

THE GLENIGAN CONSTRUCTION REVIEW

Reflecting activity to the end of July 2024

- > Detailed planning approvals down 32% year-on-year
- > Main contracts awarded up 3% year-on-year
- > Project starts up 8% vs. 2023

August 2024

The Oxford Science Park- Plot 27
Image source: Bogle Architects



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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.



Co-written by **Yuliana Ivanykovych**
Senior Economist

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



EXECUTIVE SUMMARY

- Detailed planning approvals down 32% year-on-year
- Main contracts awarded up 3% year-on-year
- Project starts up 8% vs. 2023

Construction starts and main contract awards outperformed the previous year, while detailed planning approvals lagged.

Averaging £10,198 million per month, work commencing on site during the three months to July experienced a mixed performance, decreasing 10% against the preceding three months but increasing 8% compared to last year. Major project starts (£100 million or more in value) averaging £4,684 million per month, decreased 20% against the preceding three months but increased by 42% compared with 2023. Underlying work (less than £100 million) starting on site averaged £5,514 million per month, a 2% increase against the preceding three months on a seasonally adjusted (SA) but 11% down on last year.

Main contract awards averaged £9,053 million per month; a 9% decrease compared with the preceding three-month period but 3% higher than the same time a year ago. Underlying main contract awards, averaging £5,225 million, decreased 5% against the preceding three months (SA) and by 11% against 2023. Major project contract awards averaged £3,828 million per month; a 2% decrease compared with the preceding three months, but a 30% increase compared with last year.

Detailed planning approvals, averaging £10,493 million per month, decreased by 6% against the preceding three months and by 32% against a year ago. Major project contract awards decreased 12% against the preceding three months and remained 54% down on the previous year to average £3,772 million per month. Underlying detailed planning approvals averaged £6,721 million per month, increasing by 6% compared with the preceding three months (SA) but remaining 5% down against the previous year.

CONSTRUCTION ACTIVITY

According to the latest ONS data, construction output rose 1.9% (SA) in May but declined 0.7% (SA) over the previous three months. Compared to the same period last year, output increased by 0.8%.

Repair and Maintenance (R&M) output declined 0.3% (SA) in the three months to May but remained 7.2% higher year-on-year. Public housing R&M fell by 2.6% (SA), while non-housing R&M decreased by 0.7%. Private housing R&M increased by 0.6% (SA) over the period.

Overall new work output decreased by 0.9% (SA) in the three months to May, and by 6.4% compared to the same period a year ago. Public non-residential new work fell 1.9% (SA) and infrastructure work declined 1.5% over the preceding three months.

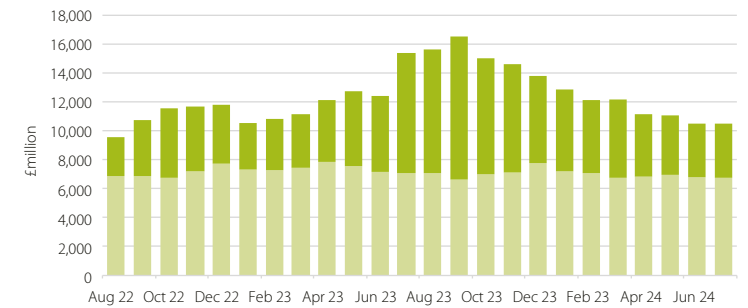
Public new housing plummeted 10.3% (SA), while private new housing grew 2.4% in the three months to May. Commercial new work decreased by 1.8% and industrial new work fell by 2.2% over the same period.

Detailed Planning Approvals

Source: Glenigan

Three month average

Over £100M
Under £100M

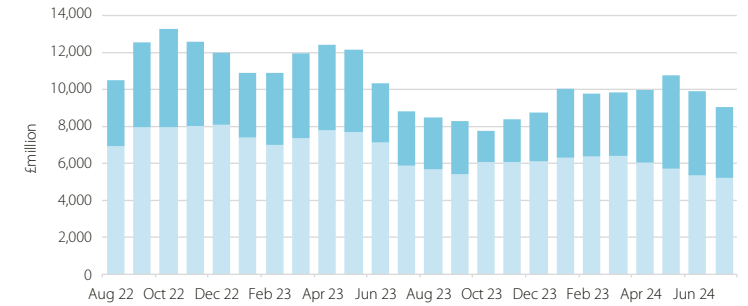


Main Contract Awards

Source: Glenigan

Three month average

Over £100M
Under £100M

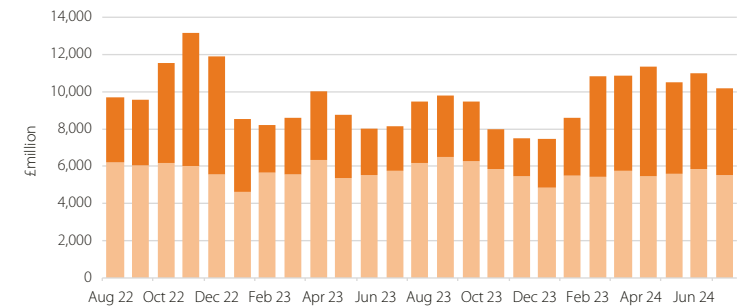


Starts

Source: Glenigan

Three month average

Over £100M
Under £100M





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CONTRACTORS LEAGUE TABLES

TOP 50 CONTRACTORS - August 2023 to July 2024

Contractors	#	£m		Contractors	#	£m	
1 Seaway Heavy Lifting	1	4033	NEW	26 Graham Construction	22	480	1
2 Morgan Sindall	231	2289	1	27 VINCI	32	474	3
3 Hitachi	4	1795	1	28 Gilbert Ash	6	469	0
4 Bouygues	29	1778	1	29 M Group Services	8	453	0
5 Multiplex	5	1530	1	30 Gaelectric Developments	1	450	0
6 Royal BAM	37	1489	1	31 OCU Group	7	428	4
7 Winvic	29	1427	1	32 HG Construction	8	419	2
8 ISG	27	1328	2	33 JRL Group	5	393	7
9 Galliford Try	112	1187	0	34 GMI Construction	12	377	5
10 Wates	38	1066	0	35 VolkerWessels	18	342	NEW
11 Skanska UK	3	1050	4	36 Caddick Group	18	340	1
12 Willmott Dixon	84	882	1	37 The Clancy Group	1	333	1
13 Kier	77	818	1	38 Story Contracting	10	320	2
14 Mears Group	7	817	1	39 Mace	12	311	8
15 Balfour Beatty	38	743	3	40 Bauer	2	304	0
16 Murphy	5	736	0	41 Fortem Solutions	1	302	0
17 John Sisk & Son	9	731	3	42 RG Group Ltd	3	297	NEW
18 Laing O'Rourke	4	683	3	43 Zhejiang Construction	3	287	NEW
19 Keltbray Group	7	638	0	44 AtkinsRealis	6	279	2
20 Bowmer & Kirkland	23	815	6	45 GHL	1	276	2
21 Ringway Group	5	615	NEW	46 Octavius Infrastructure	2	275	2
22 United Living	10	568	1	47 Taziker Industrial	3	274	2
23 McAleer & Rushe UK	7	511	9	48 Hawthorned M&E Services	1	269	0
24 Glencar Construction	20	503	3	49 Trackwork	1	269	1
25 McLaren	4	486	NEW	50 Amco	1	269	1

LAST 12 MONTH TOTALS:
1000 projects, £37,207m

LAST MONTH TOTALS:
95 projects, £2,651m

TOP 50 CONTRACTORS - July 2024

Contractors	#	£m		Contractors	#	£m	
1 McLaren	2	409	NEW	26 AstonWalker Developments	1	26	NEW
2 Zhejiang Con. Investment	1	210	NEW	27 Ravenscroft	1	25	NEW
3 Balfour Beatty	3	185	0	28 Willmott Dixon	4	25	15
4 John Sisk & Son	1	125	NEW	29 Mulberry Property	1	24	NEW
5 HG Construction	1	106	NEW	30 Speller Metcalfe	1	23	NEW
6 Morgan Sindall	12	100	1	31 Mace	1	23	NEW
7 Altrad Services UK	1	90	NEW	32 The Jenner Group	1	22	NEW
8 Kaefer UK & Ireland	1	90	NEW	33 Kilnbridge Group	1	20	NEW
9 Wates	1	86	NEW	34 TSG Building Services	1	19	NEW
10 McAleer & Rushe Contracts UK	1	70	NEW	35 GMI Construction	1	19	29
11 Bowmer & Kirkland	4	67	9	36 Tilbury Douglas	2	18	3
12 Glencar Construction	2	66	NEW	37 W W Martin (Thanet)	2	18	NEW
13 Buckthorn Part.& One Equity	7	63	NEW	38 Camrose London	1	17	NEW
14 Winvic	2	62	33	39 Ashleigh Construction	2	17	NEW
15 Kier	7	60	7	40 Benniman Limited	1	16	NEW
16 VolkerWessels	2	59	NEW	41 Springfield Steel Buildings	1	15	NEW
17 Legendre Construction	1	51	NEW	42 Westcombe Group	1	15	NEW
18 Galliford Try	3	45	11	43 Graham Construction	1	15	NEW
19 Esh Group	1	44	24	44 Land & Water Group	1	15	NEW
20 Cruden	1	40	NEW	45 Ian Williams	1	15	NEW
21 Arup	1	39	NEW	46 Barhale	1	15	29
22 SDC Holdings	1	39	3	47 Mitchell and Hudson	1	14	NEW
23 Torsion Group	1	34	NEW	48 Lindum Group	3	13	NEW
24 Keady Construction	1	28	NEW	49 Jefferson Sheard Architects	1	13	NEW
25 Royal BAM	4	26	NEW	50 Armour Hart Group	1	13	NEW

CLIENTS LEAGUE TABLES

TOP 50 CLIENTS - August 2023 to July 2024

Clients	#	£m		Clients	#	£m	
1 SSE	12	4316	▲1	26 Land Securities Group	2	252	▼6
2 Network Rail	36	3789	▼1	27 London Bor. of Southwark	5	237	▲3
3 Statoil	1	2017	NEW	28 Rolls-Royce	3	236	▲3
4 Department of Health	220	1707	▼1	29 Kelda Group	18	232	▲4
5 Department for Transport	37	1629	◊0	30 City of London Corporation	9	225	▲4
6 National Grid	9	1197	▼2	31 London Borough of Croydon	1	221	▲4
7 Northern Ireland Executive	11	1027	▲1	32 London & Quadrant Hous. Trust	2	206	▲6
8 Statera Energy	1	1000	▼1	33 Tritax Group	8	205	▲6
9 Ministry of Justice	18	800	▼3	34 Pnbj I	1	200	▲6
10 Birmingham City Council	7	670	▼1	35 Yondr Group	1	200	▲6
11 Department for Education	105	588	◊0	36 British Land	6	197	▲1
12 A2Dominion Housing Group	1	575	◊0	37 Homes England	8	195	NEW
13 Essex County Council	9	561	◊0	38 Warner Bros Studios Leavesden	1	190	▲5
14 Google	2	550	◊0	39 Leeds City Council	18	189	▲5
15 Kent County Council	9	531	◊0	40 Cole Waterhouse	1	185	NEW
16 Segro	3	504	▲5	41 St Modwen Properties	7	172	▲7
17 Axa Insurance	2	484	▼1	42 Unite Group	4	169	NEW
18 St Johns Wood Square	1	450	▲1	43 Kingston-Upon-Thames	1	165	▲7
19 Ministry of Defence	43	426	▼9	44 Kemble Water	9	164	▼2
20 Global Infrastructure UK	1	400	▲2	45 Westminster City Council	2	161	NEW
21 Epic Systems Corporation	1	360	▲2	46 Home Office	27	154	NEW
22 Ardersier Port	2	301	▲2	47 Welsh Government	9	153	NEW
23 Ellison Oxford	1	300	▲2	48 Argent Group	3	152	NEW
24 Manchester City Football Club	1	300	▲2	49 Department for Infrastructure	5	151	▼4
25 Milton Keynes Council	6	274	NEW	50 Nottinghamshire Co. Council	7	143	NEW

TOP 50 CLIENTS - July 2024

Clients	#	£m		Clients	#	£m	
1 GLP	1	200	NEW	26 Kadans Science Partner 2 UK	1	35	NEW
2 Scottish Government	1	185	NEW	27 Brigade Central	1	34	NEW
3 Morgan Sindall	1	180	NEW	28 BlackRock Investment	2	33	NEW
4 Precis Group	1	125	NEW	29 Peel Holdings Group	1	33	NEW
5 Manchester City Council	2	106	NEW	30 Bromley College	1	31	NEW
6 Far East Consortium	1	105	NEW	31 Ridgeback Group	1	28	NEW
7 Guildford Borough Council	1	86	NEW	32 St James Place Property	1	26	NEW
8 University of Cambridge	1	78	NEW	33 Haltwhistle Properties	1	26	NEW
9 Greenwich Millenium Village	1	70	NEW	34 Westward Investments	1	25	NEW
10 Staffordshire County Council	7	63	NEW	35 Oxford Science Park	1	23	NEW
11 Dorchester Residential Mngmt.	1	58	NEW	36 Telereal	1	22	NEW
12 Christ Church College	1	58	NEW	37 Dover District Council	1	22	NEW
13 Department for Education	5	56	NEW	38 Lythe Hill Hotel	1	22	NEW
14 Student Roost / Rsre	1	53	NEW	39 Ministry of Justice	1	22	NEW
15 Greystar Developments	1	53	NEW	40 Rowcroft Hospice Shops	1	21	NEW
16 Elephant & Castle Projects	1	51	NEW	41 BIP Solutions	1	20	NEW
17 Karbon Homes	1	44	NEW	42 Nuplace	1	20	NEW
18 Mulberry Property Dev.	2	43	NEW	43 Telford & Wrekin Council	1	20	NEW
19 Department of Health	11	43	▼17	44 Barings Real Estate Advisers	1	19	NEW
20 Integrity International Group	1	40	NEW	45 Panattoni & LU UK V Sarl	1	19	NEW
21 Blue Orchid	1	40	NEW	46 Dartford Borough Council	1	19	NEW
22 North Ayrshire Council	1	40	NEW	47 Thanet District Council	2	18	NEW
23 Court Fields School	2	38	NEW	48 The Guinness Partnership	2	17	NEW
24 Artisan Canonmills	1	35	NEW	49 Newcastle Upon Tyne Council	1	17	NEW
25 McLaren	1	35	NEW	50 Aura Newcastle	1	17	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 Economics director, Allan Wilén said, "The latest data offers some hope for the industry, with a 2% rise in construction starts driven by an increase in private housing starts. This suggests developers anticipate a stronger housing market in the coming months.

Government-funded residential and non-residential sectors have generally underperformed, except for education. We expect these areas to remain sluggish as the new government reviews planned projects. While a rise in infrastructure work boosted civil engineering starts, this upturn is likely temporary due to the government's decision to delay road and rail projects."

SECTOR ANALYSIS

Residential starts rose 12% during the three months to July but were 17% lower than a year ago.

Private housing rose by 25% following a weak start to the year as developers' sentiment at the prospects for the housing market improved. Despite the upturn, starts were still 12% lower than a year ago. Social housing work starting on site remained depressed, dropping by 23% against the preceding three months and were 32% down against the previous year.

Industrial project starts experienced a poor period, with the value of starts decreasing 10% during the three months to July and were 34% lower than a year ago.

Education starts remained firm, with the value of underlying project starts slipping 1% against the preceding three months but standing 24% up on a year ago.

Hotel & Leisure increased 10% against the preceding three months and were 18% up against the previous year, with various schemes contributing to the increase.

Health starts have continued to weaken, decreasing 30% against the preceding three months and by 39% on the previous year. Office starts also performed poorly, decreasing 8% against the preceding three months to stand 9% down on the previous year.

Community & Amenity also weakened, decreasing 44% against the preceding three months and by 8% on the previous year. Retail starts slipped 2% against the preceding three months but stood 8% up against the previous year.

Civils work starting on-site rose 9% against the preceding three months and were 14% up against a year ago. Civils activity was boosted by a rebound in infrastructure starts which rose by 21% against the preceding three months and by 45% on a year ago. Utility starts decreased 8% against the preceding three months to stand 16% down against the previous year.

REGIONAL ANALYSIS

The East Midlands experienced a 33% rise in starts against the preceding three months but was still 11% lower than a year ago. The South West, Wales, and Northern Ireland also experienced double digit growth of 16%, 10% and 39% respectively against the preceding three months, but the value of starts remained down on a year ago.

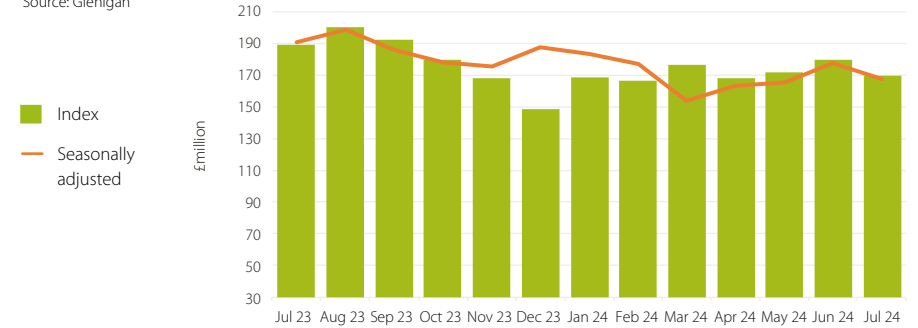
London experienced a 9% rise against the preceding three months but was 20% down against the previous year.

The value of starts in Yorkshire and the Humber and Scotland rose by 10% and 4% during the three months to July and was 5% and 4% up respectively on a year earlier.

In contrast starts in the East of England, the North East, and the North West declined by 7%, 23% and 10% respectively against the previous three months.

Glenigan Index

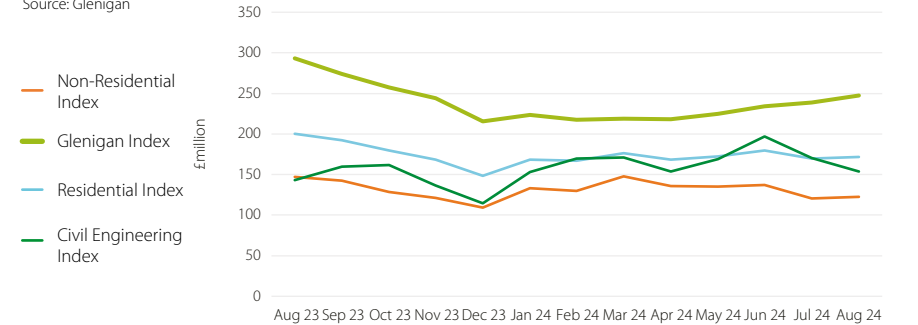
Source: Glenigan



Note: For the Index, 2006 = 100

Indices Growth

Source: Glenigan



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ECONOMIC OUTLOOK

UK economy returns to growth

- Improved business and consumer confidence
- Manufacturing upturn and service sector growth
- Uptick in house prices

The UK economy has returned to growth over the last three months. Having stalled in April, the economy grew by 0.4% during May according to the ONS and survey data from CIPS indicate that the economy has strengthened further over the summer.

Manufacturing output grew by 0.4% in May, partially reversing a 1.6% drop in April and was 0.6% higher than a year ago. Seven out of 13 manufacturing sub-sectors grew during May. Manufacturing output slipped 0.6% during the three months to May due to the weak performance during April, but was 0.6% up on a year ago.

CIPS surveys suggests that manufacturing activity continued to grow during June and July. The CIPS manufacturing index for July stood at 52.1 up from 50.9 in June and above the 50.0 no change level. Survey respondents reported an increase in output and new orders during July, together with firms increasing workforce levels for the first time since September 2022. CIPS also reported a rise in manufacturers' confidence amid hopes for economic revival and reduced political uncertainty following the general election.

Services output grew by 0.3% in May, with eight out of 14 services subsectors growing during the month. Consumer related areas such as retailing, arts, entertainment and recreation, and hospitality picked up during May after a weak performance during the previous month.

Output during the three months to May rose by 1.1% and was 1.3% higher than a year ago according to the ONS. The CIPS services survey indicates that sector growth was sustained during June and July. The latest CIPS services survey index stood at 52.5 in July, up slightly on 52.1 in June and above the 50.0 no change level. Survey data recorded a strengthening in output, new orders and employment.

CONSUMER CONFIDENCE

Consumers' confidence is returning as inflationary pressures ease, households' spending power improves and interest rates begin to fall. Recent months have seen a progressive improvement in consumers' perception of their own financial situation and UK economic performance. The GfK consumer index in July stood at -13, a further small improvement on the previous month and up from -30 a year ago. Consumers are particularly optimistic about their own financial situation over the next 12 months.

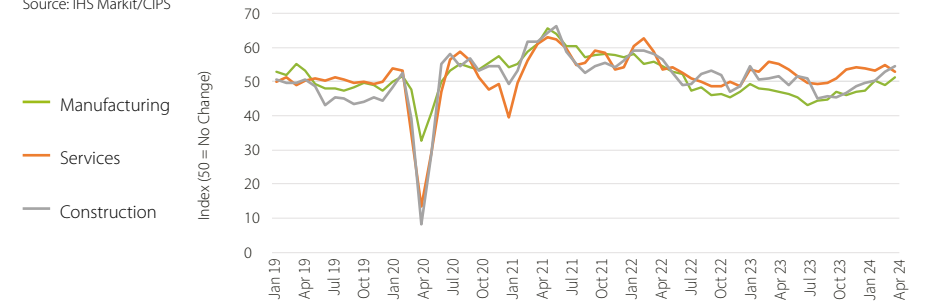
Improving confidence should help lift consumer spending over the coming months. Whilst retail sales volumes slipped by 0.1% during the second quarter and were 0.2% lower than a year ago, the improvement in confidence should support a modest recovery in spending during the second half of the year.

Improved expectations and the prospect of further interest rate cuts should also help lift housing market activity and house prices over the coming months. Indeed the Halifax reported a 0.8% rise in house prices during July, following three relatively flat months, lifting the annual growth rate to 2.3%.

A sustained strengthening in household spending should also support construction activity in consumer-related sectors such as retail, hotel & leisure and private housing.

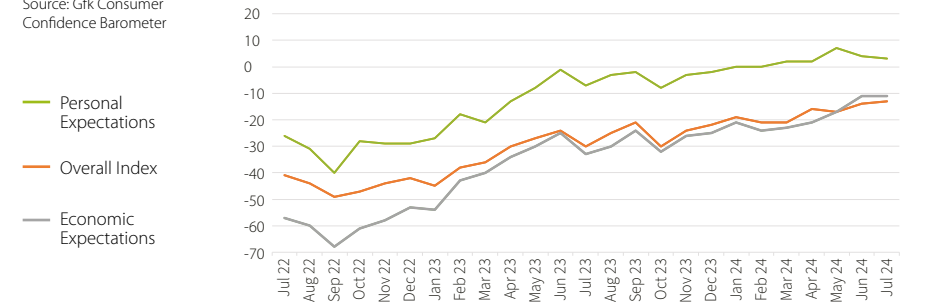
CIPS Activity Surveys

Source: IHS Markit/CIPS



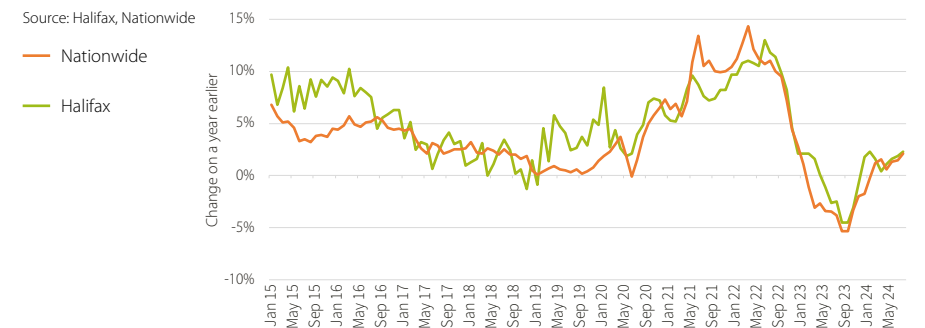
Consumer Activity

Source: GfK Consumer Confidence Barometer



House Prices

Source: Halifax, Nationwide



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HOUSING – OVERVIEW

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

Totalling £10,460 million, residential work commencing on-site during the three months to July fell 5% against the preceding three months to stand 32% down on a year ago. Major starts (£100 million or more in value), at £1,942 million, decreased 40% against the preceding three months and were 63% down compared with the previous year. Underlying work starting on site (less than £100 million) totalled £8,518 million, 12% up against the preceding three months on a seasonally adjusted (SA) basis but 17% lower than a year ago.

Residential main contract awards increased 6% against the preceding three months and by 7% compared with the previous year to total £13,465 million. Underlying contract awards, at £9,903 million, increased 3% (SA) against the preceding three months and increased by 4% against the previous year. Major awards increased 114% compared with the preceding three months to stand 15% up against the previous year to total £3,562 million.

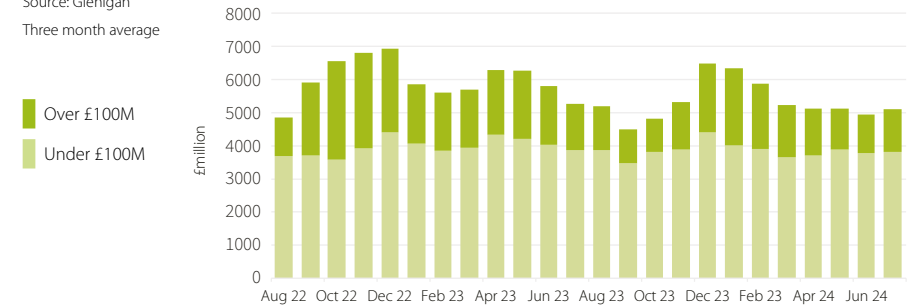
At £15,314 million, detailed planning approvals remained flat against the previous three months and fell 3% compared with last year. Major project approvals decreased 8% on the preceding quarter and last year to total £3,858 million. Totalling £11,455 million, underlying approvals increased 14% against the preceding three months (SA) but slipped back 1% against last year.

-5%

decrease in the value of residential work starting on site against the preceding quarter

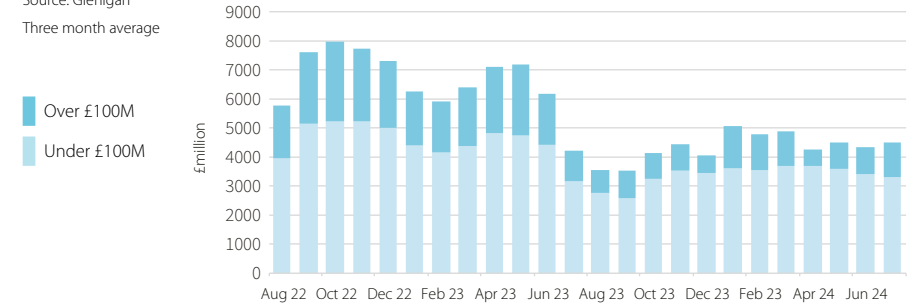
Housing: Detailed Planning Approvals

Source: Glenigan
Three month average



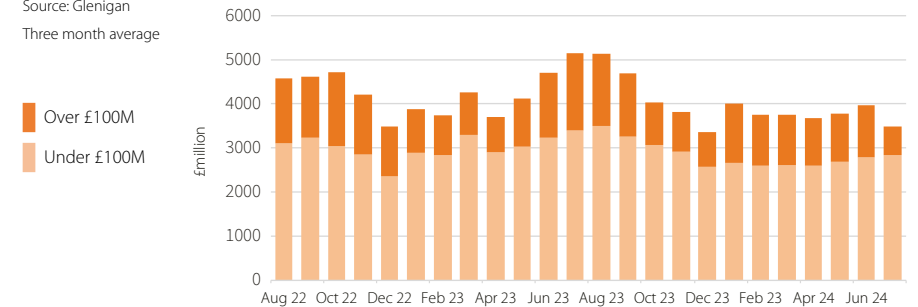
Housing: Main Contract Awards

Source: Glenigan
Three month average



Housing: Starts

Source: Glenigan
Three month average



HOUSING – TYPES OF PROJECTS STARTED

Private housing accounted for 55% of the total value of work starting on site during the three months to June, with the value totalling £5,730 million. Private housing starts fell 27% against the previous year. Private apartment work starting on site fell 15% against last year to total £2,042 million. The segment accounted for 19% of starts during the period. Accounting for a 12% share, social sector housing slipped back 37% to total £1,257 million. Accounting for a 5% share, student accommodation decreased 16% to total £473 million. Social sector apartments accounted for 4%, having slipped back 79% on a year ago to total £455 million.

Private sheltered housing accounted for 3% of residential starts, totalling £279 million, a 2% decline from the previous year. Accounting for an insignificant share, homes, hostels etc. totalled £18 million, after a 12% decline against 2023 levels. In contrast, totalling £116 million, social sector sheltered housing grew 67% on a year ago to account for 1% of the sector. Accounting for the same share, elderly people's homes increased 127% against last year, totalling £89 million.

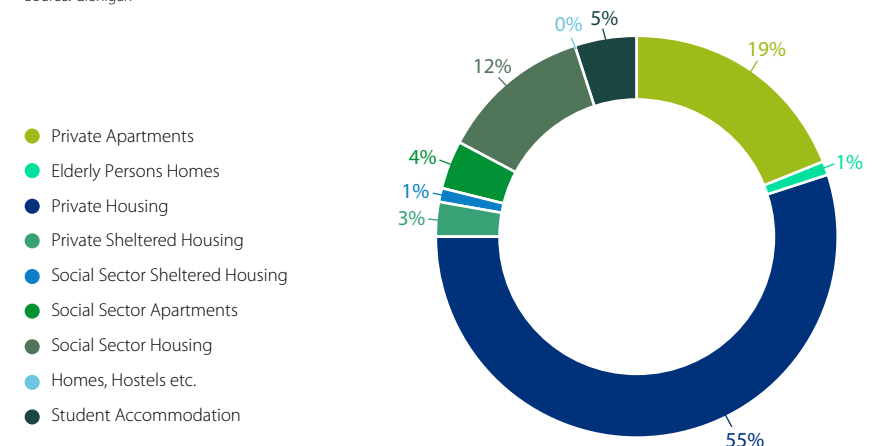
Housing: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Persimmon	95	2,209	Barratt	77	1,804
Barratt	84	2,128	Persimmon	78	1,654
Taylor Wimpey	50	1,564	Vistry	61	1,375
Bellway	62	1,462	Taylor Wimpey	41	1,240
The Berkeley Group	15	1,327	The Berkeley	13	1,215
Hill Group	24	1,068	Bellway	49	1,033
Vistry	33	923	Northern Ireland Executive	11	1,027
Berkeley DeVeer	21	890	Berkeley DeVeer	18	750
Mears	6	828	Birmingham City Council	4	632
Bloor Homes	27	807	Legal & General	28	620

Types of Housing Projects Started Three Months to July 2024

Source: Glenigan



PROJECT SPOTLIGHT

£155m

MIXED-USE PBSA DEVELOPMENT

Detailed plans have been approved for a £155 million mixed-use PBSA development in Wood Green, London. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 23390420



Image Source: PBSA News

HOUSING – REGIONAL

The South East accounted for the greatest proportion (17%) of residential work during the period, totalling £1,782 million, despite a 10% decrease compared with the previous year's levels. Accounting for 15%, London fell 62% against the previous year to total £1,596 million. The East of England also experienced a 37% decline against the previous year, bringing its total value down to £958 million, a 9% share of housing starts. Accounting for the same share, project-starts slipped back 3% in the East Midlands to total £935 million.

In contrast, the North West grew 41% against the previous year to total £1,115 million, an 11% share of project starts in the housing sector. Growth in the region was boosted by the £370 million, 988-unit Contour project in Manchester (Project ID: 21284782). Accounting for a 10% share, the South West climbed 8% on last year, totalling £1,015 million.

London was the most active region for detailed planning approvals, totalling £2,843 million, a 19% share of the sector. The value of approvals in the region fell 10% against the previous year. Accounting for 13% of approvals, the South East also decreased 18% against last year to total £2,061 million. Scotland experienced a 20% slump, totalling £1,460 million, with a 10% share of residential approvals.

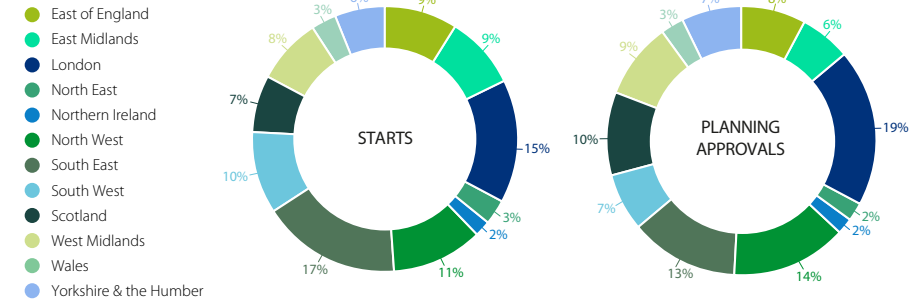
The East of England accounted for 8% of planning approvals, having experienced a 2% decline to total £1,177 million. In contrast, at £2,148 million, consents in the North West grew 7% to account for a 14% share of the sector. Accounting for 9%, residential approvals in the West Midlands increased 35% to total £1,360 million. This growth was boosted by the £564.44 million Warners Fields Phase 1 development in Birmingham (Project ID: 21464661).

-3%

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

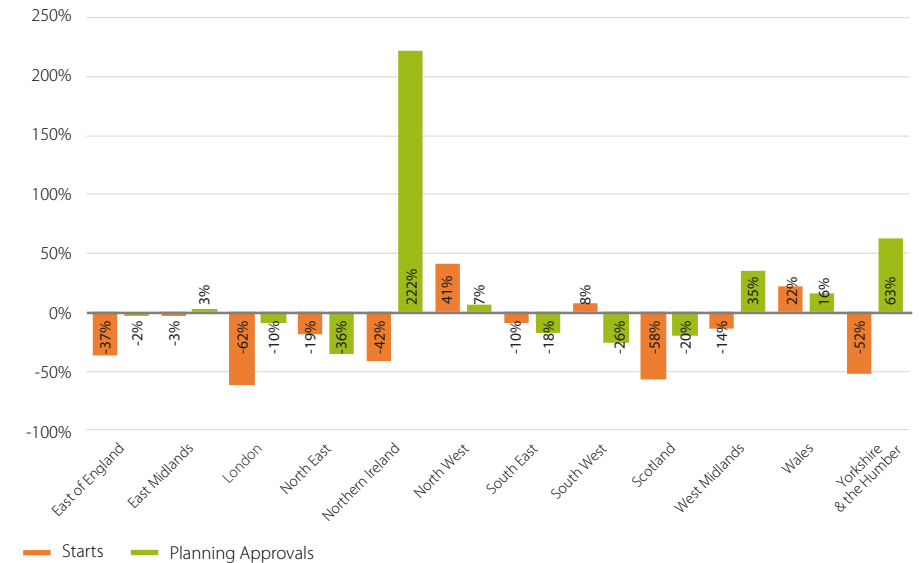
Share Value of Housing Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Housing Starts and Planning Approvals on a Year Earlier

Source: Glenigan



INDUSTRIAL – OVERVIEW

Project starts and detailed planning approvals declined compared to both the previous quarter and the previous year. On a more positive note, main contract awards increased compared to the preceding three months and the year prior, bolstering the development pipeline.

During the three months to July, industrial project starts fell 46% against the preceding three months to stand 24% down on a year ago, totalling £1,144 million. At £150 million, major projects (£100 million or more) starting on site were 81% down on the previous quarter but grew on 2023 levels when no major projects commenced on-site. Underlying industrial work starting on site (less than £100 million in value) slipped back 10% against the previous quarter on a seasonally adjusted (SA) basis to stand 34% lower than a year ago, totalling £994 million.

Totalling £1,725 million, industrial main contract awards increased 12% against the preceding three months and stood 22% up against last year. Underlying industrial main contract awards increased 24% (SA) against the preceding three months and remained 29% lower than a year ago. Major projects totalled £720 million during the period, a 13% increase against the preceding three months to stand up on the previous year when no major projects were present.

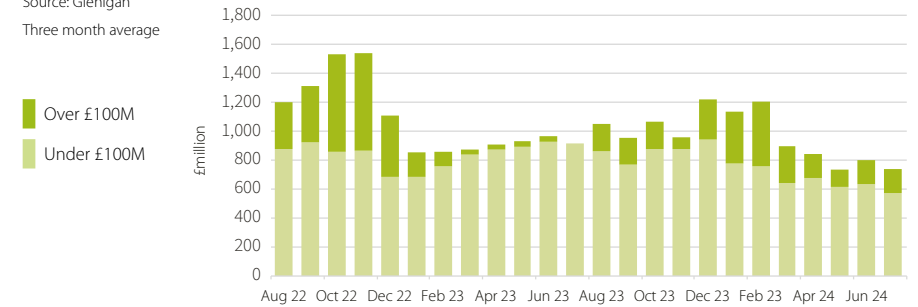
Industrial detailed planning approvals totalled £2,221 million, having fallen 12% on the previous three months to stand 19% down on last year. Major project approvals remained unchanged from the previous quarter but grew on the preceding year when no major projects were approved. Underlying projects totalled £1,723 million, a 23% decrease (SA) on the preceding three months, and 37% lower than the previous year.

-24%

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

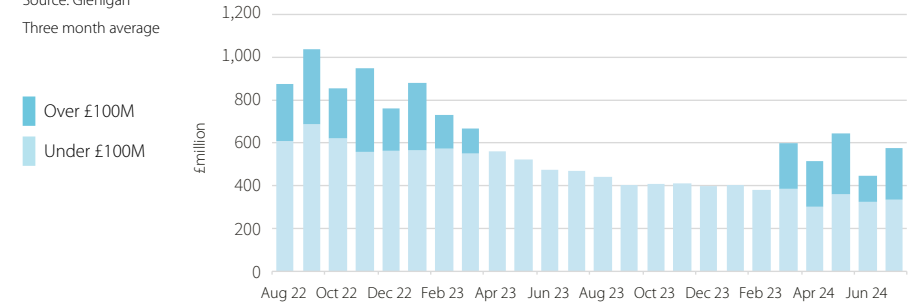
Industrial: Detailed Planning Approvals

Source: Glenigan
Three month average



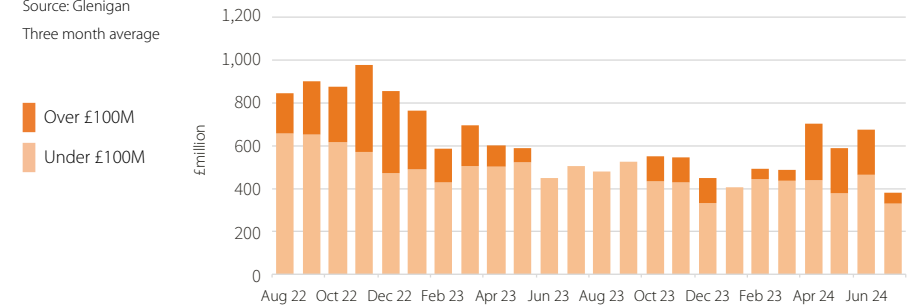
Industrial: Main Contract Awards

Source: Glenigan
Three month average



Industrial: Starts

Source: Glenigan
Three month average



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INDUSTRIAL – TYPES OF PROJECTS STARTED

Manufacturing work starting on site added up to £648 million, an 18% decrease compared with the previous year. The segment accounted for 57% of industrial starts during the three months to July, making it the most active segment. Warehousing & logistics also fell 50% against the previous year, which brought the total down to £292 million, a 25% share of the whole sector.

Other industrial starts, on the other hand, increased 51% against the previous year to total £204 million, accounting for 18% of the sector.

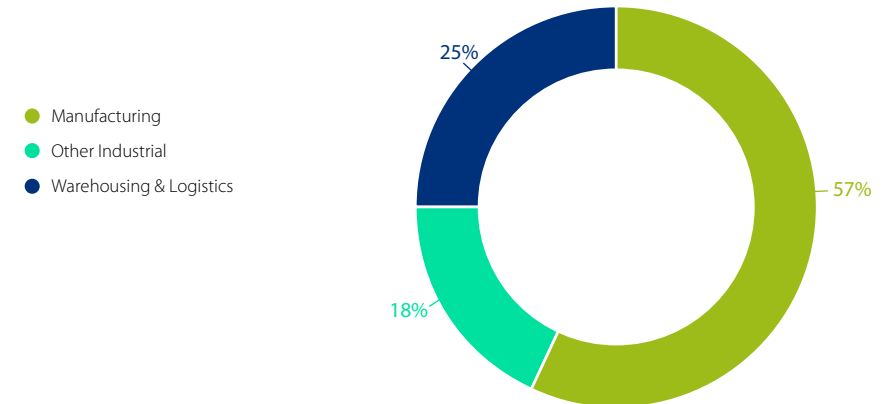
Industrial: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Winvic	22	1,073	Segro	2	503
Glenclar Construction	16	325	Rolls-Royce	1	211
Balfour Beatty	1	211	Tritax	7	147
Arla Foods	1	179	Panattoni & LU UK	4	105
Caddick	7	136	Marshall	3	96
Marshall Holdings	3	96	St Modwen	4	88
Altrad Services	1	90	GLP	1	84
Kaefer UK & Ireland	1	90	Ipsen Biopharm	1	75
VolkerWessels	3	85	Amatrix Grantham	1	73
Magrock	6	82	CP Logistics UK Reading	1	56

Types of Industrial Projects Started Three Months to July 2024

Source: Glenigan



PROJECT SPOTLIGHT

£150m

ENKALON BUSINESS PARK

Detailed plans have been approved for the £150 million Enkalon Business Park development in Antrim, Co Antrim. Errigal Contracts have been appointed as main contractors on the scheme.

PROJECT ID: 23010691



Image Source: Alan Bennett Architects

INDUSTRIAL – REGIONAL

Northern Ireland was the most active region for industrial project starts during the period. Having grown 462% on a year ago, the region accounted for 23% of sector starts during the three months to July, with the value adding up to £258 million. The growth was boosted by the £150 million Enkalon Business Park Antrim development (Project ID: 23010691). The North East was the only other region to experience growth with project starts increasing 59% on a year ago to total £50 million, accounting for a 4% share of industrial starts.

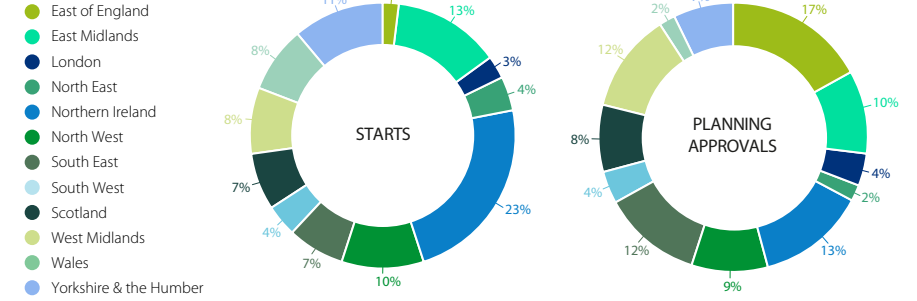
In contrast, at £151 million, the East Midlands fell 28%, with a 13% share of industrial starts. Accounting for 11%, Yorkshire & the Humber slipped back 20% against last year to total £120 million. Accounting for 10%, the North West also decreased 60% to total £116 million.

The East of England was the most active region for detailed planning approvals, accounting for a 17% share of all consents, having grown 37% on last year, bringing its total value up to £387 million. Accounting for 13%, Northern Ireland totalled £285 million, having quadrupled on a year ago.

In contrast, accounting for a 12% share, the South East experienced a weak period, having slipped back 6% compared to last year, with a total of £268 million. At £262 million, the West Midlands accounted for the same share of approvals, having decreased 14% against last year's levels. Accounting for a 9% share, the North West declined 52% against last year to total £203 million. Accounting for 8%, Scotland slipped back 34% to total £180 million.

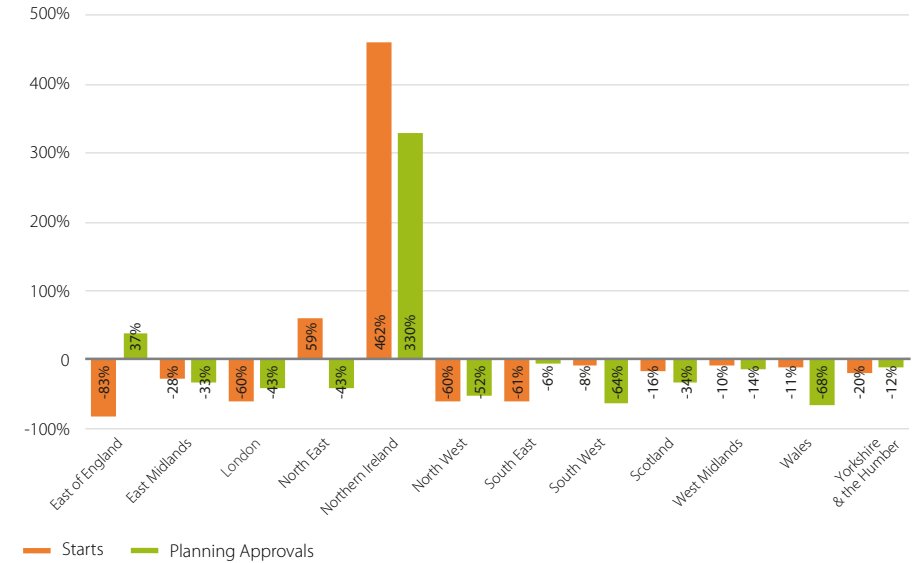
Share Value of Industrial Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Industrial Starts and Planning Approvals on a Year Earlier

Source: Glenigan



12%

increase in the value of projects reaching the main contract awarded stage against the preceding quarter

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OFFICES – OVERVIEW

Project starts decreased compared to both the previous quarter and the previous year. Positively, main contract awards and detailed planning approvals increased year-on-year and quarter-on-quarter, bolstering the development pipeline.

Office work starting on site totalled £1,656 million during the three months to July, a 32% decline compared with the preceding quarter, to stand 1% down on the previous year. Major projects (£100 million or more) decreased 55% against the previous quarter but climbed 17% on a year ago to total £603 million. Underlying starts (less than £100 million in value) fell 8% against the preceding three months on a seasonally adjusted (SA) basis and were 9% lower than a year ago, totalling £1,053 million.

Totalling £2,273 million, office main contract awards increased 1% against the preceding three months to stand 34% up on the previous year. Major projects totalled £1,648 million during the period, a 14% increase on the preceding three months and a 206% increase on the previous year. Underlying contract awards declined 17% against the preceding three months (SA) and by 46% against the previous year to total £625 million.

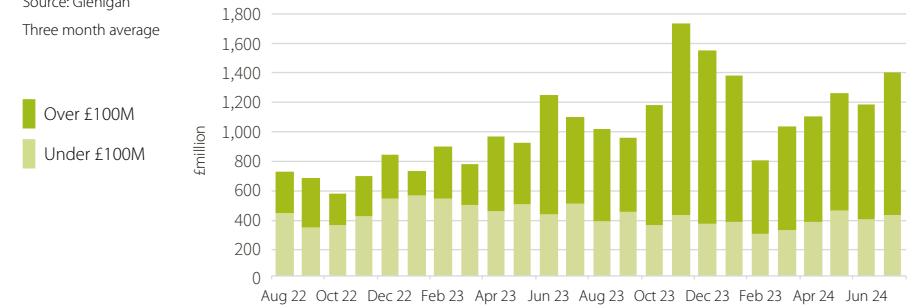
Office detailed planning approvals, totalling £4,154 million, grew 28% on the preceding three months and last year. Major project approvals were 35% up against the preceding three months and jumped 65% on a year ago, totalling £2,903 million. At £1,251 million, underlying project approvals were 9% up (SA) against the previous quarter but decreased 16% on a year ago.

28%

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

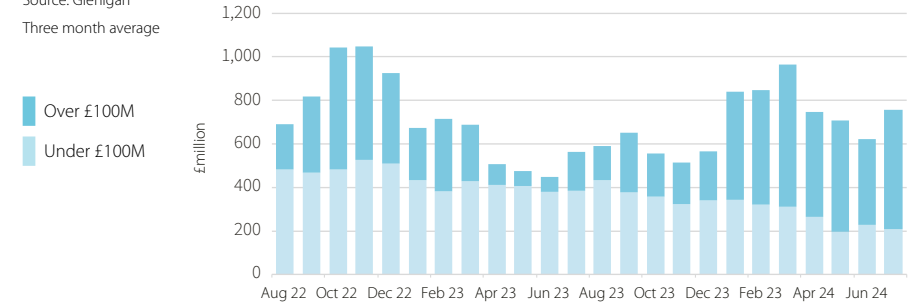
Offices: Detailed Planning Approvals

Source: Glenigan
Three month average



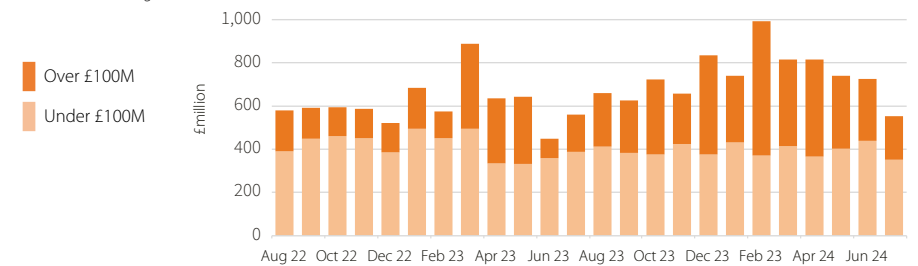
Offices: Main Contract Awards

Source: Glenigan
Three month average



Offices: Starts

Source: Glenigan
Three month average



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SIZE OF OFFICE PROJECTS

Starts in the 'Over £100 million' value band increased by 17% year-on-year to £603 million. Project starts in the '£50 million to £100 million' value band grew by 32% year-on-year, totaling £405 million. The '£5 million to £10 million' value band increased by 4% year-on-year to £131 million.

In contrast, the 'Up to £5 million' value band decreased by 12% year-on-year to £176 million. Starts in the '£20 million to £50 million' value band fell by 34% year-on-year, totaling £174 million. Project starts in the '£10 million to £20 million' value band declined by 37% year-on-year to £166 million.

Offices: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors			Clients		
Contractors	Projects	£m	Clients	Projects	£m
Multiplex Construction	4	1,080	Google	2	550
ISG	8	746	Axa Insurance	2	484
Morgan Sindall	129	594	Global Infrastructure UK	1	400
Mace	8	570	Epic Systems	1	360
Skanska UK	2	450	Rocket Investments	1	300
McLaren	2	437	Land Securities	2	252
Gilbert Ash	2	381	Yondr	1	200
Bowmer & Kirkland	5	316	Pnbj I	1	200
Royal BAM	2	253	Warner Bros Studios	1	190
Wates	7	223	British Land	3	142

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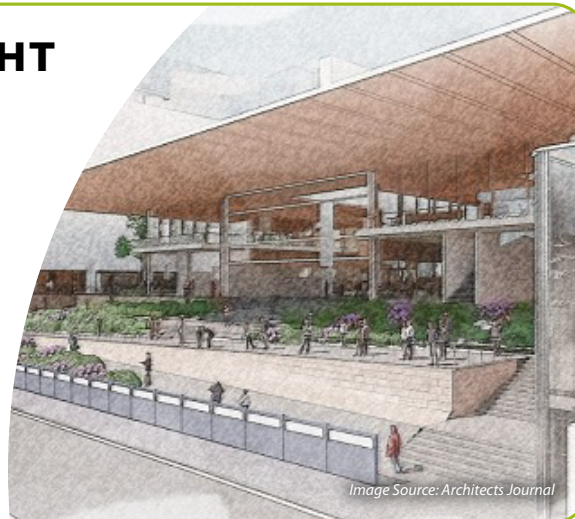
PROJECT SPOTLIGHT

£850m

BUCHANAN GALLERIES

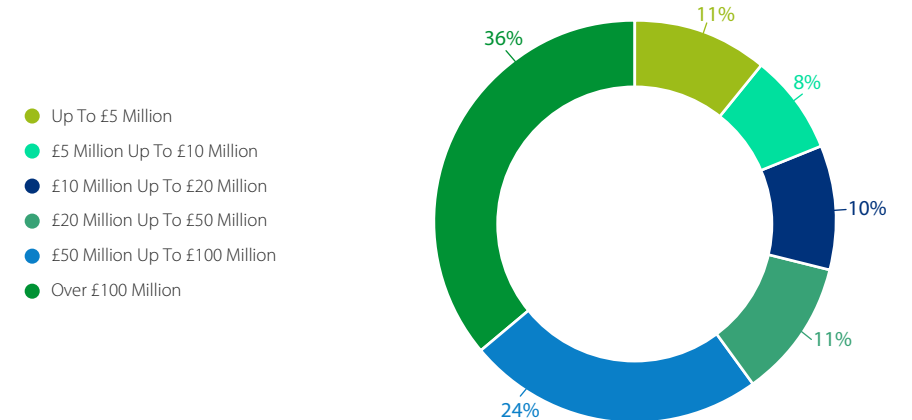
Detailed plans have been approved for the £850 million Buchanan Galleries development in Glasgow. Works are due to complete in Q2 2035. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 06499796



Value of Office Projects Started Three Months to July 2024

Source: Glenigan



OFFICES – REGIONAL

London was the most active area of the UK for office starts, accounting for 57% of the total value during the three months to July, thanks to the value having increased 11% compared with the previous year's levels. Office work starting in the Capital totalled £946 million. The East of England also experienced 9% growth on a year ago. The value of projects starting on site in the region added up to £266 million, accounting for 16% of the office sector. Growth in the region was boosted by the £189.9 million Warner Bros Studios Expansion development in Watford (Project ID: 22119046).

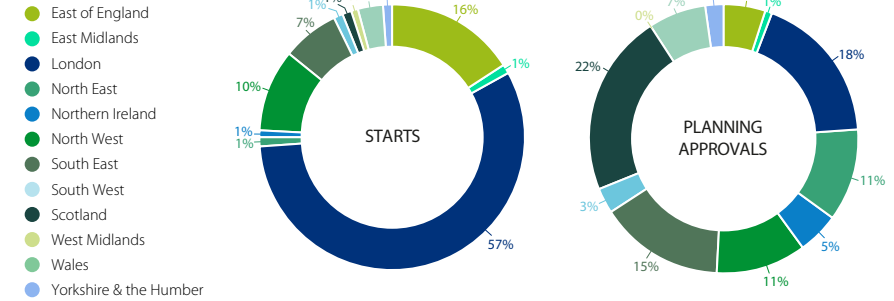
At £165 million, the North West also experienced a strong performance, with starts having grown 48% on last year's levels, to account for 10% of the sector. Accounting for 3%, Wales jumped 15 times on a year ago to total £45 million. In contrast, accounting for a 7% share, the South East decreased 11% compared with last year's levels, totalling £115 million.

Scotland had the largest share of detailed planning approvals (22%), with a total value of £907 million, with the value having jumped almost 70 times on last year's figures. The growth in the region was accelerated by the £850 million Buchanan Galleries project in Glasgow (Project ID: 06499796). The South East grew 337% to total £622 million, a 15% share of office consents.

Accounting for an 11% share of approvals, the North East increased more than ten times on a year ago to total £459 million. Accounting for the same share at £456 million, the North West climbed 7% against last year. In contrast, totalling £743 million, London fell 62% against the previous year to account for an 18% share of consents.

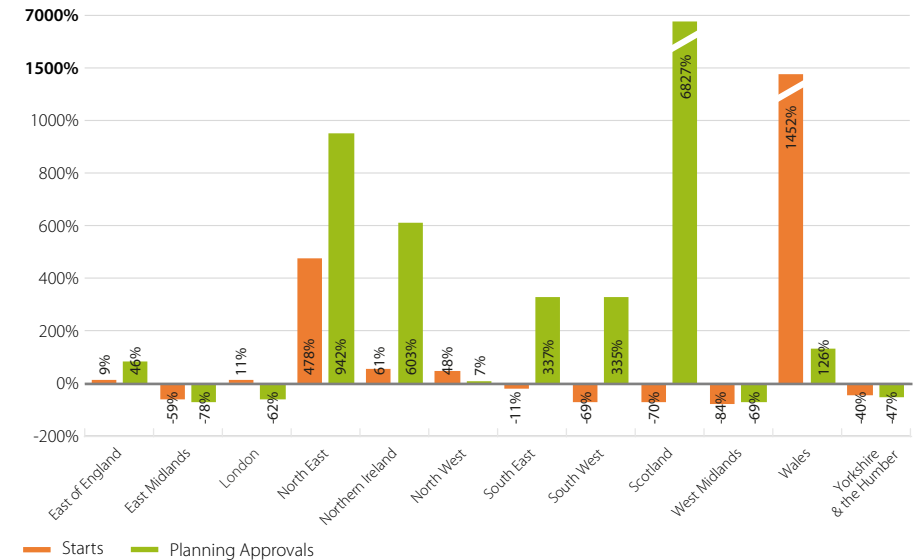
Share Value of Office Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Office Starts and Planning Approvals on a Year Earlier

Source: Glenigan



34%

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

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RETAIL – OVERVIEW

Project starts and main contract awards declined compared to the previous quarter. On a more positive note, detailed planning approvals increased compared to both the previous quarter and the previous year.

Totalling £464 million, retail work starting on site during the three months to July fell 36% against the preceding three months to stand 8% higher than a year ago. There were no major projects starting on-site (£100 million or more), a decrease on the previous quarter and a year ago. Underlying project-starts (less than £100 million) experienced a 2% decline against the preceding three months on a seasonally adjusted (SA) basis but grew 8% against last year.

Retail main contract awards totalled £283 million, a decrease of 25% against the preceding three months to stand 30% down against the same period a year ago. There were no major projects during the period, unchanged against both periods. Underlying contract awards decreased by 42% (SA) against the preceding three months to stand 30% lower than the previous year.

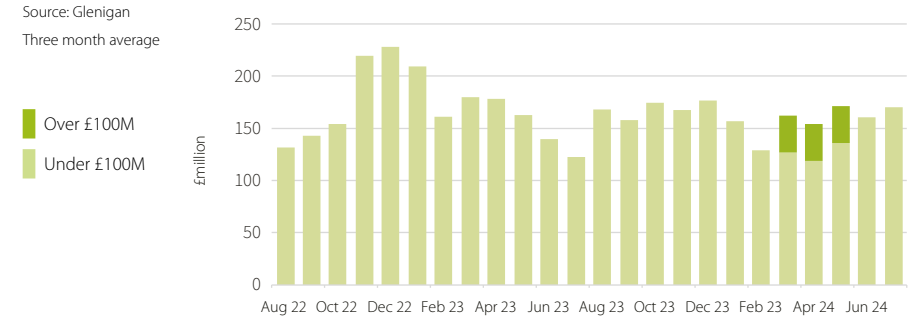
Detailed planning approvals, totalling £510 million, increased 10% against the preceding three months, to stand 39% up on the previous year. Underlying approvals grew 37% (SA) compared with the preceding three months to stand 39% up against the previous year to total £510 million. Like project-starts and main contract awards, there were no major consents.

8%

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

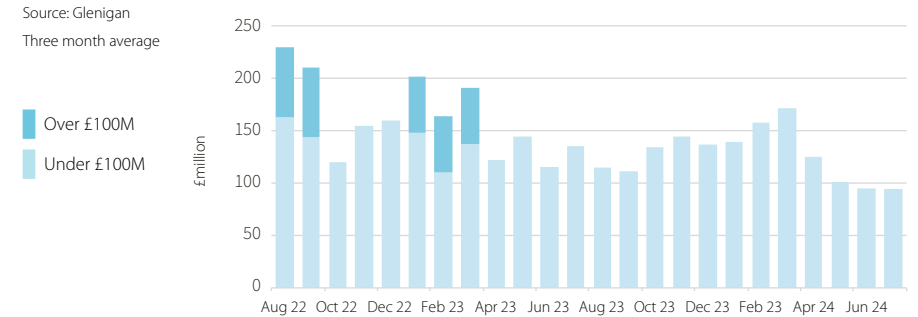
Retail: Detailed Planning Approvals

Source: Glenigan
Three month average



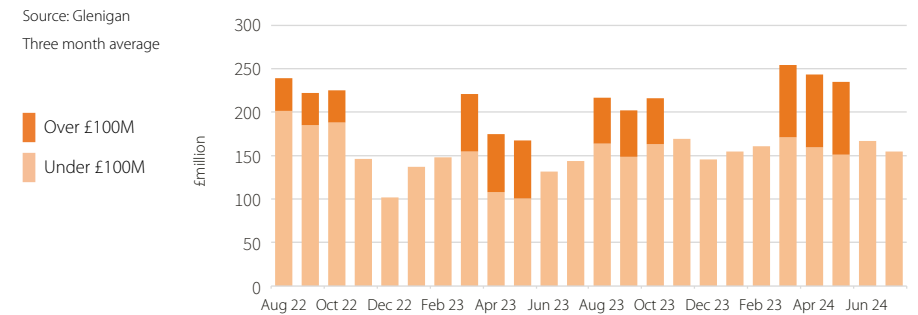
Retail: Main Contract Awards

Source: Glenigan
Three month average



Retail: Starts

Source: Glenigan
Three month average



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RETAIL – TYPES OF PROJECTS STARTED

The value of supermarket starts grew 25%, to total £235 million, accounting for 51% of all retail work starting on site. Shops experienced a 61% increase against last year's levels to total £172 million, a 37% share of retail project starts. Having more than doubled compared to a year ago, petrol filling station projects commencing on site totalled £22 million during the three months to June, accounting for a 5% share.

In contrast, standing 68% lower than a year ago, shopping centre starts totalled £21 million to account for a 5% share of retail work. No retail warehousing projects started on site during the period, a decrease on a year ago.

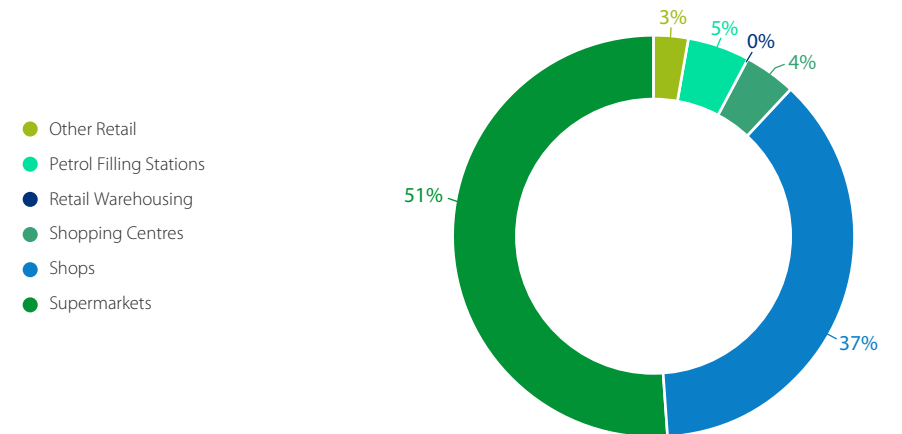
Retail: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Galliford Try	3	72	Aldi	70	122
VINCI Construction UK	4	49	King Sloane Properties	1	90
DSP Construction	12	43	Asda	152	79
STP Construction	2	39	Lidl	26	72
Carey	1	30	Aberdeen City Council	1	50
New West End	1	30	Tesco	86	42
Murphy	1	30	Scarborough Group	1	32
Princebuild	1	22	T J Morris	15	32
CTM Management	4	18	B & M Retail	60	31
Arc Bauen	5	17	Marks & Spencer	25	29

Types of Retail Projects Started Three Months to July 2024

Source: Glenigan



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PROJECT SPOTLIGHT

£76m

ROLLS-ROYCE MOTOR CARS HEADQUARTERS

Detailed plans have been approved for the £76 million extension of Rolls-Royce Motor Cars Headquarters in Chichester. Works are due to be complete in Q2 2025.

PROJECT ID: 23008550



Image Source: Grimshaw Architects

RETAIL – REGIONAL

The North East was the most active region, accounting for 15% of all retail starts nationwide, thanks to the value having increased 88% against the previous year to total £69 million. Accounting for a 13% share, Yorkshire & the Humber grew nearly five times on a year ago, totalling £58 million. Accounting for 11%, the South East grew 111% on a year ago to total £52 million.

At £48 million, the West Midlands also experienced a strong period, with starts having jumped 180% compared with a year ago to account for 10% of the retail sector. Accounting for a 9% share each, project starts in the South West and Scotland grew 28% and 32% compared with a year ago, to total £44 million and £43 million respectively.

The South East had the highest proportion of retail approvals, with a 20% share, having increased 99% against last year's levels, to total £101 million. The South West jumped 95% against the previous year, accounting for 12% of the sector and totalling £62 million. Accounting for the same share, approvals in Scotland grew 107% to total £60 million.

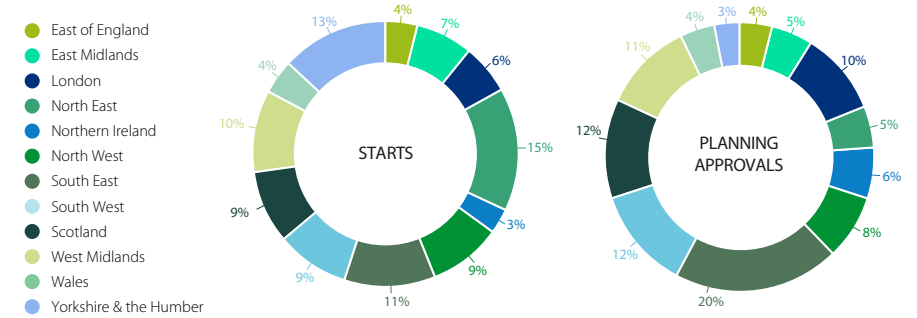
Totalling £55 million, the West Midlands also doubled against last year, accounting for an 11% share of retail approvals. London increased 136% on a year ago, accounting for a 10% share. In contrast, at £44 million, the North West slipped back 25% against last year's figures to account for 9% of retail consents.

39%

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

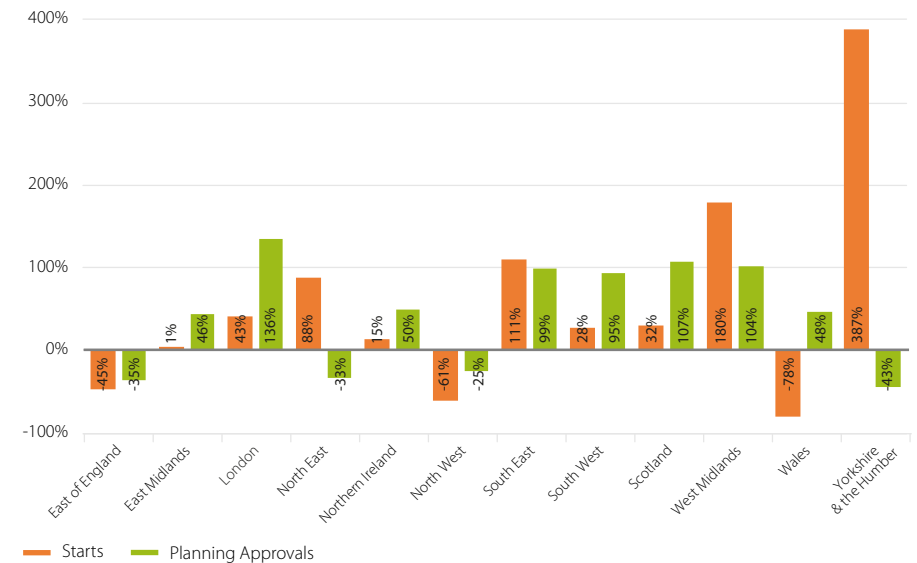
Share Value of Retail Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Retail Starts and Planning Approvals on a Year Earlier

Source: Glenigan



HOTEL & LEISURE – OVERVIEW

Project starts and main contract awards decreased year-on-year. Positively, detailed planning approvals increased compared to both the previous quarter and the previous year.

Totalling £1,077 million, hotel & leisure projects starting on site during the three months to July grew 20% against the preceding three months to stand 21% down on the previous year. Major projects (£100 million or more in value) commencing on site totalled £155 million, 11% up from the previous quarter but a 74% decrease on last year. Underlying starts (less than £100 million) grew 10% against the preceding three months on a seasonally adjusted (SA) basis and increased 18% compared with last year to total £922 million.

At £920 million, hotel & leisure main contract awards increased 10% against the preceding three months and decreased 5% against the previous year. There were no major projects present, down against both the preceding three months and previous year. Underlying contract awards decreased 1% (SA) against the preceding three months but increased by 11% compared with a year ago.

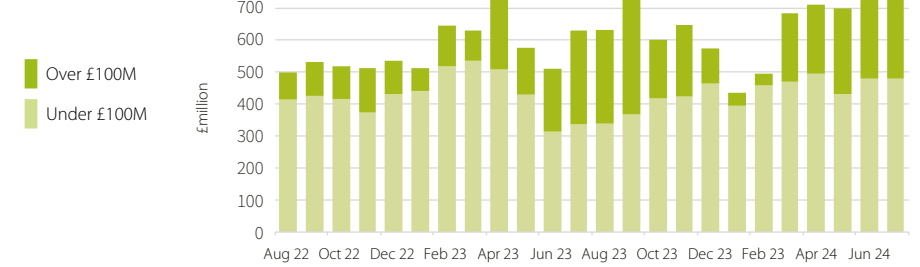
At £2,388 million, hotel & leisure detailed planning approvals grew 12% during the quarter to stand 26% up on the previous year. Underlying approvals increased 7% (SA) against the preceding three months to stand 42% up on the previous year, totalling £1,438 million. Major projects totalled £950 million during the period, 47% higher than in the previous quarter and 8% up on a year ago.

20%

increase in the value of hotel & leisure work starting on site against the preceding quarter

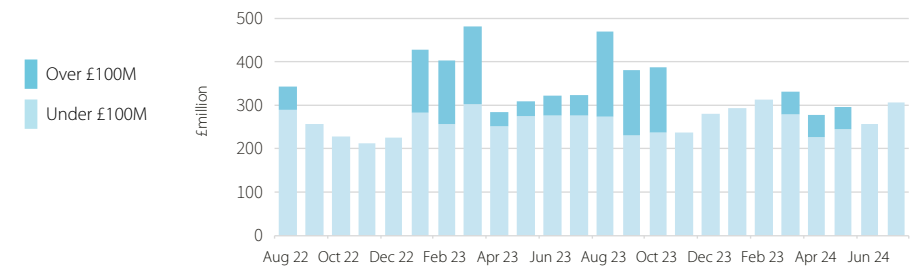
Hotel & Leisure: Detailed Planning Approvals

Source: Glenigan
Three month average



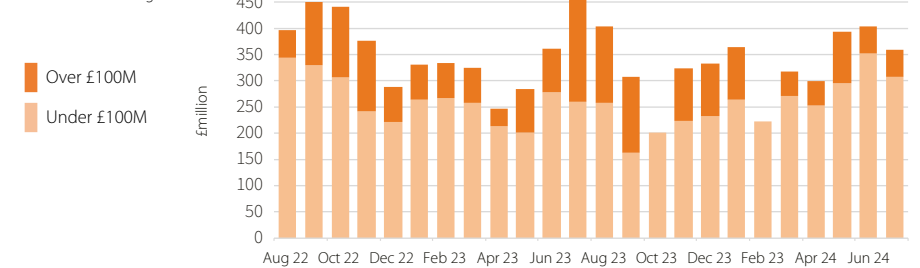
Hotel & Leisure: Main Contract Awards

Source: Glenigan
Three month average



Hotel & Leisure: Starts

Source: Glenigan
Three month average



HOTEL & LEISURE – TYPES OF PROJECTS STARTED

Hotels and guest houses accounted for 38% of sector starts during the three months to July, with the value adding up to £410 million. The segment grew 44% compared with last year's levels. Cinemas & theatres jumped 157% on last year's levels to total £210 million, accounting for 20% of the sector. In contrast, indoor leisure facilities experienced a 58% decline compared to the preceding year. The segment accounted for 9% of the sector with a total value of £95 million.

Sport facilities also slipped back 58% on a year ago to total £87 million, an 8% share of the sector. Cafés, restaurants and fast-food outlets fell 3% against the previous year to total £58 million, accounting for 5% of the sector.

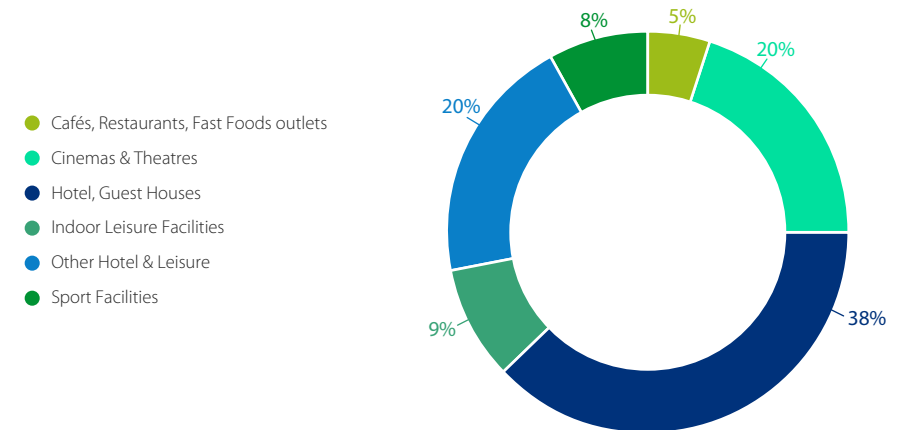
Hotel & Leisure: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
John Sisk & Son	1	300	Manchester City Football Club	1	300
YTL Developments (UK)	1	155	YTL Developments (UK)	1	155
Lendlease	2	152	Lisburn Borough Council	6	71
Willmott Dixon	25	109	Unex Group	1	51
GMI Construction	3	104	Aberdeen City Council	5	51
Legacie Developments	1	95	Ask Real Estate	1	50
Royal BAM	4	90	Ask Patrizia	1	50
Morgan Sindall	7	77	Patrazia Immobilien	1	50
Heron Bros	3	67	Legacie Developments	1	48
Gilbert Ash	3	66	Elliot	1	48

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

Source: Glenigan



PROJECT SPOTLIGHT

£130m

EDEN PROJECT DUNDEE

Detailed plans have been approved for the £130 million Eden Project Dundee development. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q2 2027.

PROJECT ID: 21235838



Image Source: Eden project Dundee

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HOTEL & LEISURE – REGIONAL

London accounted for 23% of hotel & leisure work starting on site, making it the most active region for project-starts, despite the value decreasing 67% against the previous year to total £250 million. In contrast, accounting for 17%, the South West grew 224% against last year to total £178 million. The growth was mainly driven by the £155 million YTL Arena Bristol Brabazon development (Project ID: 19075925).

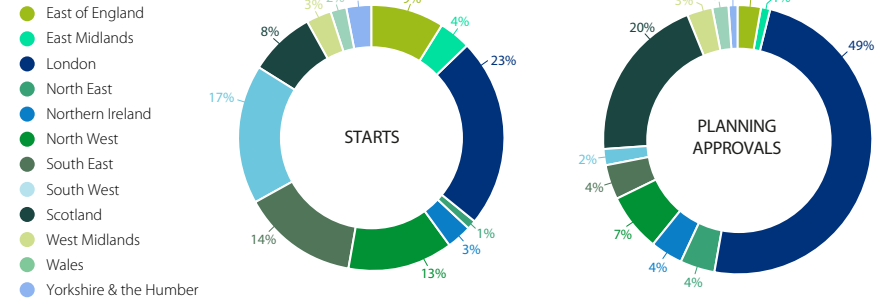
The South East accounted for a 14% share, with the value of work adding up to £146 million, having quadrupled compared with last year's levels. Accounting for a 13% share, the North West increased 64% to total £142 million. Accounting for a 9% share, the East of England more than doubled against last year. Accounting for an 8% share, Scotland increased 28% to total £81 million.

London accounted for the highest share of project approvals (49%), thanks to the value having grown 859% against the previous year to total £1,166 million, boosted by the 380 Kensington High Street London Hotel Development worth £450 million (Project ID: 23137089). Consents in Scotland increased more than six times from last year's levels, adding up to £481 million, accounting for a 20% share of the sector.

In contrast, accounting for 7%, the North West experienced a weak period, with approvals having decreased 66% on a year ago, totalling £171 million. The North East accounted for a 4% share, having slipped back 71% on a year ago to total £86 million.

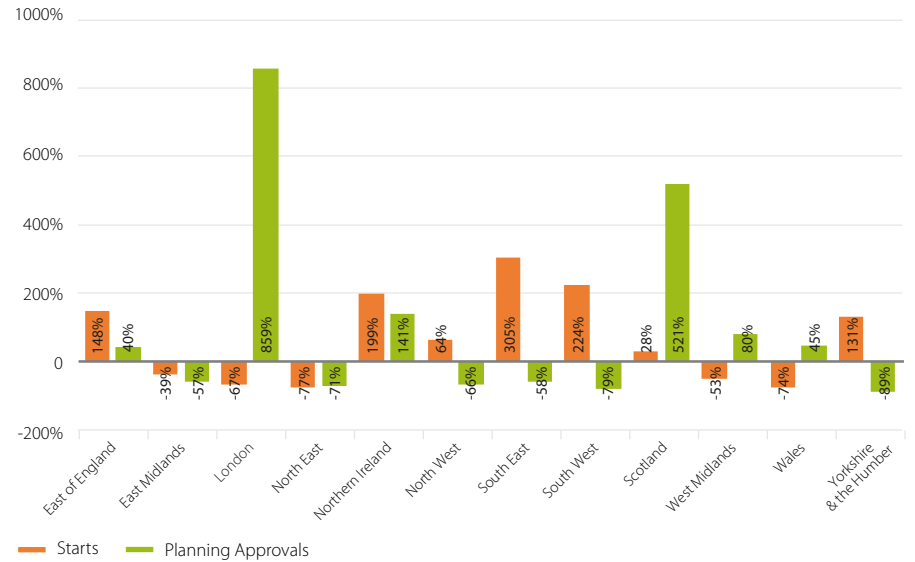
Share Value of Hotel & Leisure Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



26%

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

HEALTH – OVERVIEW

Main contract awards and detailed planning approvals decreased year-on-year. Positively, project starts increased compared to both the previous quarter and the previous year, strengthening the development pipeline.

Adding up to £554 million, underlying health work starting on site (less than £100 million in value) during the three months to July fell 30% against the preceding three months on a seasonally adjusted (SA) basis to stand 39% down against the previous year. At £1,112 million, major projects (£100 million or more) starting on site jumped 218% against the previous quarter and almost quadrupled on last year. Overall, health starts grew 23% against the previous quarter and increased 37% on a year ago, totalling £1,666 million.

Totalling £870 million, main contract awards for the health sector were down 17% against the preceding three months and 40% down against a year ago. Major projects totalled £334 million, up 32% on the preceding three months but a 49% decrease on the previous year. Underlying contract awards experienced a poor performance, decreasing 30% against the preceding three months (SA) to stand 32% down against the previous year.

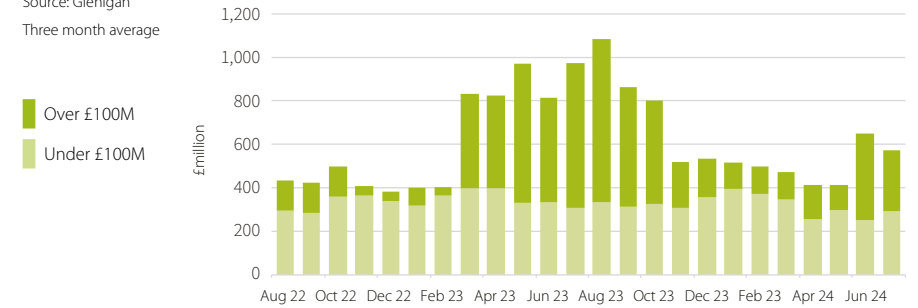
Detailed planning approvals, totalling £1,719 million, grew 39% against the preceding quarter but fell 41% on the previous year. Major project approvals, totalling £843 million, jumped 78% against the previous quarter to stand 58% down against last year. Underlying approvals, at £876 million, experienced a 14% increase (SA) compared with the preceding three months to stand 5% lower than a year ago.

37%

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

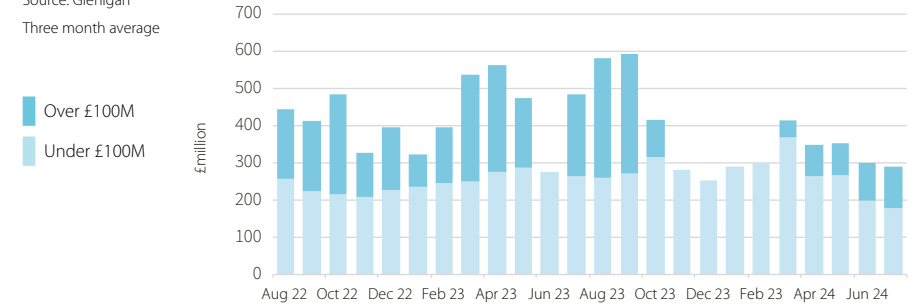
Health: Detailed Planning Approvals

Source: Glenigan
Three month average



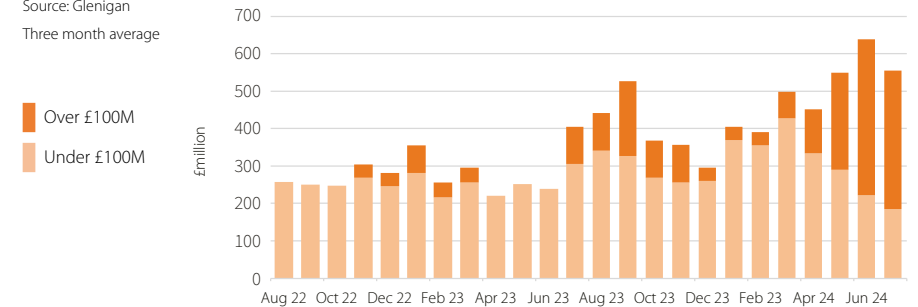
Health: Main Contract Awards

Source: Glenigan
Three month average



Health: Starts

Source: Glenigan
Three month average



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HEALTH – TYPES OF PROJECTS STARTED

Hospitals accounted for 32% of health work starting on site during the three months to July, with the value having decreased 14% against the previous year's levels to total £527 million. Accounting for 9%, nursing home project starts totaled £147 million during the period, having slipped back 38% on a year ago.

Accounting for 6% of health projects starting on-site, dental, health, and veterinary centres decreased 33% on a year ago to total £109 million. No day centre projects commenced, unchanged from last year.

Health: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors	Projects	£m	Clients	Projects	£m
Laing O'Rourke	2	490	Department of Health	209	1,563
McLaughlin & Harvey	2	161	Ellison Oxford	1	300
Morgan Sindall	17	157	Breakthrough Properties	1	137
Shepherd Building	7	128	Smith & Nephew	1	82
IHP Integrated Health	6	127	Siemens	1	58
Winvic	1	116	Tritax	1	58
Tilbury Douglas	7	111	LNT	8	56
Kier	14	104	Officescape	1	54
VINCI Construction	5	103	Welsh Government	4	46
Willmott Dixon	9	91	MEPC	1	40

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PROJECT SPOTLIGHT

£143m

BIRCH HILL CENTRE FOR MENTAL HEALTH

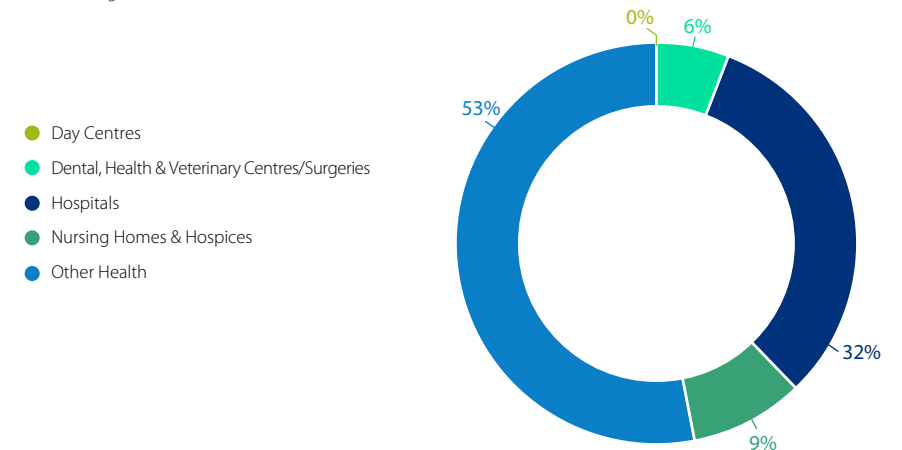
Detailed plans have been approved for the Birch Hill Centre for Mental Health in Antrim, County Antrim. A main contractor is yet to be appointed on the £143 million scheme, with works expected to be completed in Q4 2028.

PROJECT ID: 23287813



Types of Health Projects Started Three Months to July 2024

Source: Glenigan



HEALTH – REGIONAL

Totalling £567 million, London was the most active region for health project-starts during the three months to July, having grown 61% against the previous year to account for 34% of sector starts, mainly thanks to the £500 million Canary Wharf North Quay Life Science Building (Project ID: 22120609). At £388 million, the South East accounted for a 23% share. The value of the projects starting on-site in the region jumped 72% compared with last year's levels.

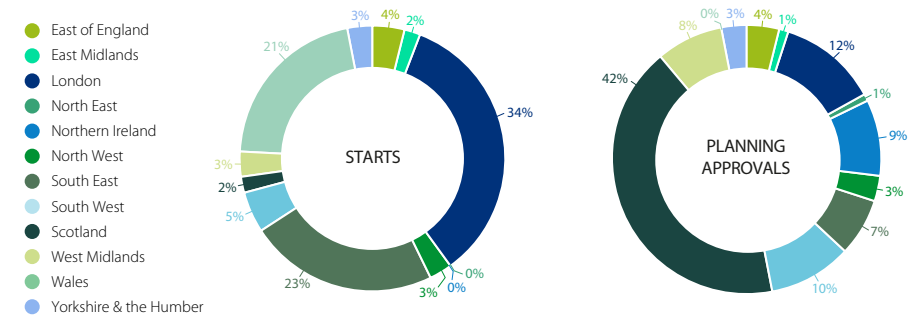
Health starts in Wales accounted for 21% and jumped 12 times compared with the previous year's levels, totalling £350 million. Accounting for 5%, the South West also experienced a strong period, having grown 14% on a year ago to total £77 million. In contrast, accounting for a 4% share, starts in the East of England slipped back 47% against the previous year to total £60 million.

With a total value of £728 million, Scotland was the most active region for detailed planning approvals, having jumped more than 13 times on a year ago to account for 42% of the health sector, driven by the £700 million Monklands Replacement Project (MRP) in Airdrie (Project ID: 17038923). Approvals in the South West grew 176% compared with the previous year to total £176 million, a 10% share of health consents. Accounting for a 9% share, approvals in Northern Ireland doubled in value to total £148 million.

Accounting for an 8% share, health approvals in the West Midlands were more than seven times higher than a year ago to total £137 million. In contrast, accounting for a 12% share, consents in London slipped back 72% to total £202 million.

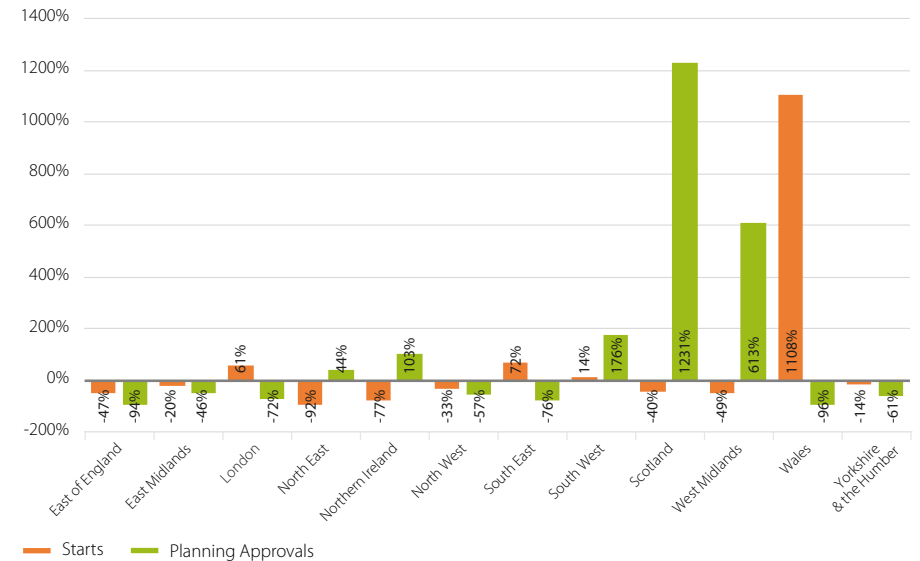
Share Value of Health Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Health Starts and Planning Approvals on a Year Earlier

Source: Glenigan



39%

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

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EDUCATION – OVERVIEW

Main contract awards declined compared to both the previous quarter and the previous year. Positively, project starts increased compared to both the previous quarter and the previous year.

Totalling £1,770 million, education work starting on site grew 6% on the preceding three months to stand 24% up on the previous year. No major projects (£100 million or more) started during the period, unchanged from the preceding quarter and a year ago. Underlying education work starting on site (less than £100 million in value) decreased 1% against the preceding three months on a seasonally adjusted (SA) basis but grew 6% if not accounting for seasonality and was 24% up on a year ago.

Education main contract awards decreased 14% against the preceding three months to total £1,106 million, with the value remaining 31% lower than the previous year. Underlying contract awards decreased 12% (SA) against the preceding three months and declined by 26% against the previous year. No major projects reached the contract awarded stage, unchanged on the preceding three months but down against the previous year.

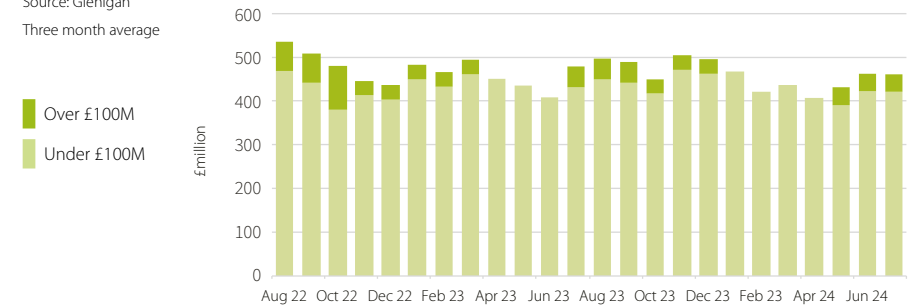
Totalling £1,382 million, detailed planning approvals climbed 13% against the preceding three months to stand 4% down on last year. Major project approvals totalled £120 million, an increase on the previous quarter when no major projects were approved but 14% down against last year. Underlying project approvals fell 5% (SA) against the previous three months and decreased 3% against last year, totalling £1,262 million.

24%

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

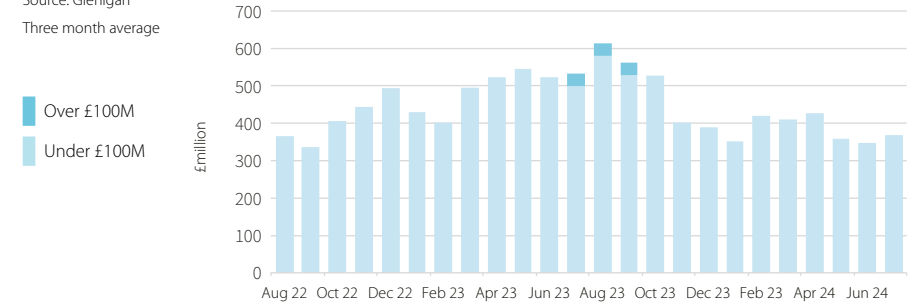
Education: Detailed Planning Approvals

Source: Glenigan
Three month average



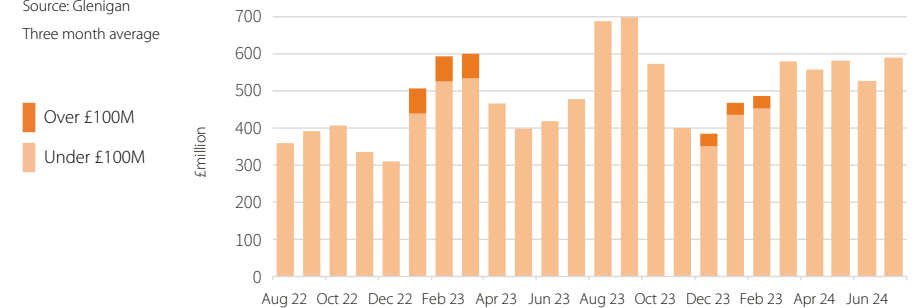
Education: Main Contract Awards

Source: Glenigan
Three month average



Education: Starts

Source: Glenigan
Three month average



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EDUCATION – TYPES OF PROJECTS STARTED

School project-starts totalled £1,334 million during the three months to July and accounted for the largest share of education construction starts (75%), having grown 27% on the previous year.

College starts also experienced a strong period, with the value having grown 29% against the previous year to total £169 million, accounting for a 10% share of education sector work starting on site. Universities, on the other hand, fell 1% against last year to total £175 million, despite also accounting for a tenth of the total value.

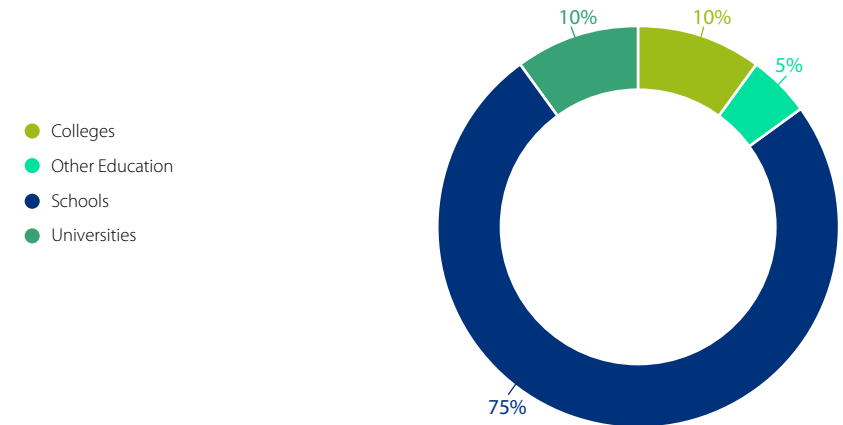
Education: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Kier	28	546	Department for Education	128	754
Morgan Sindall	41	417	Kier	5	108
Willmott Dixon	18	363	Cardiff County Council	5	97
Royal BAM	11	362	Bridgend College	2	90
Bowmer & Kirkland	20	284	Northumberland County Council	4	88
Galliford Try	20	205	London Borough of Lewisham	1	74
Tilbury Douglas	12	119	City of Edinburgh Council	4	71
Graham Construction	9	119	Exeter College of Further Educ.	1	70
Bouygues UK	5	113	Univ. of the West of England	1	65
ISG	7	98	Hampshire County Council	9	62

Types of Education Projects Started Three Months to July 2024

Source: Glenigan



PROJECT SPOTLIGHT

£70m

EXETER COLLEGE EXTENSION

Detail plans have been approved for the Exeter College extension development. Willmott Dixon have been appointed as main contractors on the £70 million scheme, with works due to be completed in Q1 2026.

PROJECT ID: 21027700



Image Source: AWW Architects

EDUCATION – REGIONAL

Scotland was the most active region for education project-starts during the three months to July, accounting for a 20% share of the sector to total £354 million, having increased 99% on last year's levels. London accounted for 14% of starts in the sector and climbed 8% against the previous year to total £185 million. Accounting for the same share, the South East more than doubled on a year ago to total £243 million.

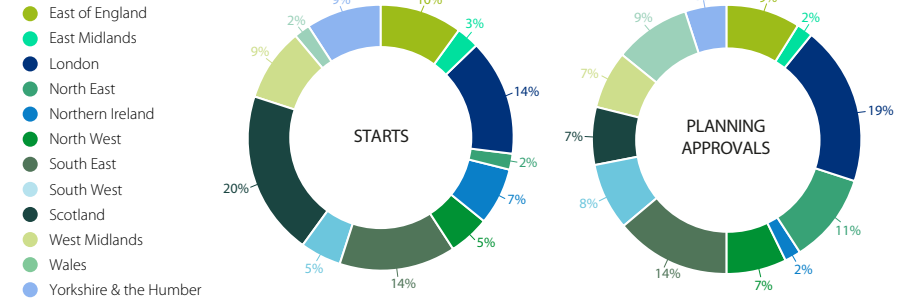
Totalling £163 million, Yorkshire & the Humber accounted for a 9% share and experienced a 320% increase on a year ago. Accounting for the same share, the West Midlands also experienced a strong period. Starts in the region totalled £153 million, having grown 43% on a year ago. In contrast, accounting for 10%, starts in the East of England slipped back 13% on a year ago to total £176 million.

London was the most active region for detailed planning approvals in the education sector, accounting for a 19% share, with the value remaining unchanged from a year ago to total £265 million. The South East, on the other hand, grew 86% in value against last year to total £190 million, a 14% share of all consents during the period.

Adding up to £155 million, the North East jumped more than 40 times against last year, accounting for 11% of education consents. In contrast, at £118 million, the East of England faced a 21% slump, accounting for 9% of consents. Wales also accounted for the same share of education consents with the same total value, but fell by 45% year-on-year.

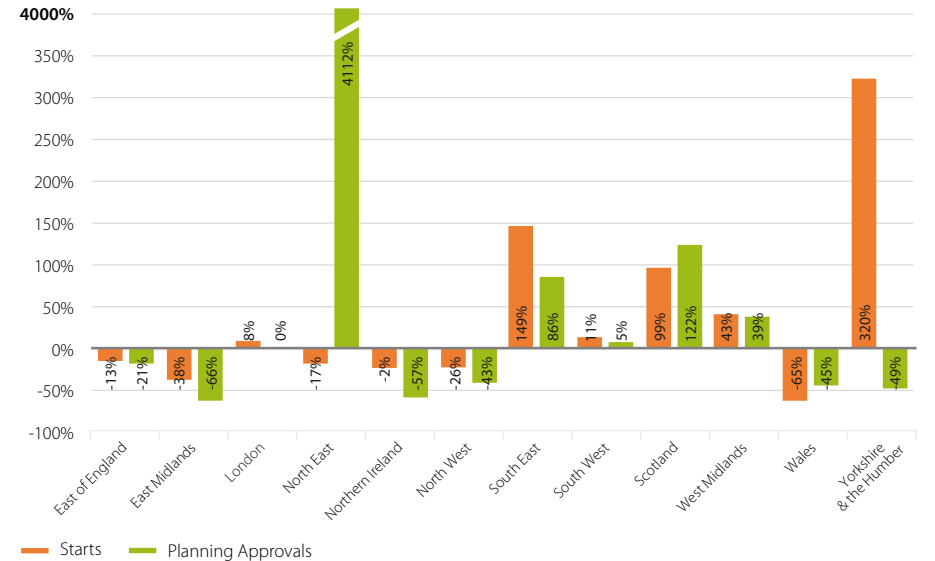
Share Value of Education Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



Changes in Education Starts and Planning Approvals on a Year Earlier

Source: Glenigan



13%

increase in the value of detailed planning approvals against the preceding quarter

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COMMUNITY & AMENITY – OVERVIEW

Main contract awards declined compared to both the previous quarter and the previous year. More positively, project starts and detailed planning approvals increased year-on-year, boosting the development pipeline.

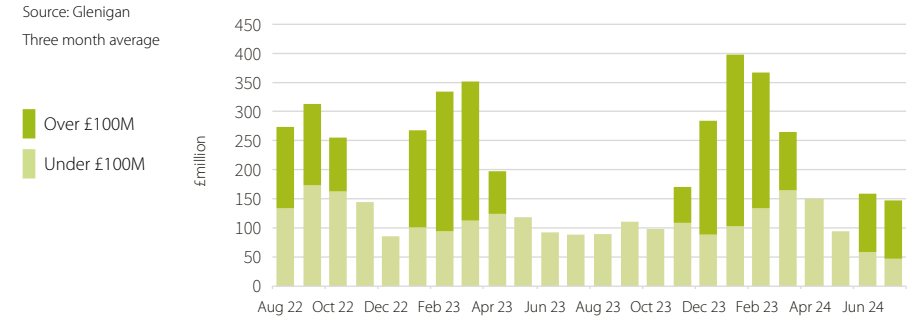
Community & amenity work starting on site totalled £408 million during the three months to July, 50% down on the preceding three months, but a 38% increase on the previous year. Major project-starts (£100 million or more) totalled £135 million, a 60% decline on the previous quarter but an increase from a year ago when no major projects started on site. Underlying starts (less than £100 million in value) fell 44% against the preceding three months on a seasonally adjusted (SA) basis to stand 8% down against last year's levels.

At £264 million, community & amenity main contract awards decreased 79% during the period to stand 74% down on the previous year. There were no major projects during the period, down on the preceding three months and previous year. Underlying contract awards decreased 52% against the preceding three months (SA) to stand 52% down against the previous year.

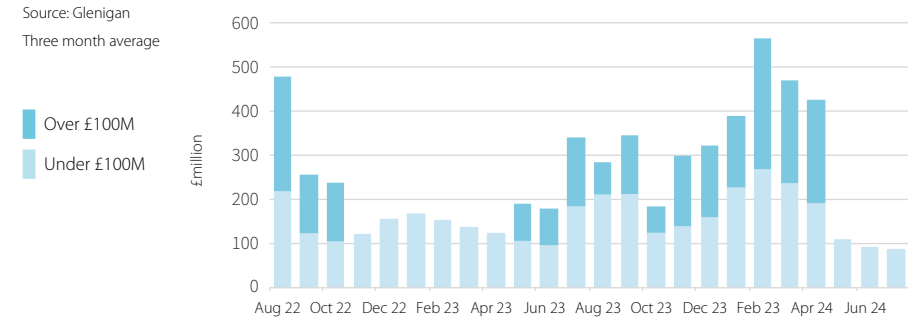
Detailed planning approvals fell 2% against the previous three months to stand 66% up against last year, totalling £442 million. Major approvals totalled £300 million, an increase on the preceding quarter and a year ago when no major projects were approved. Underlying project approvals decreased 51% (SA) on the previous three months and fell 47% against a year ago to total £142 million.

38%
increase in the value of community & amenity work starting on site against the previous year

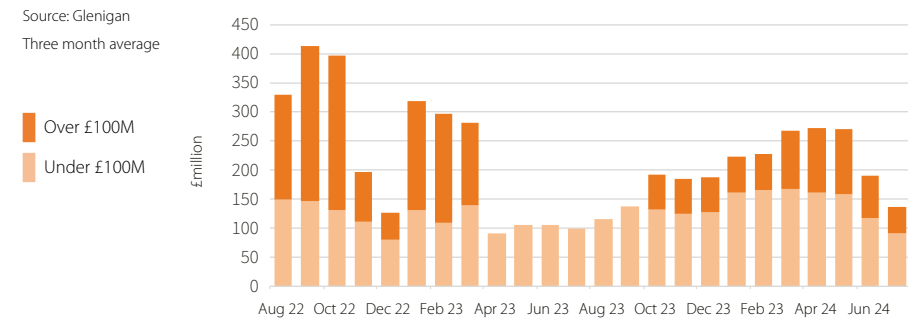
Community & Amenity: Detailed Planning Approvals



Community & Amenity: Main Contract Awards



Community & Amenity: Starts



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COMMUNITY & AMENITY – TYPES OF PROJECTS STARTED

Totalling £205 million, prisons accounted for the highest proportion (50%) of community & amenity starts, due to the value having jumped more than tenfold on a year ago. Local facilities, totalling £115 million, climbed 9% compared with last year, accounting for 28% of the sector. Adding up to £31 million, government building project starts grew 97% against last year, accounting for 8% of sector starts.

Places of worship totalled £17 million and accounted for a 4% share, having increased 5% on a year ago.

In contrast, accounting for a 9% share, military projects fell 41% to total £36 million. At £4 million, blue light projects experienced a 92% decline against 2023 levels to account for just 1% of the sector. No law court projects started during the three months to June, unlike the same period last year.

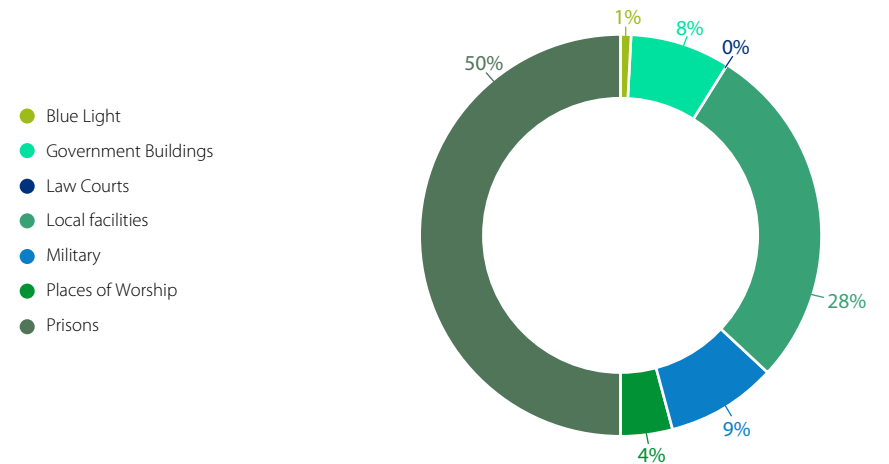
Community & Amenity: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors			Clients		
Contractors	Projects	£m	Clients	Projects	£m
Kier	13	463	Ministry of Justice	18	804
ISG	7	382	Ministry of Defence	23	360
Wates	6	313	Scottish Prison Service	2	200
Morgan Sindall	12	230	Kier	1	200
Laing O'Rourke	1	186	City of London	1	180
Galliford Try	9	120	Manchester Metropolitan Univ.	1	90
Sykes & Son	1	90	Home Office	20	87
Reds10 (UK)	1	72	Ministry of Housing, Communities and Local Gov.	7	59
Lendlease	3	67	Mid and E. Antrim Bor. Council	2	43
IHP Integrated Health	1	48	Atomic Weapons	1	36

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

Source: Glenigan



PROJECT SPOTLIGHT

£11m

VALENTINES PARK LIDO

Detail plans have been approved for the development of a new open-air Lido in Valentines Park in Ilford, East London. A main contractor is yet to be appointed on the £11 million scheme, with works due to be completed in Q4 2025.

PROJECT ID: 24101835



COMMUNITY & AMENITY – REGIONAL

The South East dominated community & amenity starts, accounting for 37% of new work valued at £151 million, a threefold increase year-on-year. This growth was significantly boosted by the £134.76 million HMP Bullingdon - Accelerated Houseblocks Development Programme in Bicester (Project ID: 22000692). The North West accounted for 23% of sector starts, having jumped 209% against the previous year to total £95 million.

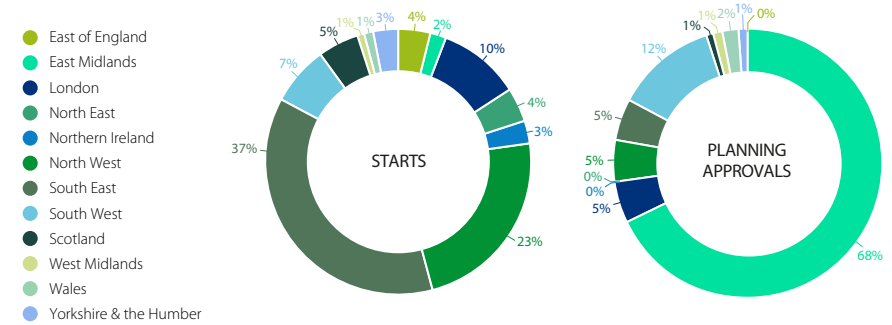
Accounting for 7% at £28 million, the South West grew five times against the preceding year. Scotland accounted for a 5% share, having nearly tripled on a year ago to total £19 million. In contrast, starts in London were 36% lower than last year, totaling £39 million and accounting for 10% of the sector.

At £300 million, the East Midlands was the most active region for community & amenity detailed planning approvals. Accounting for a 68% share, the value of consents there grew more than 14 times against the previous year, solely thanks to the £300 million HMP Gartree 2 prison development in Leicestershire (Project ID: 21301670). The South West also performed well, having grown 21% on the preceding year's level, accounting for 12%, with a total value of £53 million.

London was another region to experience growth. The value of consents there was 182% higher compared with last year's levels to total £21 million, accounting for a 5% share of sector consents. In contrast, despite accounting for the same share, approvals in the South East and North West slipped back 37% and 59% against the previous year to total £21 million and £20 million respectively.

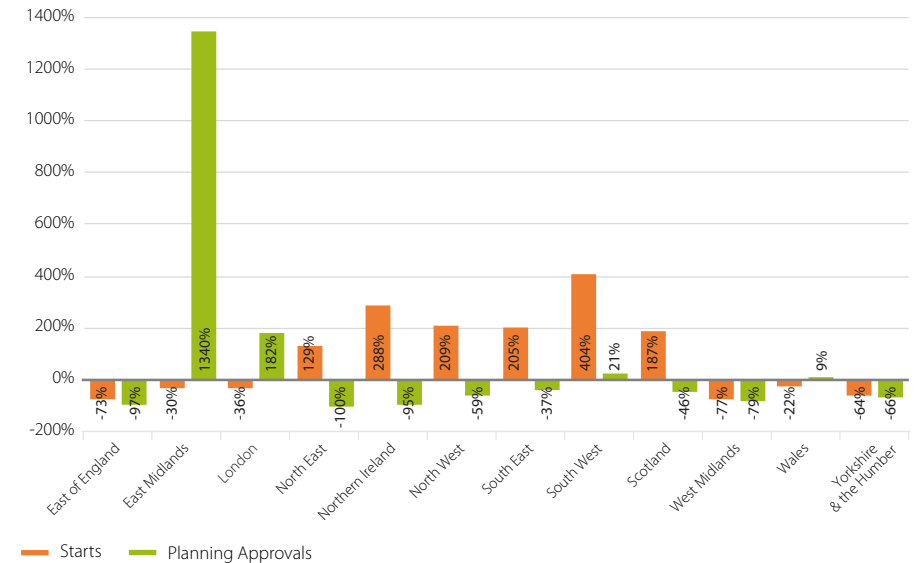
Share Value of Community & Amenity Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



66%

*increase in the value of community and amenity
planning approvals against the previous year*

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CIVIL ENGINEERING – OVERVIEW

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

Totalling £11,948 million, civil engineering work starting on site during the three months to July decreased 8% against the preceding three months to stand 138% up against the previous year. Major projects (£100 million or more), totalling £9,955 million, fell 11% against the preceding three months to stand 205% higher than last year. Underlying project-starts (less than £100 million in value) climbed 9% against the preceding three months on a seasonally adjusted (SA) basis and were 14% up compared with last year, totalling £1,993 million.

Civil engineering main contract awards, adding up to £6,254 million, experienced a 27% decrease against the preceding three months to stand 18% up on the previous year. Underlying contract awards experienced a weak performance, decreasing 24% against the preceding three months (SA) to stand 30% down on 2023 levels. Major projects totalled £5,220 million, a 24% decrease on the preceding three months but a 37% increase on the previous year.

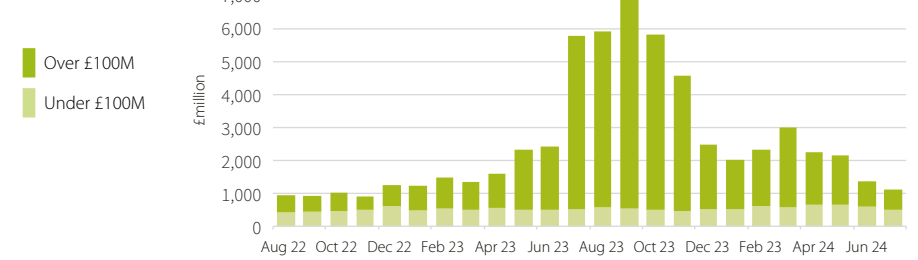
Totalling £3,351 million, civil engineering detailed planning approvals fell 50% compared with the previous quarter to stand 81% down on a year ago. Major project approvals, at £1,844 million, decreased 62% against the preceding three months, and fell 88% on the previous year. Underlying approvals decreased 8% (SA) against the previous three months and were also 8% lower than a year ago, totalling £1,507 million.

138%

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

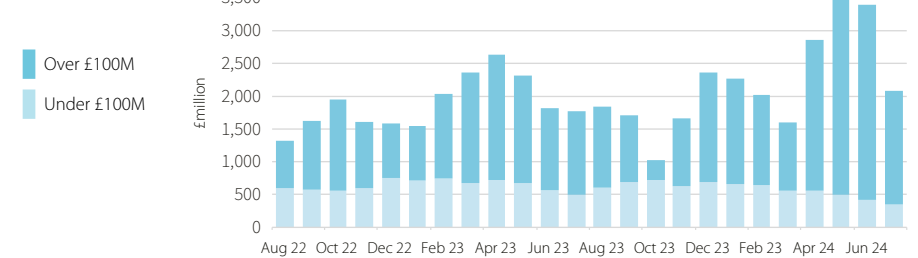
Civil Engineering: Detailed Planning Approvals

Source: Glenigan
Three month average



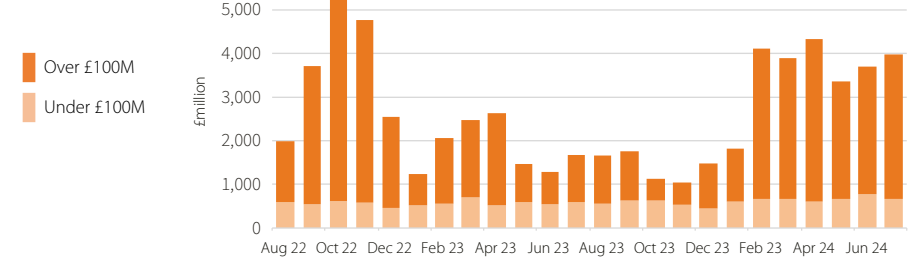
Civil Engineering: Main Contract Awards

Source: Glenigan
Three month average



Civil Engineering: Starts

Source: Glenigan
Three month average



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CIVIL ENGINEERING – TYPES OF PROJECTS STARTED

At £4,720 million, energy projects accounted for the greatest share (39%) of civil engineering starts during the three months to July having grown more than 15 times on the previous year. At £3,570 million, rail projects jumped more than 65 times on a year ago, accounting for a 30% share. Harbour/port projects were 5% higher than last year, totalling £288 million, accounting for a 2% share of civil engineering starts.

Accounting for the same share, water industry projects totalled £186 million, having increased 24% on a year ago.

Waste projects accounted for a 1% share, totalling £70 million, having tripled on a year ago. In contrast, accounting for a 7% share, road project-starts fell 24% to total £788 million. Airport projects accounted for an insignificant share, at £2 million, having decreased 97% on a year ago.

PROJECT SPOTLIGHT

£14m

GREEN TRANSPORT HUB & SPOKES

Detailed plans have been approved for the £14 million Green Transport Hub & Spokes development in Dundee. A main contractor is yet to be appointed on the scheme with works expected to complete in Q2 2026.

PROJECT ID: 23034998



Image Source: Dundee City Council

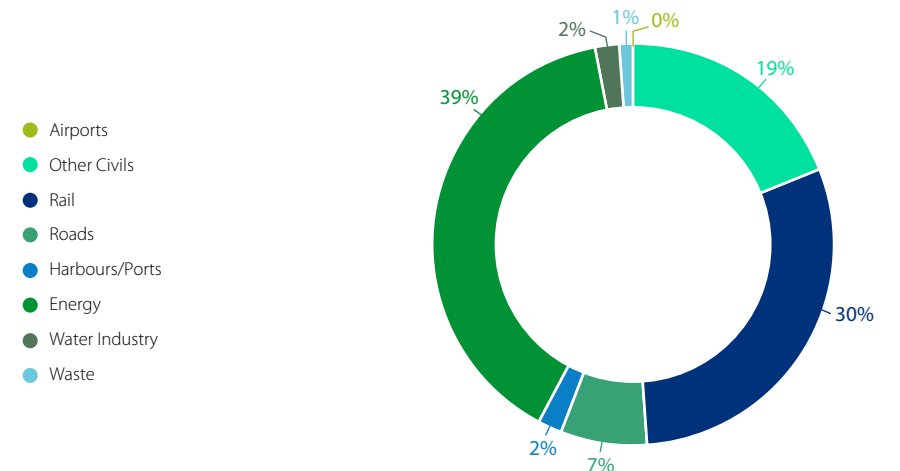
Civil Engineering: League Tables (August 2023 to July 2024)

Source: Glenigan

Contractors			Clients		
	Projects	£m		Projects	£m
Seaway Heavy Lifting Offshore	1	4,033	SSE	12	4,316
Hitachi Energy	4	1,795	Network Rail	35	3,782
Bouygues	11	1,027	Statoil (U.K.)	1	2,017
Royal BAM	19	826	Department for Transport	38	1,621
Murphy	4	706	National Grid	11	1,198
Keltbray	6	618	Statera Energy	1	1,000
Ringway	5	615	Milton Keynes Bor. Council	4	614
Skanska	1	600	Essex County Council	5	539
Gaelectric Developments	1	450	Kent County Council	5	499
Balfour Beatty	34	449	Ardersier Port	2	301

Types of Civil Engineering Projects Started Three Months to July 2024

Source: Glenigan



CIVIL ENGINEERING – REGIONAL

Yorkshire & the Humber accounted for 51% of starts during the period, the highest of any area. The value of projects commencing in the region jumped almost 30 times against the previous year to total £6,071 million. This growth was boosted by the £4,033 million Dogger Bank B offshore wind farm (Project ID: 12391584). Accounting for 32% of starts, the East of England increased more than 18 times to total £3,867 million, driven by the £3,500 million Eastern Routes Partnership CP7 Framework (Project ID: 21447871).

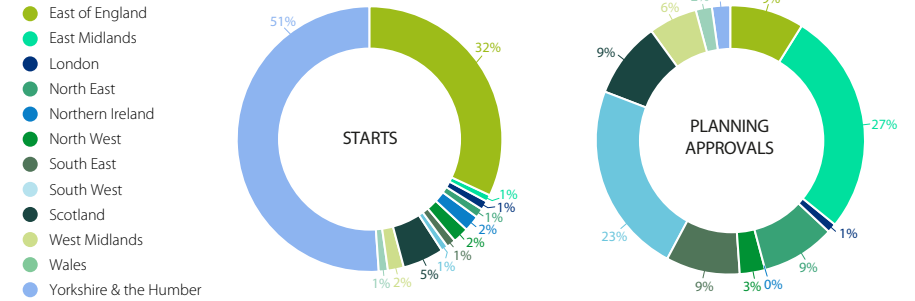
Scotland also experienced growth during the period. Accounting for 5% of the sector, the value of project-starts in the region increased 180% to total £568 million. The West Midlands grew 140% to total £196 million, a 2% share of civil engineering starts. In contrast, accounting for the same share, the North West fell 28% on a year ago, totalling £274 million.

The East Midlands, at £889 million, was the most active region for civil engineering planning approvals, accounting for 27% of the sector. The value grew 35% against the previous year. The West Midlands increased 4% against the previous year to total £184 million, representing a 6% share of the sector.

In contrast, accounting for 23%, the South West decreased 58% to total £778 million. Further decline was prevented by the £500 million Lime Down Solar Park in Bath (Project ID: 24218684). The South East accounted for a 9% share, having faced a 42% decline against 2023 figures to total £317 million. Accounting for the same share of consents, Scotland fell 28% on a year ago to total £314 million. Approvals in the East of England and the North East also accounted for 9% of the sector, having slipped back 93% and 20% on a year ago to total £303 million and £295 million respectively.

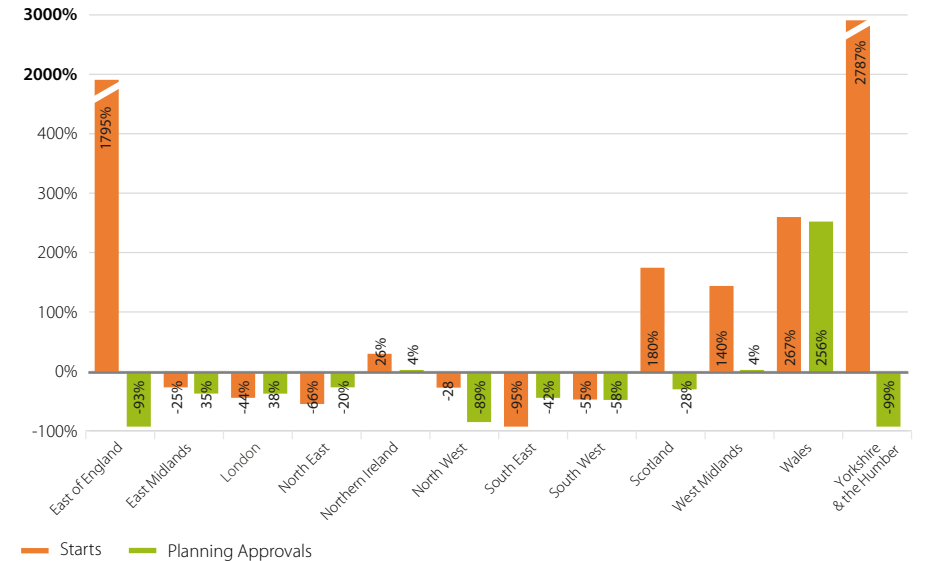
Share Value of Civil Engineering Starts and Planning Approvals in the Last 3 Months

Source: Glenigan



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

Source: Glenigan



18%

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

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G Glenigan

Call 0800 060 8698

Email info@glenigan.com

Visit www.glenigan.com

80 Holdenhurst Road,
Bournemouth BH8 8AQ

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