planning Approvals

Source: Glenigan
Annual Total



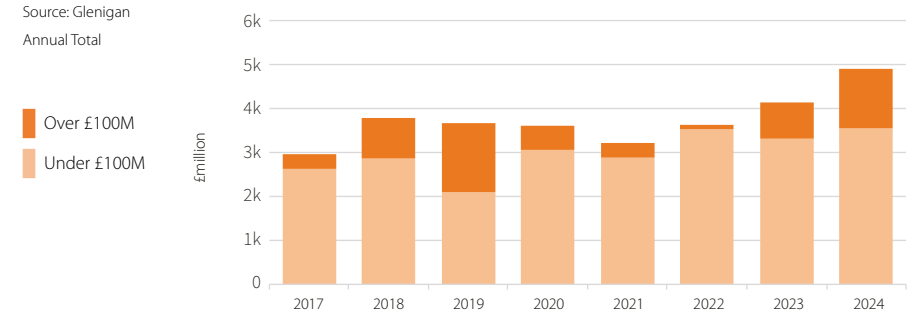
Health: Main Contract Awards

Source: Glenigan
Annual Total



Health: Starts

Source: Glenigan
Annual Total



HEALTH – TYPES OF PROJECTS STARTED

Hospitals remained the dominant segment, accounting for 41% of health project starts in 2024. The segment grew 9% year-on-year to total £2,009 million.

Nursing homes accounted for 17% of project starts, with a total value of £822 million, a 25% increase on the previous year.

Dental, health, and veterinary projects saw a 24% rise in starts, totalling £570 million and representing 12% of the sector. Day centres, though an insignificant share, experienced strong growth, with project starts totalling £15 million—more than seven times higher than 2023 levels.

PROJECT SPOTLIGHT

£700m

MONKLANDS HOSPITAL

Detailed plans have been approved for the Monklands Hospital in Airdrie. Laing O’Rourke have been appointed as main contractors on the £700 million scheme, with works expected to be completed in Q1 2031.

PROJECT ID: 17038923



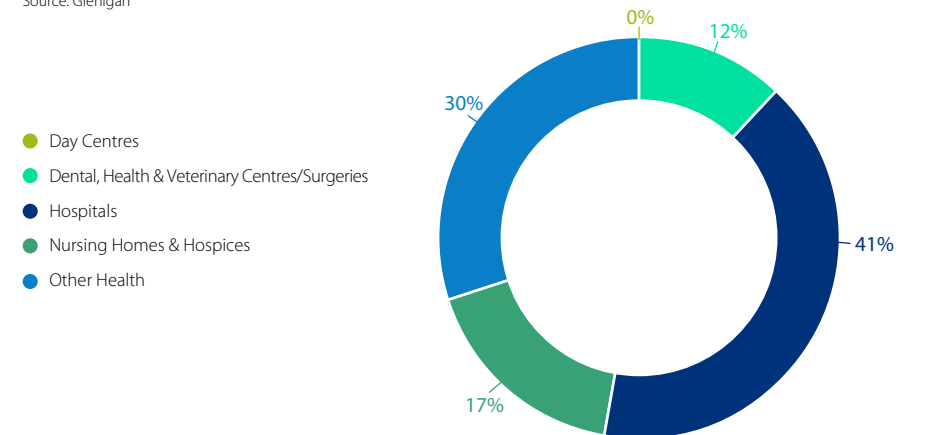
Health: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Laing O'Rourke	2	890	Department of Health	177	2,115
Winvic	1	250	Siemens	2	175
IHP Integrated Health	9	187	Tritax	1	125
Bowmer & Kirkland	3	154	Smith & Nephew	1	82
Morgan Sindall	14	129	Welsh Government	5	68
Kier	9	101	Bruntwood Estates	1	63
Willmott Dixon Limited	4	95	Baylis Estates	1	50
Logan Construction South East	4	87	University of Birmingham	1	50
Newarthill	2	86	ARC Oxford	1	39
McAleer & Rushe	1	74	Signature Senior Lifestyle	3	38

Types of Health Projects Started Twelve Months to December 2024

Source: Glenigan



HEALTH – REGIONAL

The South East led health project starts in 2024, accounting for 24% of the total sector at £1,182 million, up 2% year-on-year.

London represented 20% of project starts, totalling £973 million, an 83% increase compared to 2023. The South West also performed well, growing 66% to £549 million, accounting for 11% of the sector.

Wales saw a notable performance, with project starts more than tripling year-on-year to £438 million, representing 9% of the sector. In contrast, the East of England fell 5%, accounting for 8% of sector starts at £367 million.

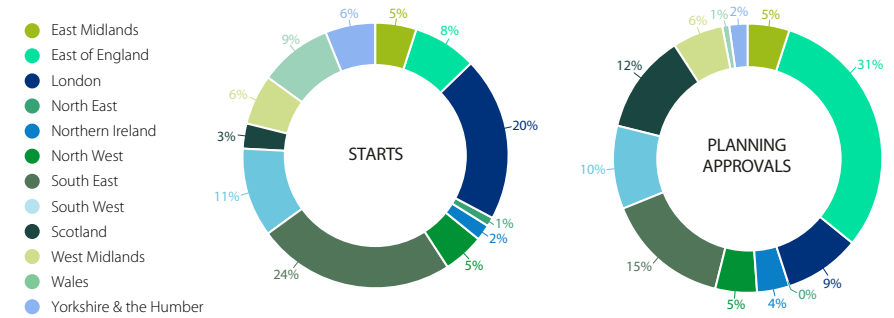
In detailed planning approvals, the East of England was the most active region, with approvals jumping 150% year-on-year to £1,849 million, accounting for 31% of the sector.

The South West saw a 67% increase in approvals to £599 million, a 10% share of health consents. Approvals in London also grew by 90%, totalling £532 million and representing 9% of the sector.

Conversely, the South East experienced a 47% decline in approvals, totalling £904 million (15% share). Approvals in Scotland dropped 84% to £756 million, accounting for 12% of the sector.

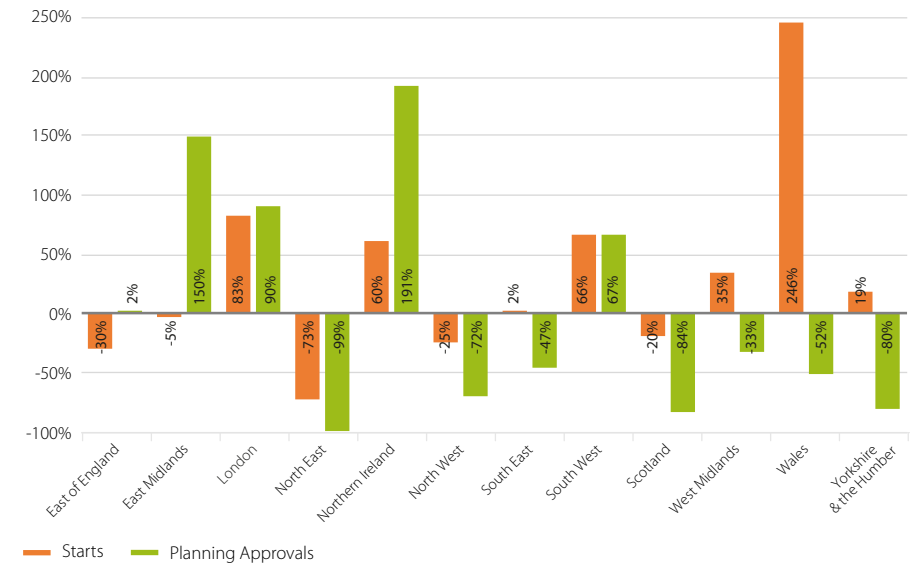
Share Value of Health Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



-34%

decrease in the value of detailed planning approvals year-on-year

EDUCATION – OVERVIEW

The education sector saw a boost in project starts in 2024, though main contract awards and detailed planning approvals declined compared to 2023.

Education work starting on-site reached £7,152 million, an 18% increase year-on-year. Major projects (£100 million or more) surged 4.5 times to £895 million, while underlying starts (less than £100 million) grew 7% to £6,257 million.

Main contract awards in education decreased by 1%, totalling £5,779 million. Underlying awards fell 13% to £4,994 million, while major projects increased dramatically by 685% to £785 million.

Detailed planning approvals totalled £5,452 million, a 4% decline from the previous year. Major project approvals rose 51% to £530 million, while underlying approvals fell 8% to £4,922 million.

2025 OUTLOOK

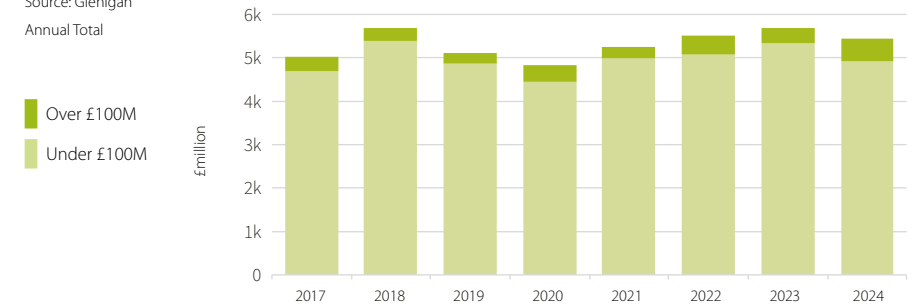
- **3%** forecasted growth in education construction starts in 2025
- **More funding** directed toward the School Rebuilding Programme and addressing RAAC issues set to help drive construction starts this year
- **The £80.3 million** Ardrossan Community Learning and Innovation Hub development is set to launch in 2025

18%

increase in the value of health work starting on site year-on-year

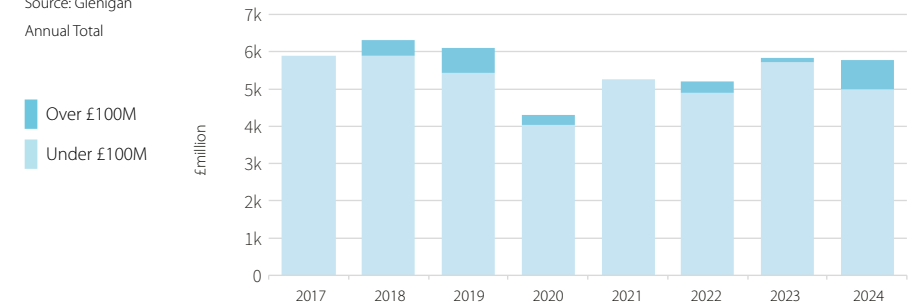
Education: Detailed Planning Approvals

Source: Glenigan
Annual Total



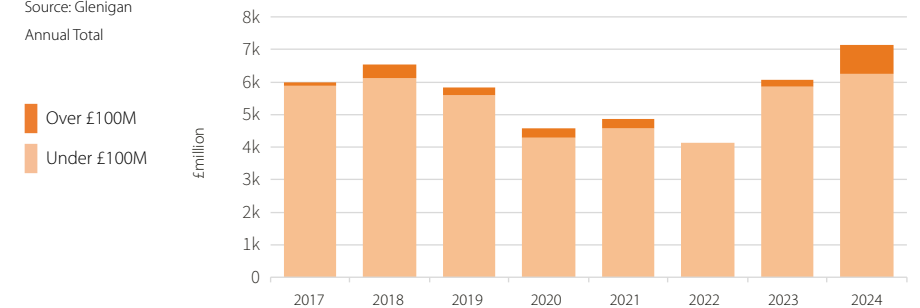
Education: Main Contract Awards

Source: Glenigan
Annual Total



Education: Starts

Source: Glenigan
Annual Total



EDUCATION – TYPES OF PROJECTS STARTED

School projects remained dominant, accounting for 64% of the sector with £4,619 million, a 21% increase compared to 2023.

College projects experienced a strong period, growing 56% to £1,115 million, accounting for 16% of total education starts.

University projects, however, experienced a slight decline, with a 1% decrease to £1,062 million, representing 15% of education sector starts.

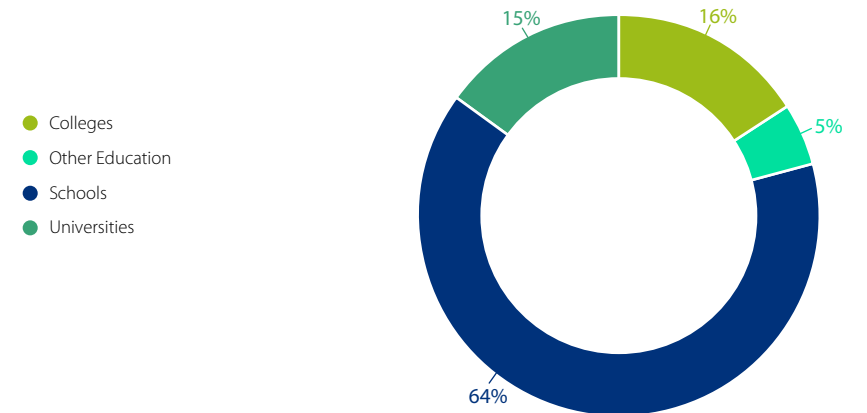
Education: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	30	566	Department for Education	92	803
Morgan Sindall	48	551	University of Glasgow	4	317
Bowmer & Kirkland	21	381	Cons. and Procure. Delivery (CPD)	1	188
Royal BAM	13	380	Univ. of the West of England	2	133
Multiplex Construction	1	300	University of East Anglia	4	98
Willmott Dixon	16	262	Cardiff County Council	4	96
Woodvale Construction	3	189	Kier	5	87
Galliford Try	19	188	University of Cambridge	2	84
Lowry Building & Civil Engin.	2	188	London Borough of Lewisham	2	83
Tilbury Douglas	12	141	Educ. Authority N. Ireland	15	80

Types of Education Projects Started Twelve Months to December 2024

Source: Glenigan



PROJECT SPOTLIGHT

£300m

KEYSTONE BUILDING

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

PROJECT ID: 18109443



Image Source: HOK Architects

EDUCATION – REGIONAL

Scotland was the leading region for education project starts, accounting for 15% of the sector at £1,082 million, up 6% from 2023.

The South East accounted for 12% of sector starts, climbing 4% to £869 million. London, on the other hand, jumped 91% year-on-year to £865 million, also representing 12% of the total.

Wales saw a 39% increase, with project starts reaching £614 million, representing 8% of the sector. Northern Ireland also had a strong year, more than doubling its project starts to £572 million, accounting for 8% of the sector.

The South West and Yorkshire & the Humber each accounted for 8%, with the South West growing 46% to £544 million and Yorkshire & the Humber increasing 105% to £543 million.

In detailed planning approvals, Scotland led the sector with £799 million, up 21% from 2023, representing 15% of the total.

London's approvals grew 8% to £768 million, accounting for 14%, while the South East increased 23% to £695 million, representing 13%.

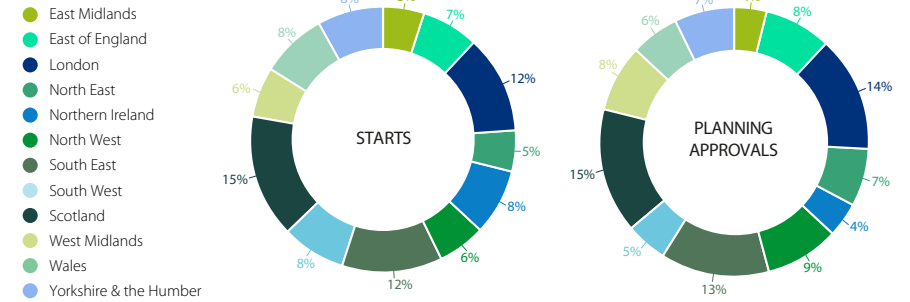
Approvals in the West Midlands were up 9% to £439 million, accounting for 8%. In contrast, the North West saw a 24% decline, with £505 million in approvals, representing 9% of the total. The East of England also experienced a decline, down 20% to £444 million, accounting for 8%.

-1%

decrease in the value main contract awards year-on-year

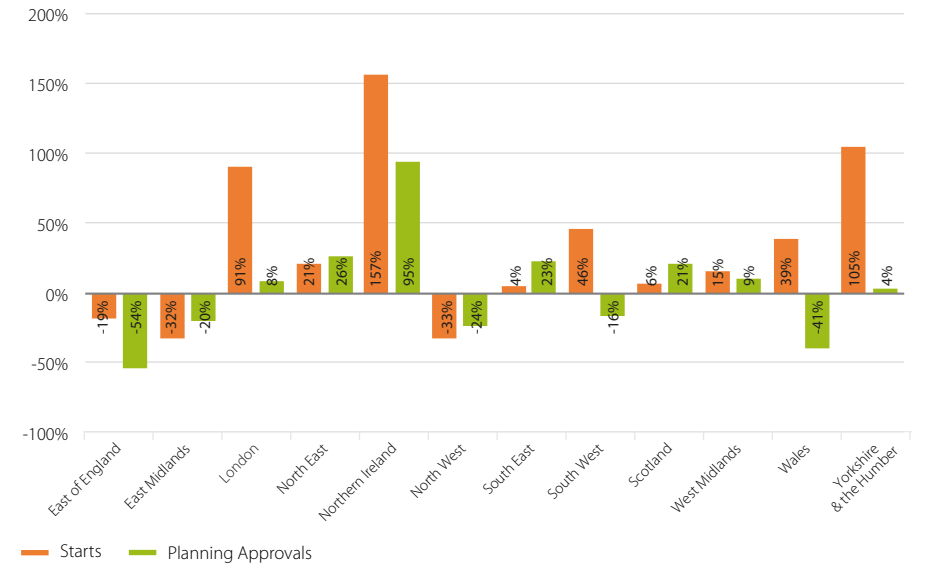
Share Value of Education Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



COMMUNITY & AMENITY – OVERVIEW

The community and amenity sector saw a strong increase in project starts in 2024. However, main contract awards and detailed planning approvals saw declines year-on-year.

Work starting on-site in the sector amounted to £2,817 million, a 34% increase compared to the previous year. Major project starts (£100 million or more) surged by 91% to £1,158 million. Underlying starts (less than £100 million) increased 11% to £1,659 million.

Main contract awards in 2024 totalled £2,731 million, a 7% decrease from 2023. Underlying awards fell 5% to £1,730 million, and major projects decreased 12% to £1,002 million.

Detailed planning approvals decreased 19% to £2,035 million. Major project approvals dropped 46% to £702 million, while underlying approvals grew 9% to £1,333 million.

2025 OUTLOOK

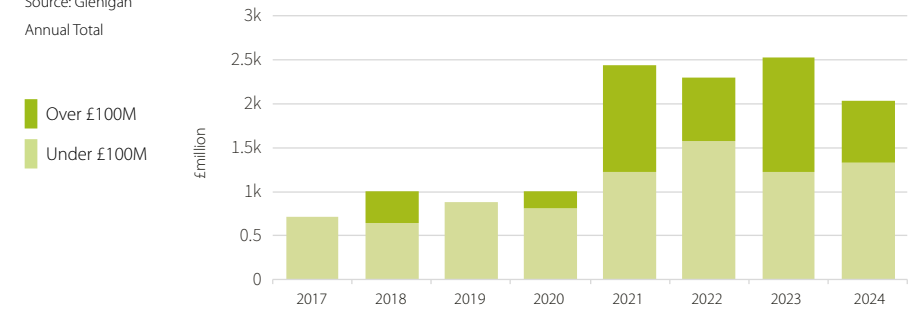
- The **£500 million** British Library Extension development is set to break ground in 2025
- A pledged **£2.3 billion** in prison investment spending in the Autumn Budget

34%

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

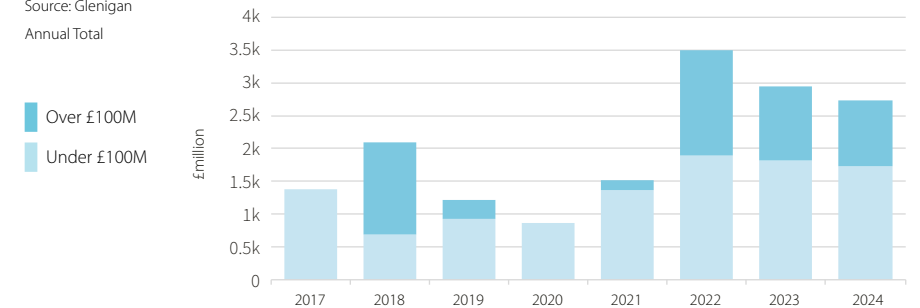
Community & Amenity: Detailed Planning Approvals

Source: Glenigan
Annual Total



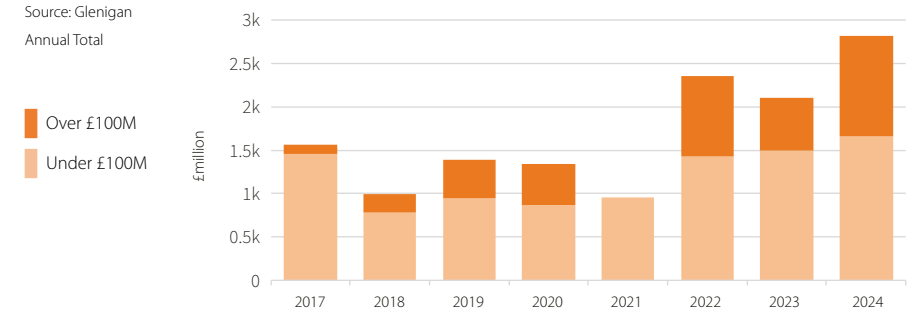
Community & Amenity: Main Contract Awards

Source: Glenigan
Annual Total



Community & Amenity: Starts

Source: Glenigan
Annual Total



- Housing
- Industrial
- Offices
- Retail
- Hotel & Leisure
- Health
- Education
- Community & Amenity
- Civil Engineering

COMMUNITY & AMENITY – TYPES OF PROJECTS STARTED

Prison projects led the sector, accounting for 37% of new work, with £1,028 million. This marked a nearly fourfold increase compared to the previous year.

Local facility projects grew by 47%, totalling £621 million, representing 22% of the sector. Military projects also saw growth, increasing 59% to £612 million, accounting for the same 22% share.

In contrast, law court projects saw a sharp decline of 97%, totalling just £13 million. Government buildings remained unchanged at £316 million, while blue light projects also held steady at £164 million, each accounting for 11% and 6% of the sector, respectively.

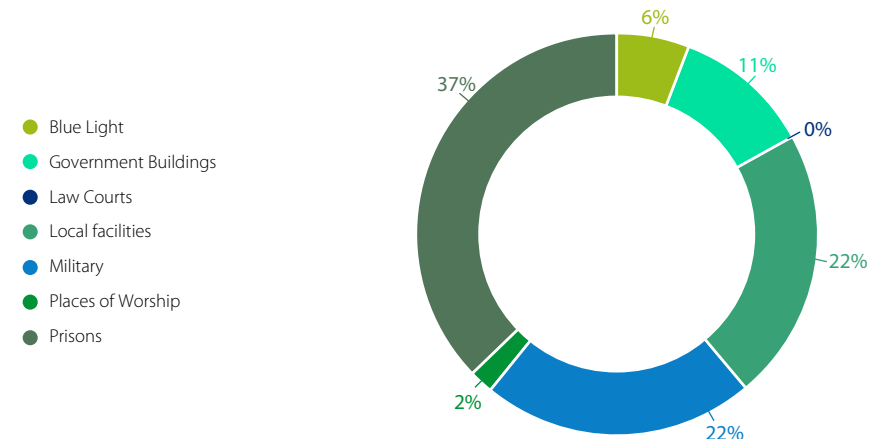
Community & Amenity: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
Contractors	Projects	£m	Clients	Projects	£m
Kier	13	474	The British Library	1	500
Galliford Try	18	242	Scottish Prison Service	3	201
Morgan Sindall	15	168	Kier Group Plc	1	200
John Sisk & Son	1	54	Ministry of Justice	24	134
IHP Integrated Health	1	48	Home Office	22	114
Willmott Dixon	7	39	Manchester Metropolitan Univ.	1	90
Neilcott Construction	6	36	Ministry of Defence	12	87
Cenergist	1	30	Science of The Soul	1	80
Meldrum Construction	1	28	London Borough of Haringey	1	54
Andrew Scott	3	27	Gosport Borough Council	1	51

Types of Community & Amenity Projects Started Twelve Months to Dec. 2024

Source: Glenigan



PROJECT SPOTLIGHT

£400m

HMP GLASGOW

Works have started on-site for the HMP Glasgow development. Kier have been appointed as main contractors on the £400 million scheme, with works due to be completed in Q1 2027.

PROJECT ID: 19429386



COMMUNITY & AMENITY – REGIONAL

The South East dominated the sector, accounting for 28% of new work with £794 million, a threefold increase from 2023.

Scotland saw a significant increase, growing 395% to £515 million, representing 19% of sector starts. The East of England experienced a 75% rise, totalling £419 million (15% of the sector).

The South West had an impressive increase, quadrupling to £228 million, accounting for 8% of new work. The North West also grew significantly by 140%, reaching £201 million (7%).

In contrast, London experienced a sharp decline, with starts falling by 80% to £157 million, representing just 6% of the sector.

For detailed planning approvals, the South East led with £658 million, a 74% increase from the previous year, representing 32% of the sector.

The East Midlands saw strong growth, doubling to £324 million, accounting for 16%. The North West had a 198% increase to £318 million, also representing 16%.

Yorkshire & the Humber experienced a 66% increase in approvals, totalling £219 million and accounting for 11%.

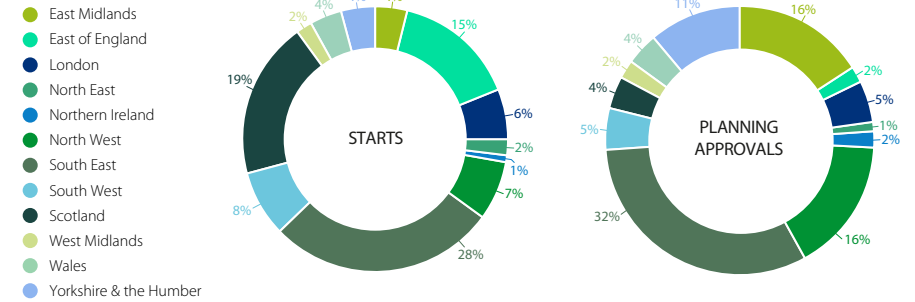
Conversely, the South West and London both saw declines in approvals. The South West fell 5% to £106 million (5% share), and London dropped 86%, totalling just £92 million (5%).

-7%

decrease in the value of community and amenity main contract awards year-on-year

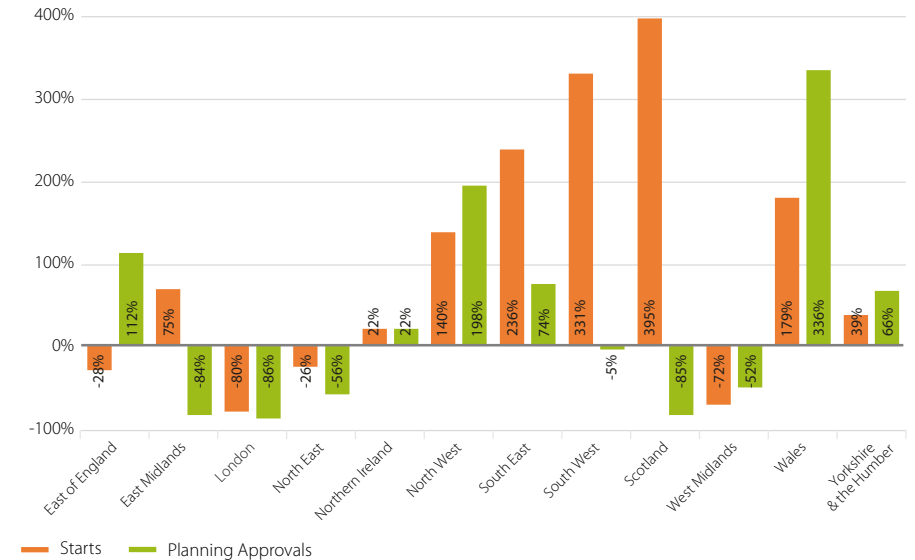
Share Value of Community & Amenity Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



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

Source: Glenigan



CIVIL ENGINEERING – OVERVIEW

Civil engineering work saw a significant increase in project starts in 2024, with a remarkable rise in major projects. However, both main contract awards and detailed planning approvals showed declines compared to the previous year.

Project starts in the civil engineering sector totalled £44,277 million in 2024, reflecting a 112% increase from the previous year. Major projects (£100 million or more) accounted for £36,179 million, growing 161% year-on-year. Underlying project starts (less than £100 million in value) rose by 16%, totalling £8,099 million.

Main contract awards totalled £25,190 million; a slight 2% decrease compared to 2023. Underlying awards saw a larger 11% decrease, totalling £7,350 million, while major projects rose by 3% to £17,840 million.

Detailed planning approvals totalled £22,687 million, a 47% decrease from the previous year. Major project approvals fell by 60% to £14,650 million. However, underlying approvals increased by 25%, totalling £8,036 million.

2025 OUTLOOK

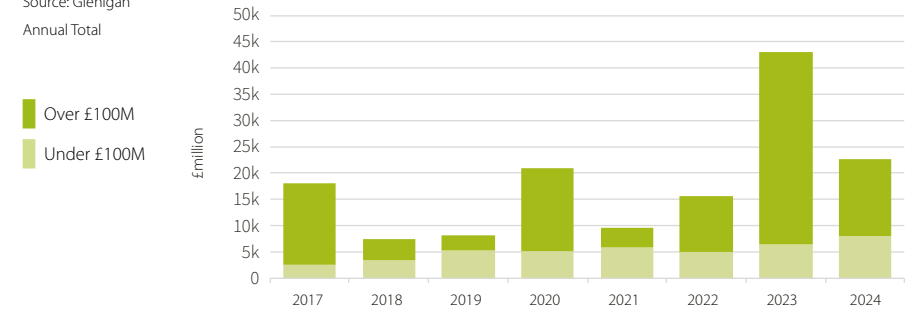
- 5% forecasted growth for civil engineering project starts in 2025
- **£500 million** funding for road repairs is set to support the sector this year
- **The £8 billion** Hornsea Four development is set to start in 2025

112%

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

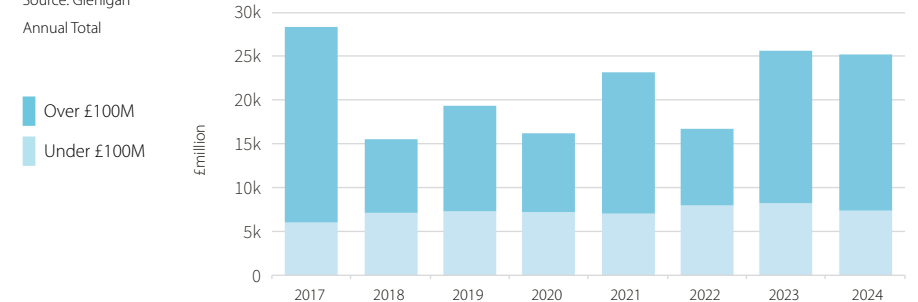
Civil Engineering: Detailed Planning Approvals

Source: Glenigan
Annual Total



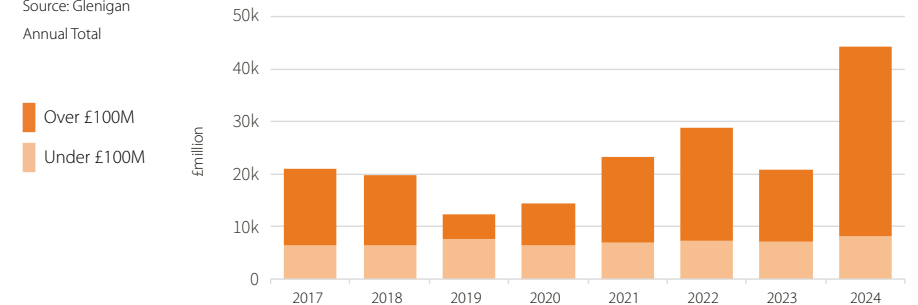
Civil Engineering: Main Contract Awards

Source: Glenigan
Annual Total



Civil Engineering: Starts

Source: Glenigan
Annual Total



CIVIL ENGINEERING – TYPES OF PROJECTS STARTED

Energy projects dominated the sector, accounting for 44% of civil engineering starts, totalling £19,422 million, a threefold increase from the previous year.

Rail projects saw an extraordinary 367% increase, amounting to £7,338 million, representing 17% of the sector. Waste projects also showed growth, increasing 48% to £424 million, accounting for 1% of the sector.

In contrast, road projects decreased by 8%, totalling £4,921 million, accounting for 11% of the sector. Water industry projects fell by 6%, totalling £611 million (1% share). Harbour/port projects saw a significant 57% decrease to £390 million. Airport projects saw the most significant decline, down 31%, totalling £218 million.

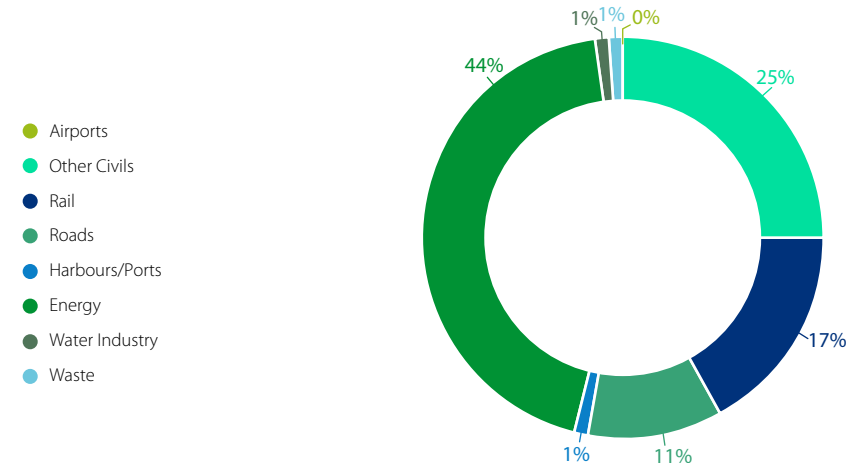
Civil Engineering: League Tables (January 2024 to December 2024)

Source: Glenigan

Contractors			Clients		
Contractors	Projects	£m	Clients	Projects	£m
Royal BAM	22	2,465	Network Rail	37	4,207
Ferrovial	2	1,502	Department for Transport	51	4,194
Downing	17	1,318	National Grid	5	1,029
Balfour Beatty	45	1,033	SSEN Transmission	9	905
Morgan Sindall	17	880	Hemiko	1	500
Murphy	7	507	GE Hitachi Nuclear Energy	1	500
Hemiko	1	500	Kingsway Solar Farm	1	500
Hochtief	1	450	North Lanarkshire Council	3	454
Story Contracting	6	427	SSE	9	447
Costain	5	415	Downing	11	439

Types of Civil Engineering Projects Started Twelve Months to December 2024

Source: Glenigan



PROJECT SPOTLIGHT £500m

WORTHING ENERGY CENTRE

Works have started-on-site for the £500 million Worthing Energy Centre development. Hemiko have been appointed as civil contractors on the project, with works expected to complete in Q3 2026.

PROJECT ID: 23338302



CIVIL ENGINEERING – REGIONAL

The East of England saw the highest activity in terms of project starts, accounting for 34% of the sector, with £15,131 million in starts, almost tripling from the previous year.

Yorkshire & the Humber had an outstanding increase of nearly 15 times, totalling £12,870 million, representing 29% of the sector. Scotland grew by 81%, totalling £3,495 million (8% share). Northern Ireland saw an exceptional growth of 665%, totalling £1,821 million, accounting for 4% of the sector.

In contrast, the South East saw a 6% decrease, totalling £4,407 million (10% share).

For detailed planning approvals, the East of England again led with £6,150 million, representing 27% of the sector, though the value dropped by 45%.

Yorkshire & the Humber saw a significant 73% drop in approvals, totalling £3,911 million (17% share). The South East decreased by 22% to £3,081 million (14% share). The South West experienced a large 57% decrease, totalling £1,339 million (6% share), while the East Midlands fell by 21%, totalling £1,332 million (6% share).

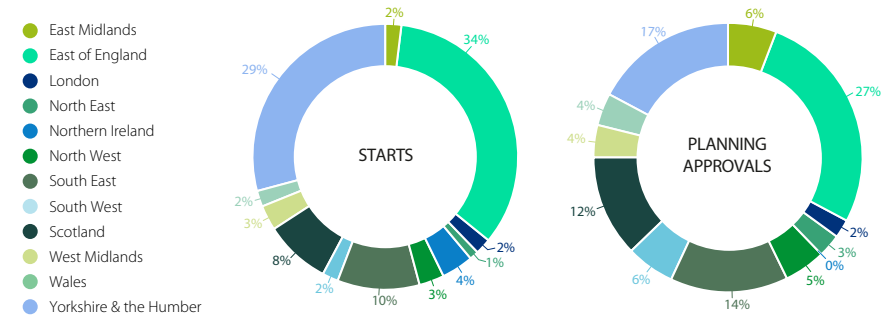
In contrast, Scotland saw a strong period, increasing 11% to £2,806 million, accounting for 12% of the civil engineering sector's planning approvals.

-2%

decrease in the value of civil engineering main contract awards year-on-year.

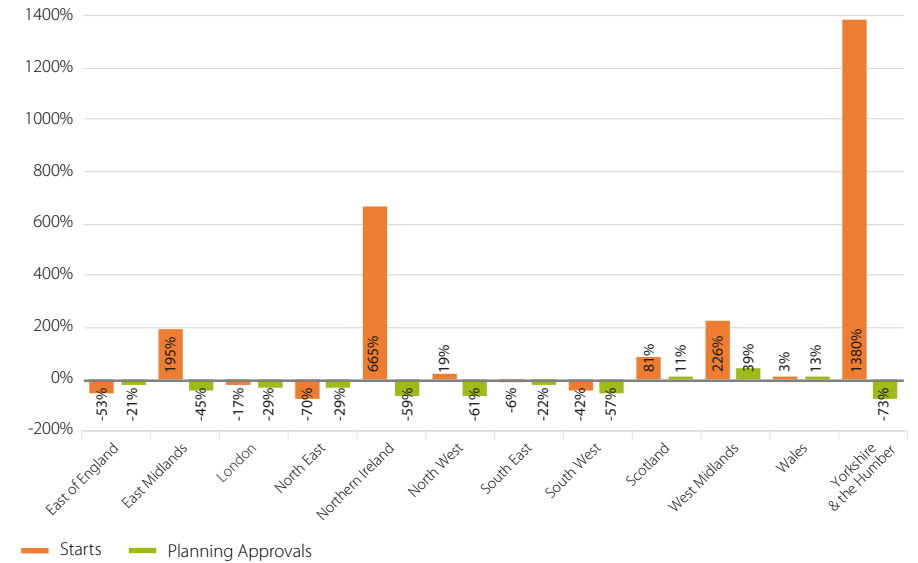
Share Value of Civil Engineering Starts and Planning Approvals in the Last 12 Months

Source: Glenigan



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

Source: Glenigan



EXECUTIVE SUMMARY

LEAGUE TABLES

GLENIGAN INDEX

ECONOMIC OUTLOOK

SECTOR ANALYSIS

Housing

Industrial

Offices

Retail

Hotel & Leisure

Health

Education

Community & Amenity

Civil Engineering



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