



Glenigan

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Construction Review

Reflecting activity to the end of June 2025

July 2025

- ✓ **22% decrease in detailed planning approvals** compared to the previous three months
- ✓ **32% decrease in main contract awards** against the preceding three months
- ▲ **6% increase in project starts** against the preceding three months



Expert insights

to drive your construction strategy forward

Glenigan's bespoke research service delivers actionable, data-driven insights tailored to expand construction industry business pipelines.

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

Glenigan's trusted analysis is widely respected across thousands of construction businesses, from large infrastructure organisations to smaller enterprises. Featured in leading media, our team delivers custom research for commercial clients, government agencies, and trade organisations. From strategic forecasting to tailored reports, we provide the intelligence needed to plan confidently.

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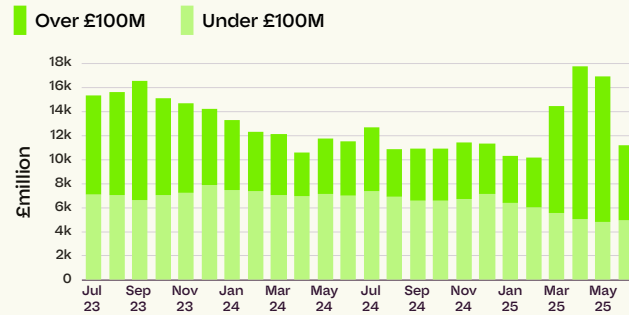
Executive Summary

- ❌ **3% decrease** in detailed planning approvals against the previous year
- ❌ **24% decrease** in main contract awards against the previous year
- ✅ **3% increase** in project starts against the previous year

A strong rise in underlying (under £100 million) project starts against both the preceding three months and a year earlier masked a poor performance in major projects (over £100 million) starting on-site, leading to modest overall growth against both periods. Main contract awards and detailed planning approvals declined against both periods.

Faced with subdued economic growth and higher operational costs, UK construction clients are delaying investment decisions, contributing to the weakening in contract awards and planning approvals. However, the recent Spending Review has provided some cause for optimism. Government capital spending is set to rise significantly, with £165 billion allocated over the review period to drive new builds, regeneration, and major infrastructure upgrades. This investment, underpinned by a 10-year national infrastructure strategy, aims to boost economic growth and create jobs.

Detailed Planning Approvals

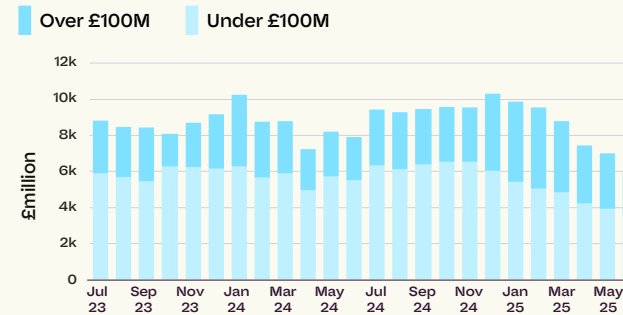


Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£million	14,938	18,727	33,665
YoY	-29%	38%	-3%
Prev. 3 months	-11%	-30%	-22%
Prev. 3 months (SA)	-7%		

Source: Glenigan. Three month average

Main Contract Awards

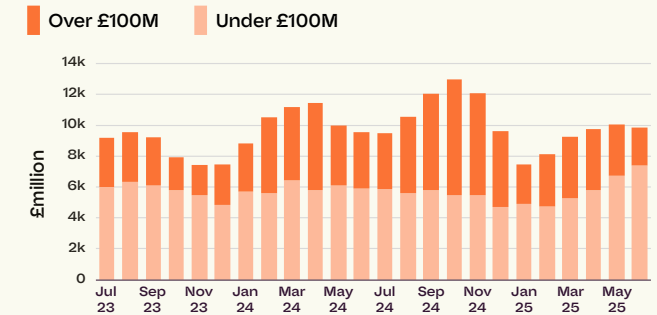


Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£million	10,601	7,436	18,037
YoY	-36%	4%	-24%
Prev. 3 months	-27%	-37%	-32%
Prev. 3 months (SA)	-24%		

Source: Glenigan. Three month average

Starts



Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£million	22,201	7,372	29,573
YoY	25%	-32%	3%
Prev. 3 months	40%	-39%	6%
Prev. 3 months (SA)	49%		

Source: Glenigan. Three month average

Economic Outlook

Upturn in business investment and renewed economic growth

- ▲ Renewed economic growth after a weak April performance
- ▲ Rise in business investment during the first quarter
- ▲ Anticipated increased investment by government and in housing

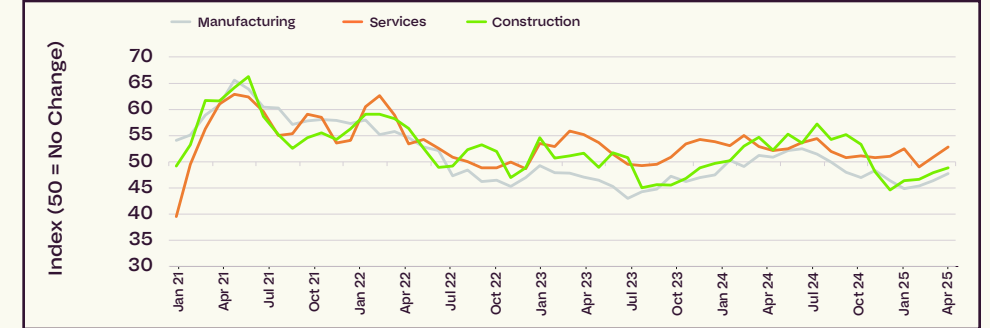
UK economic activity shrank by 0.3% in April, driven by falls in both services and manufacturing output. However, this followed strong growth in Q1, and recent industry surveys suggest a return to growth in May and June. The June CIPS manufacturing survey showed greater stability, while the services sector recorded sustained business gains.

Business investment in Q1 was 6.6% higher than a year earlier, signalling improved investor confidence and economic expectations. Most of the increased spending went toward transport and IT equipment, with just a 1% rise in capital expenditure on structures – indicating a focus on replacement and efficiency over capacity expansion.

In contrast, government investment declined and investment in dwellings was flat. Both are expected to improve in the coming months, aided by additional capital funding for departments this year and a Spending Review boost from next April. Glenigan also reported a rise in private housing project starts, pointing to stronger dwelling investment ahead.

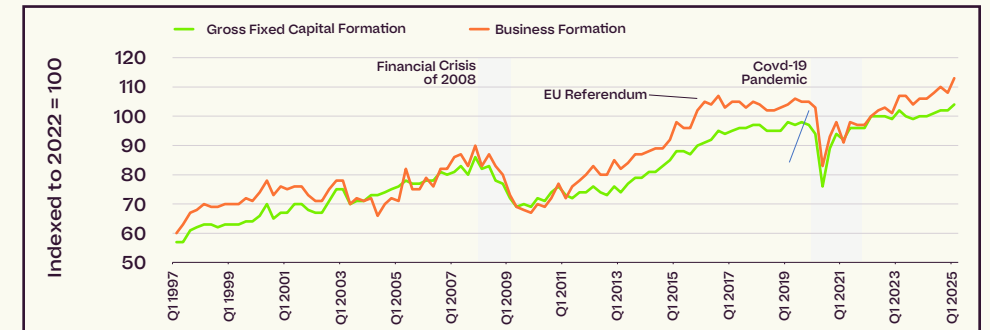
Despite the uptick in business investment, UK investment remains the lowest in the G7 at 18.2% of GDP, compared to the G7 average of 22.0%. Closing this gap is vital if the Government is to deliver sustained UK economic growth.

CIPS Activity Surveys



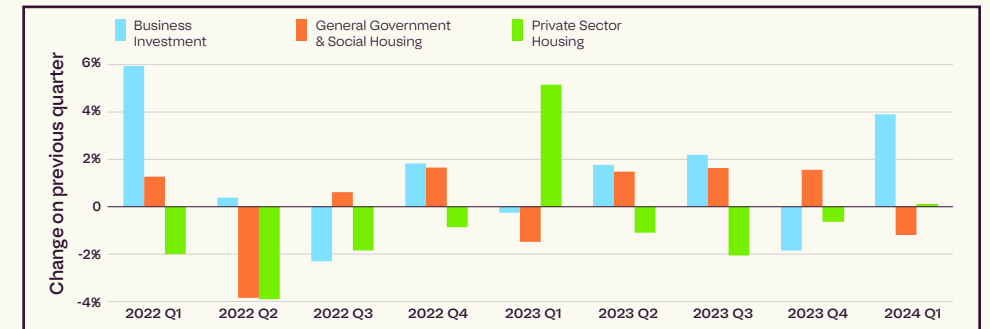
Source: S&P Global PMI

UK Investment



Source: ONS

Investment Growth



Source: ONS

Top 50 Contractors

Last 12
month
totals:

952 projects
£36,982m

Last
month
totals:

99 projects
£2,386m

July 2024 to June 2025

Contractors	#	£m	★	Contractors	#	£m	★
1 Kier	102	2759	0	26 Hochtief Group	2	463	-1
2 Laing O'Rourke	8	2392	4	27 Kanadevia Inova UK	2	450	-1
3 Morgan Sindall	209	2180	-1	28 G W Highways	1	400	0
4 Royal BAM	39	2026	-1	29 ACCIONA	1	400	0
5 Mace	16	1926	-1	30 Enka	1	350	0
6 Sir Robert McAlpine	4	1777	-1	31 Spencer Group	6	333	1
7 Ferrovial	3	1617	0	32 Skanska UK	4	330	1
8 Bowmer & Kirkland	30	1222	0	33 VINCI	31	330	-2
9 McLaren	20	1181	2	34 United Living	5	323	0
10 Ringway Group	3	1159	-1	35 Tilbury Douglas	30	290	5
11 Graham Construction	21	1065	-1	36 Caddick Group	11	284	-1
12 Galliford Try	112	1051	1	37 Hill Group	15	271	4
13 Wates	41	1050	3	38 VolkerWessels	12	265	-1
14 Balfour Beatty	43	994	-2	39 Bovis	2	259	-1
15 M Group Services	17	964	0	40 Aecon	1	250	-1
16 Winvic	18	839	2	41 Robertson	25	231	-5
17 Mears Group	6	827	6	42 Cfield Construction	3	229	0
18 Bouygues	19	776	-1	43 PMC Cons. & Development	3	222	0
19 Costain	5	640	0	44 Zenobe Energy	1	220	NEW
20 TSL Projects	4	613	1	45 Mwh Treatment	2	218	-1
21 JRL Group	3	604	1	46 G2 Design	1	216	-1
22 Willmott Dixon	33	567	-2	47 HG Construction	5	211	-1
23 Multiplex	3	555	-9	48 Zhejiang Construction	1	210	-1
24 John Sisk & Son	7	529	3	49 Lowry Building & Civil Eng.	3	209	0
25 McAleer & Rushe Contracts	9	503	-1	50 Axis Group UK	9	204	NEW

★ Change in ranking since the previous period

June 2025

Contractors	#	£m	★	Contractors	#	£m	★
1 Laing O'Rourke	1	920	7	26 Galliford Try	6	23	7
2 Bowmer & Kirkland	3	233	2	27 Whitshaws Builders	1	23	NEW
3 Kier	11	219	12	28 Aztec Cons. Services	1	21	NEW
4 Wates	10	161	8	29 Pellikaan Construction	1	19	NEW
5 McLaren	2	120	NEW	30 Construction Prop. Solutions	1	19	NEW
6 John Sisk & Son	1	100	14	31 Stepnell	1	18	12
7 Balfour Beatty	3	92	NEW	32 VINCI	2	18	0
8 McAleer & Rushe Contracts	1	70	2	33 Corramore Construction	1	17	NEW
9 Hill Group	1	55	10	34 Graham Construction	1	17	NEW
10 The Joseph Gallagher	1	50	NEW	35 M & J Cosgrove Cons.	1	16	NEW
11 Alun Griffiths (Contractors)	1	40	NEW	36 J Greenwood (Builders)	1	16	NEW
12 Althea UK and Ireland	1	38	NEW	37 Walter Carefoot & Sons	1	15	NEW
13 Turmec	1	37	NEW	38 McLaughlin & Harvey	1	15	-25
14 Pdc Engineering	2	31	NEW	39 Barnwood Group	1	15	NEW
15 Kinglerlee	2	31	NEW	40 Ambitmoat	1	14	NEW
16 Octavius Infrastructure	1	31	NEW	41 Universal Piling and Cons.	1	14	NEW
17 Morgan Sindall	10	30	-16	42 Axis Group UK	1	13	NEW
18 Tilbury Douglas	3	26	20	43 Milton Keynes Energy	1	13	NEW
19 Esh Group	2	25	NEW	44 DC Construction	1	13	NEW
20 Henry Group	1	25	NEW	45 DDI Projects	1	11	NEW
21 Siemens	2	25	NEW	46 M Group Services	2	11	NEW
22 Russell WBHO	1	25	NEW	47 APC Building Services	1	10	NEW
23 Royal BAM	2	25	NEW	48 Magrock	1	10	NEW
24 C.Wynne & Sons	2	25	NEW	49 Gilbert Ash	1	10	NEW
25 Speller Metcalfe	1	24	NEW	50 Brims Construction	2	10	NEW

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Top 50 Contractors

Top 50 Clients

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Sector Analysis

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Offices

Retail

Hotel & Leisure

Health

Education

Community & Amenity

Civil Engineering

Top 50 Clients

July 2024 to June 2025

Clients	#	£m	★
1 Department for Transport	50	4085	0
2 Department of Health	170	1590	0
3 Tata Steel Group	1	1250	0
4 Hertfordshire County Council	2	1158	0
5 Environ. Food & Rural Affairs	2	935	NEW
6 Oxfordshire County Council	12	905	-1
7 Ministry of Defence	31	827	-1
8 Department for Education	67	742	0
9 National Grid	8	725	-2
10 Scottish Prison Service	2	684	-1
11 Ministry of Justice	36	678	1
12 British Land	4	626	-2
13 Amazon	7	574	0
14 North Lanarkshire Council	10	520	0
15 Tritax Group	5	507	6
16 Kingsway Solar Farm	1	500	-1
17 GE Hitachi Nuclear Energy	1	500	-1
18 Milton Keynes B. C.	5	477	1
19 Greater London Authority	10	475	1
20 Kemble Water	7	450	-3
21 Kent County Council	7	435	1
22 Dover District Council	4	408	2
23 Anglian Water Group	3	403	0
24 Cons and Procure Del.(CPD)	8	396	1
25 Ciner Glass	1	390	1

Clients	#	£m	★
26 London Bor. of Havering	3	349	1
27 Peabody Trust	3	341	1
28 Scottish Government	7	323	2
29 University of Glasgow	2	301	3
30 MVV Environ. Devonport	1	300	3
31 Mitsubishi Estate London	1	300	3
32 Marriott International	1	300	3
33 BMW (GB)	1	300	-2
34 Network Rail	34	283	-16
35 Vivid Housing	5	277	2
36 Land Securities Group	4	273	0
37 John Lewis Partnership	6	252	-8
38 Liverpool Bay CCS	1	250	0
39 Anchor Housing	4	248	0
40 Frogmore Real Estate	1	225	1
41 C1 Capital	1	225	-1
42 Elements Green	1	216	1
43 Natural History Museum	2	204	NEW
44 Home Office	21	204	0
45 Middlesbrough B. C.	3	203	0
46 Southwark Charities	1	200	1
47 JTRE London	1	200	-1
48 Havisham	1	200	0
49 GLP	1	200	0
50 Urenco UK	1	196	0

June 2025

Clients	#	£m	★
1 Dep. for E. Food & Rural Affairs	1	920	NEW
2 SSEN Transmission	4	150	NEW
3 Drum Property Group	1	104	NEW
4 Derwent London	1	100	NEW
5 Brighton & Hove Council	1	87	NEW
6 Nuveen Real Estate	1	80	NEW
7 Department of Health	11	66	18
8 Caddick Group	1	61	NEW
9 London Borough of Enfield	1	55	NEW
10 United Living	2	52	NEW
11 Midlothian Council	1	42	NEW
12 Walsall Met. Bor. Council	1	41	NEW
13 The City of Cardiff Council	2	40	NEW
14 Sizewell C	1	40	NEW
15 Glasgow City Council	2	38	19
16 Urban Vision	1	35	NEW
17 Ropemaker Properties	1	35	NEW
18 North Somerset Council	1	31	NEW
19 Richard Johnston	1	31	NEW
20 Department for Education	6	29	18
21 Alliance Leisure Services	3	29	NEW
22 Ministry of Justice	2	27	-12
23 All Souls College	1	25	NEW
24 HSBC Bank	1	24	-18
25 Thirteen Group	1	24	NEW

Clients	#	£m	★
26 Crossbow Ventures	1	23	NEW
27 River Learning Trust	1	21	NEW
28 Acornfield Properties	1	19	NEW
29 Wigan Met. Bor. Council	2	17	NEW
30 Megron	1	17	NEW
31 United Welsh Housing Ass.	1	16	NEW
32 Mossclare St Vincent's	1	16	NEW
33 Stirling Council	1	15	NEW
34 Louth County Council	1	15	NEW
35 Glouc. County Council	1	15	NEW
36 Zero Carbon Group	1	14	NEW
37 Pembrok. County Council	2	14	NEW
38 Blue Coast Capital	1	13	NEW
39 Autosleepers	1	13	NEW
40 MACC Care	1	13	NEW
41 Success Property	1	13	NEW
42 Thrive Homes	1	13	NEW
43 Hill Group	1	13	NEW
44 Hinckley & Bosworth BC	1	13	NEW
45 Oldham Council	1	13	NEW
46 Langtree Property Partners	1	13	NEW
47 Twycross Zoo	1	13	NEW
48 Sandwell Met. Bor. Council	1	12	NEW
49 Fitch Ratings	1	11	NEW
50 Adra Property	1	11	NEW

★ Change in ranking since the previous period

Expert Insights

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Economic Outlook

Top 50 Contractors

Top 50 Clients

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Sector Analysis

Housing

Industrial

Offices

Retail

Hotel & Leisure

Health

Education

Community & Amenity

Civil Engineering

Glenigan Index

Construction starts on projects under £100 million surged in the three months to June, with residential strength boosting overall growth.

- The value of underlying work (under £100 million) starting on-site during the three months to June **increased 49%** and remained 25% above 2024 levels.
- Residential construction starts **increased 76%** on the preceding three months and rose 64% against 2024 figures.

Sector Analysis

	Index	Prev. 3 months	Prev. 3 months (SA)	YoY
Residential	14,273	68%	76%	64%
Industrial	1,202	6%	15%	-18%
Offices	1,132	7%	36%	8%
Retail	369	7%	5%	-24%
Hotel & Leisure	768	-19%	9%	13%
Education	1,092	31%	31%	-24%
Health	793	-1%	41%	29%
Community & Amenity	558	-12%	-4%	53%
Civil Engineering	2,013	29%	6%	-30%
Total	22,201	40%	49%	25%

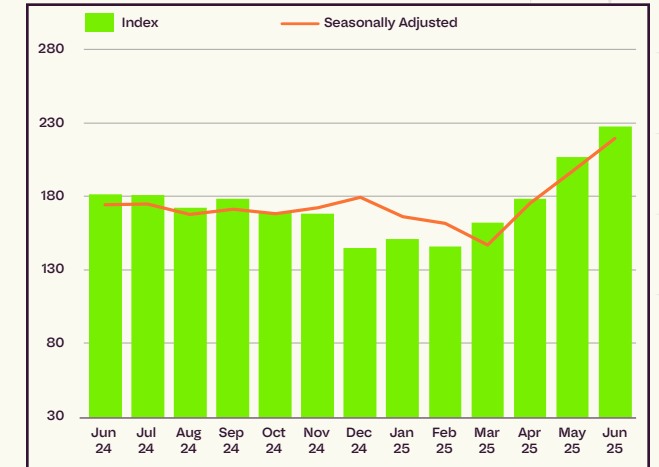
- Non-residential project-starts **increased 21%** against the preceding three months to stand 3% down on a year ago.
- Civils work starting on-site **increased 6%** against the preceding three months but decreased 30% against the previous year.

Regional Analysis

	Index	Prev. 3 months	Prev. 3 months (SA)	YoY
East of England	1,541	-26%	-20%	11%
East Midlands	1,695	28%	25%	20%
London	1,844	13%	34%	-10%
North East	1,134	75%	75%	26%
North West	2,534	70%	72%	23%
Northern Ireland	484	58%	12%	-19%
Scotland	1,896	35%	40%	26%
South East	3,708	65%	53%	39%
South West	2,032	28%	31%	26%
Wales	923	59%	60%	23%
West Midlands	1,906	46%	78%	83%
Yorkshire & the Humber	2,001	32%	41%	21%

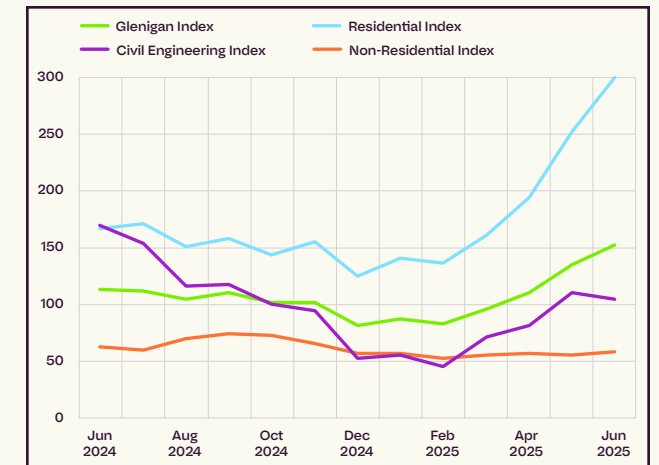
N.B. Index 2006 =100

Glenigan Index



Source: Glenigan

Indices Growth



Source: Glenigan

Housing

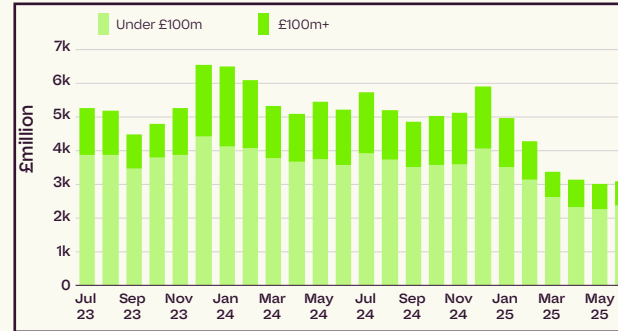
Overview

- ▲ **50% increase** in project starts year-on-year.
- ▼ **22% decrease** in main contract awards from last year.
- ▼ **41% decrease** in detailed planning approvals compared to 2024.

Residential project starts performed strongly during the three months to June, increasing both year-on-year and quarter-on-quarter, mainly driven by underlying projects (under £100 million). Main contract awards and detailed planning approvals, on the other hand, weakened compared to both periods.

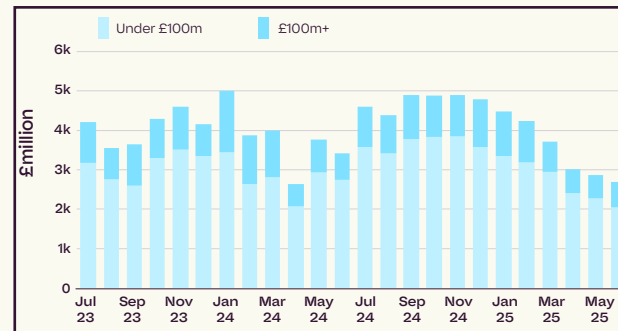
We expect the sector to recover after a slump caused by the stamp duty increase, with the Glenigan forecast predicting a moderate rise in both Private Housing and Social Housing by the end of the year. The Spending Review also promised a £39 million investment in Social Housing to help meet the government's 1.5 million target, which will provide a boost to the sector.

Detailed Planning Approvals



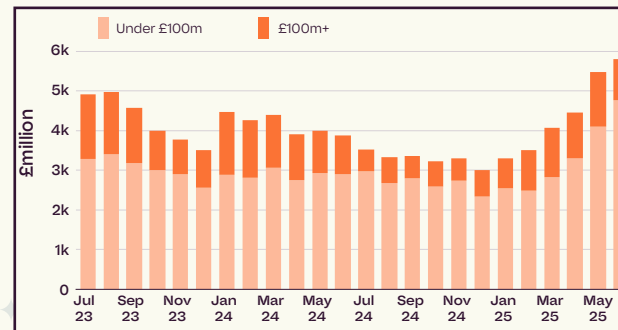
Source: Glenigan

Main Contract Awards



Source: Glenigan

Housing Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	7,104	2,153	9,257
YoY	-34%	-56%	-41%
Prev. 3 months	-10%	-4%	-9%
Prev. 3 months (SA)	-11%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	6,123	1,941	8,064
YoY	-26%	-5%	-22%
Prev. 3 months	-31%	-16%	-28%
Prev. 3 months (SA)	-29%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£million	14,273	3,128	17,401
YoY	64%	7%	50%
Prev. 3 months	68%	-15%	43%
Prev. 3 months (SA)	76%		

Housing

Types of projects started

Despite overall sector growth driven by private housing, several categories experienced a decline in project starts.

- Private housing accounted for the largest share (63%) of the total, having doubled year-on-year to reach £11,037 million.
- Within that, private apartments saw significant growth, rising 39% from the previous year to £2,972 million.
- In contrast, social sector housing declined by 35% year-on-year, totalling £1,324 million.

Types of Housing Projects Started

Three months to June 2025

	£ million	Percentage
Private Apartments	2,972	17%
Elderly Persons Homes	26	0%
Private Housing	11,037	63%
Private Sheltered Housing	406	2%
Social Sector Sheltered Housing	128	1%
Social Sector Apartments	567	3%
Social Sector Housing	1,324	8%
Homes, Hostels Etc.	3	0%
Student Accommodation	937	5%
Total	17,401	100%

Project Spotlight

Brannan Street, London Development

Detailed plans have been approved on the £202 million Brannan Street, London Development. A main contractor is yet to be appointed on the scheme, with works due to be completed in Q1 2030.

PROJECT ID: 24097022

IMAGE SOURCE: TOWER HAMLETS COUNCIL

£202m



Housing League Tables

July 2024 to June 2025

Contractors	Projects	£m
Morgan Sindall	153	3,050
Wates	87	2,453
Mears	19	1,841
Bouygues UK	63	1,772
Willmott Dixon	69	1,718
JRL	18	1,597
Vistry	53	1,583
Graham Construction	30	1,575
HG Construction	30	1,354
Winvic	18	1,306

Clients	Projects	£m
Barratt Redrow	79	1,927
Persimmon	81	1,778
Vistry	58	1,618
Taylor Wimpey	51	1,463
Bloor Homes	39	1,427
Bellway	42	858
Hill Group	14	737
Milton Keynes	4	722
Berkeley DeVeer	20	604
Peabody Trust	6	440

Housing

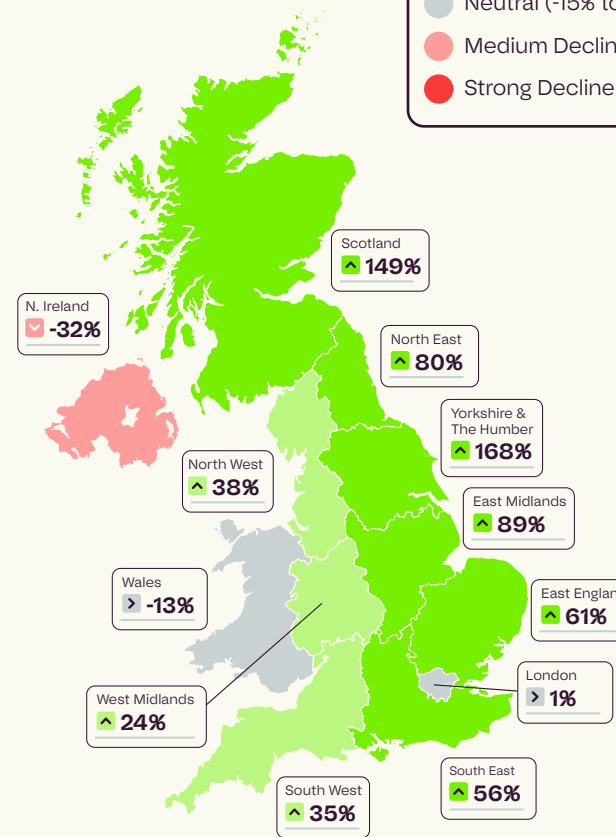
Regional

- Most regions experienced growth in project starts, with only two down on a year ago.
- Yorkshire & the Humber and Scotland experienced the sharpest growth in project starts.
- Regional performance was very weak for detailed planning approvals, with all regions slipping back year-on-year.

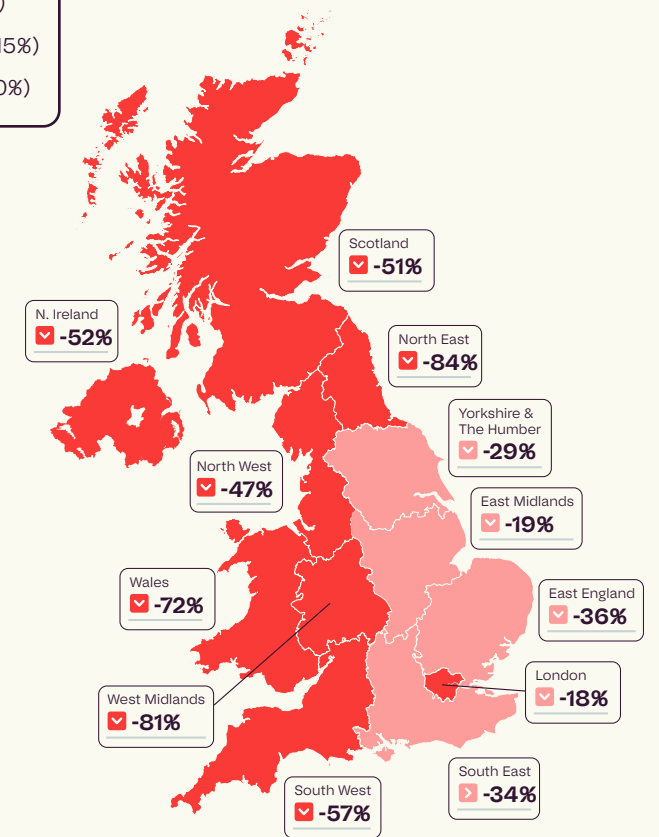
The South East led residential project starts, thanks to a 56% increase to a total of £2,687 million. London also climbed 1% to total £2,287 million. Yorkshire & the Humber jumped 168% to total £1,967 million. Scotland also experienced strong growth, 149% up compared to a year ago, to a total of £1,646 million.

London was the most active region for detailed planning approvals, accounting for a 29% share, despite an 18% slump year-on-year. The South East accounted for 14%, having slipped back 34%. Accounting for 11%, the East of England fell 36%.

Changes in Housing Starts on a Year Earlier



Changes in Housing Planning Approvals on a Year Earlier



Industrial

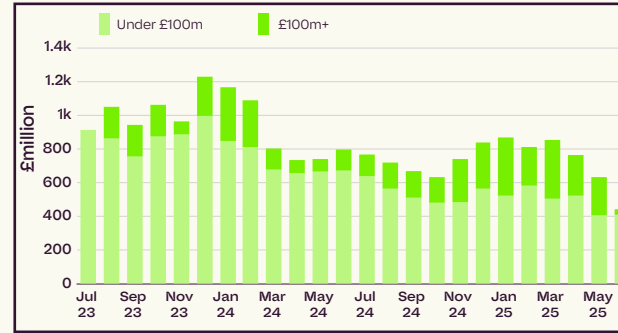
Overview

- ✓ **17% decrease** in project starts year-on-year.
- ✓ **19% decrease** in main contract awards from last year.
- ✓ **48% decrease** in detailed planning approvals compared to 2024.

Performance in the industrial sector was weak during the three months to June. Starts were 17% down compared to a year ago and 43% lower than the preceding three months, largely due to a decline in major projects (£100 million or more). The pipeline also weakened. More positively, underlying starts (less than £100 million) grew quarter-on-quarter.

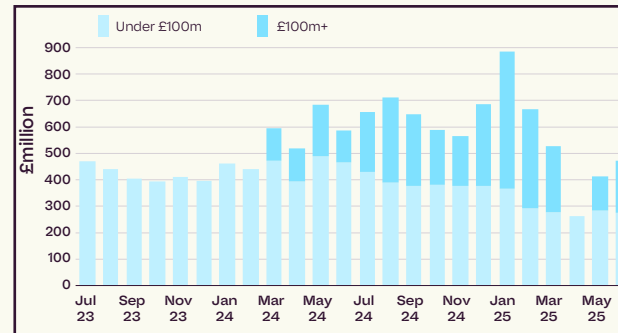
Declining UK manufacturing output and a contraction in manufacturers' confidence are reflected in a decline in project starts and a softening of the pipeline. Although the short-term outlook is subdued, we expect activity to pick up later this year, with the sector receiving help from the new National Planning Policy Framework.

Detailed Planning Approvals



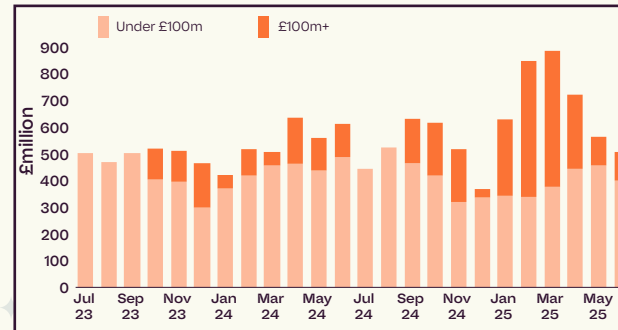
Source: Glenigan

Main Contract Awards



Source: Glenigan

Industrial Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	1,222	100	1,322
YoY	-39%	-73%	-45%
Prev. 3 months	-19%	-90%	-48%
Prev. 3 months (SA)	-26%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	829	590	1,419
YoY	-41%	63%	-19%
Prev. 3 months	0%	-22%	-10%
Prev. 3 months (SA)	1%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	1,202	321	1,523
YoY	-18%	-13%	-17%
Prev. 3 months	6%	-79%	-43%
Prev. 3 months (SA)	15%		

Industrial

Types of projects started

Starts in the industrial sector experienced a weak performance, with two out of three categories down year-on-year

- Manufacturing accounted for 60% of industrial project starts, rising 6% year-on-year to total £915 million.
- Warehousing and logistics made up 39% of the sector, falling 29% year-on-year to £588 million.
- Other industrial projects accounted for the remaining 1%, totalling £19 million, an 89% decrease compared to the previous year.

Types of Industrial Projects Started

Three months to June 2025

	£ million	Percentage
Manufacturing	915	60%
Other Industrial	19	1%
Warehousing & Logistics	588	39%
Total	1,523	100%

Project Spotlight

Capitol Industrial Park

Detailed plans have been approved for the £100 million Capitol Industrial Park development in Brent, London. A main contractor is yet to be appointed on the scheme with works due to be completed in Q3 2027.

PROJECT ID: 17133454

IMAGE SOURCE: NEAT

£100m



Industrial League Tables

July 2024 to June 2025

Contractors	Projects	£m
TSL Projects	3	582
Winvic	9	484
McLaren	10	386
Enka	1	350
Bowmer & Kirkland	4	246
Newarthill	1	214
Marshall	3	193
Kier	4	178
Benniman	8	151
Caddick	7	140

Clients	Projects	£m
Tritax	6	597
Amazon UK	2	506
Ciner Glass	1	390
BMW (GB)	1	300
Watts Solar	1	126
CP Logistics UK	2	120
Marshall	2	95
Progressive Energy	1	88
Vertex Hydrogen	1	88
Johnson Matthey	1	88

Industrial

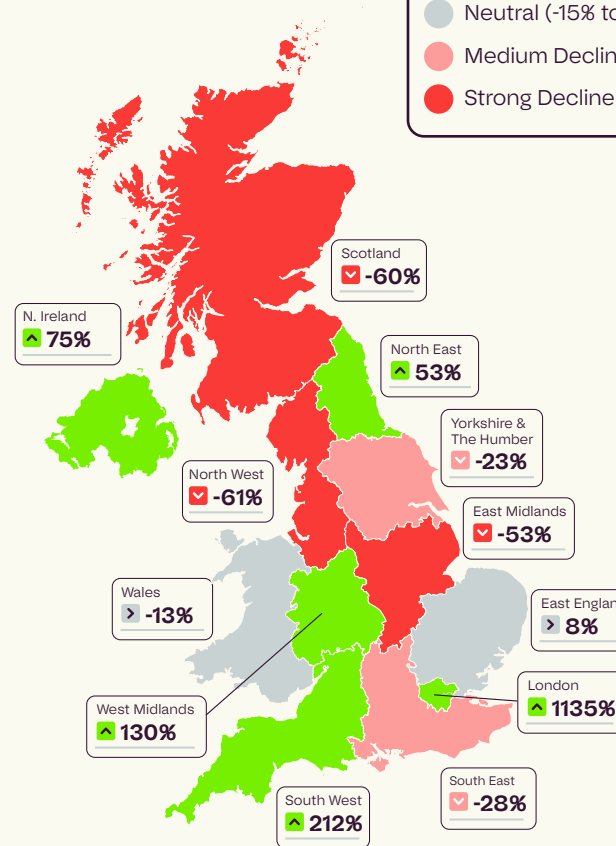
Regional

- Regional performance in project starts was mixed.
- Only two regions grew in detailed planning approvals.
- London experienced a strong performance in both project starts and approvals.

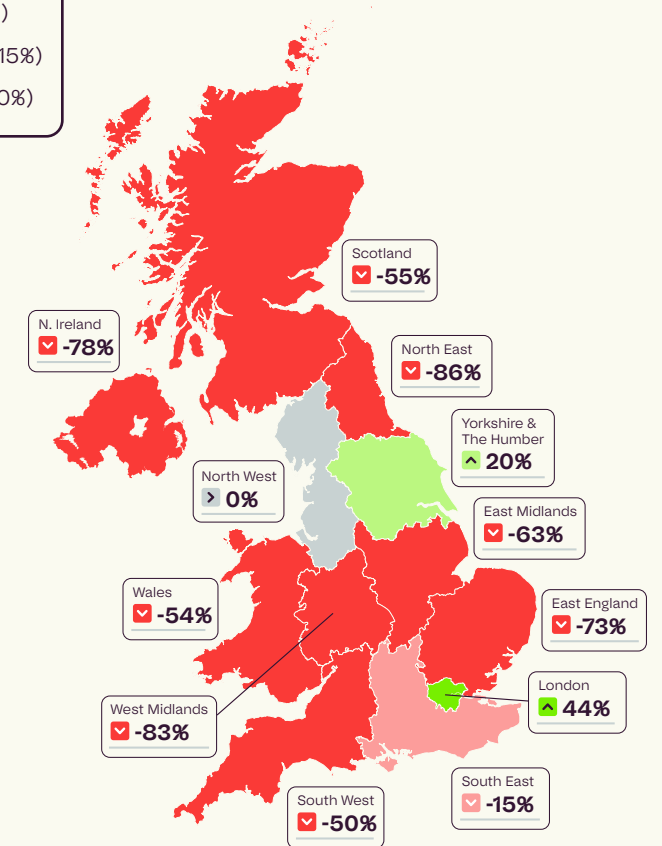
Yorkshire & the Humber led project starts in the industrial sector, despite a 23% decline compared to a year ago, totalling £272 million. The East Midlands fell 53%, totalling £247 million. In contrast, accounting for 11% of industrial starts, Northern Ireland jumped 75% on a year ago. Accounting for the same share, the West Midlands doubled in value to total £167 million.

The South East accounted for 18% of detailed planning approvals. Totalling £244 million, the region fell 15% on a year ago. Accounting for the same share, approvals in the North West remained flat, totalling £240 million. In contrast, Yorkshire & the Humber grew 20% to total £187 million. London grew by 44%, totalling £172 million.

Changes in Industrial Starts
on a Year Earlier



Changes in Industrial Planning Approvals
on a Year Earlier



Offices

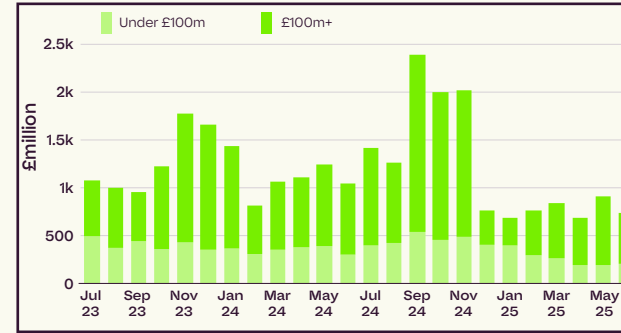
Overview

- ▼ **45% decrease** in project starts year-on-year.
- ▼ **15% decrease** in main contract awards from last year.
- ▼ **30% decrease** in detailed planning approvals compared to 2024.

The office sector performed poorly during the three months to June, with declines in project starts, main contract awards and detailed planning approvals against both the previous three months and a year ago. More positively, underlying project starts (less than £100 million) rose against both the previous three months and 2024 levels.

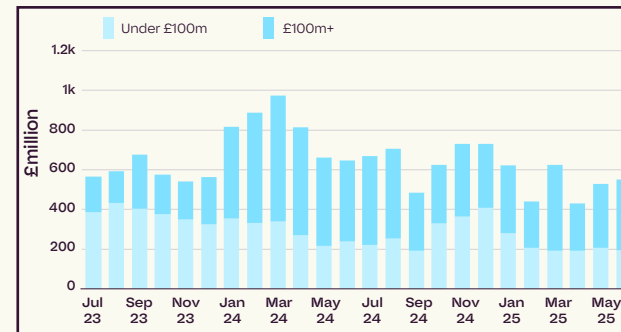
Data centres are a relatively small but fast expanding segment of the office sector. The surge of investment in AI development, alongside rising demand from more established uses of processing capacity, is spurring investment in new data centres. This is expected to help drive sector growth over the next two years.

Detailed Planning Approvals



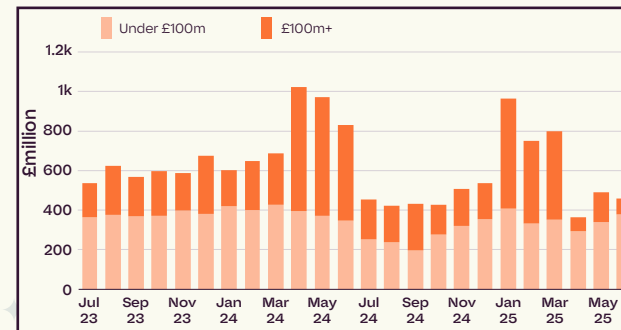
Source: Glenigan

Main Contract Awards



Source: Glenigan

Office Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	628	1,584	2,212
YoY	-31%	-29%	-30%
Prev. 3 months	-21%	-9%	-13%
Prev. 3 months (SA)	-11%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	584	1,070	1,654
YoY	-18%	-12%	-15%
Prev. 3 months	2%	-18%	-12%
Prev. 3 months (SA)	14%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	1,132	242	1,374
YoY	8%	-83%	-45%
Prev. 3 months	7%	-82%	-43%
Prev. 3 months (SA)	36%		

Offices

Types of projects started

In line with the overall decline in the sector, only two value bands experienced growth in project starts.

- The £20 million to £50 million value band totalled £519 million, having jumped 47% on a year ago.
- The £50 million to £100 million value band grew 12% year-on-year, totalling £349 million.
- The over £100 million value band fell 83% year-on-year, totalling £242 million.

Types of Office Projects Started

Three months to June 2025

	£ million	Percentage
Up to £5 million	170	12%
£5 million up to £10 million	63	5%
£10 million up to £20 million	32	2%
£20 million up to £50 million	519	38%
£50 million up to £100 million	349	25%
Over £100 million	242	18%
Total	1374	100%

Project Spotlight

Project Wind Cambois Data Centre Campus

Detailed plans have been approved for the £10 billion Project Wind Cambois Data Centre Campus development in Northumberland. Works are due to be completed on the 10 data centre buildings in Q3 2035. A main contractor is yet to be appointed on the scheme.

PROJECT ID: 24110643

IMAGE SOURCE: QTS

£10b



Office League Tables

July 2024 to June 2025

Contractors	Projects	£m
Mace	7	1,490
Morgan Sindall	115	990
McLaren	5	739
JRL	1	400
Multiplex Cons.	1	250
Wates	9	219
Bowmer & Kirkland	2	202
Kier	9	149
Laing O'Rourke	1	125
John Sisk & Son	1	125

Clients	Projects	£m
British Land	2	625
Mitsubishi Estate	1	300
Land Securities	3	270
Havisham JP Morgan	1	200
Southwark Charities	1	200
JTRE	1	200
GLP	1	200
HSBC Bank	4	169
A & O Shearman	1	145
Precis Group	1	125

Offices

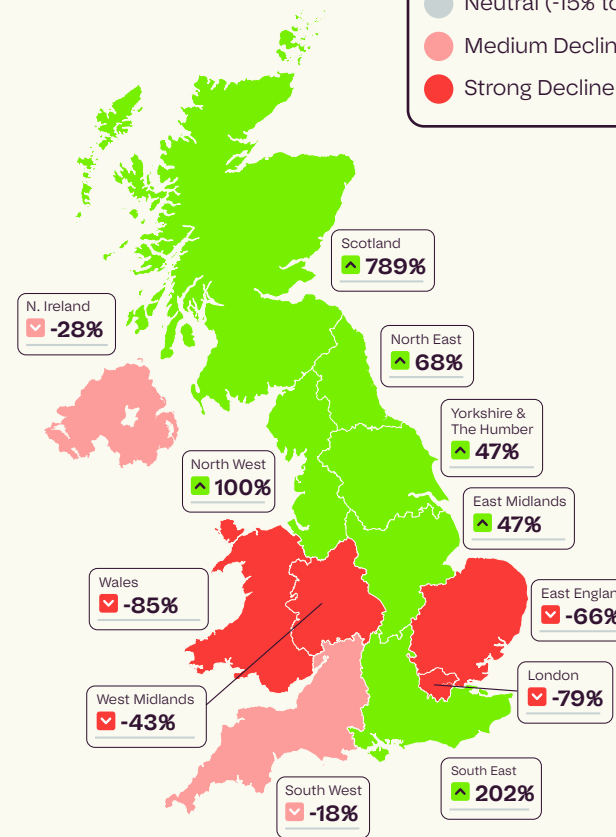
Regional

- Performance in project starts was mixed.
- Only one region saw growth in detailed planning approvals.
- Scotland experienced the sharpest growth in project starts.

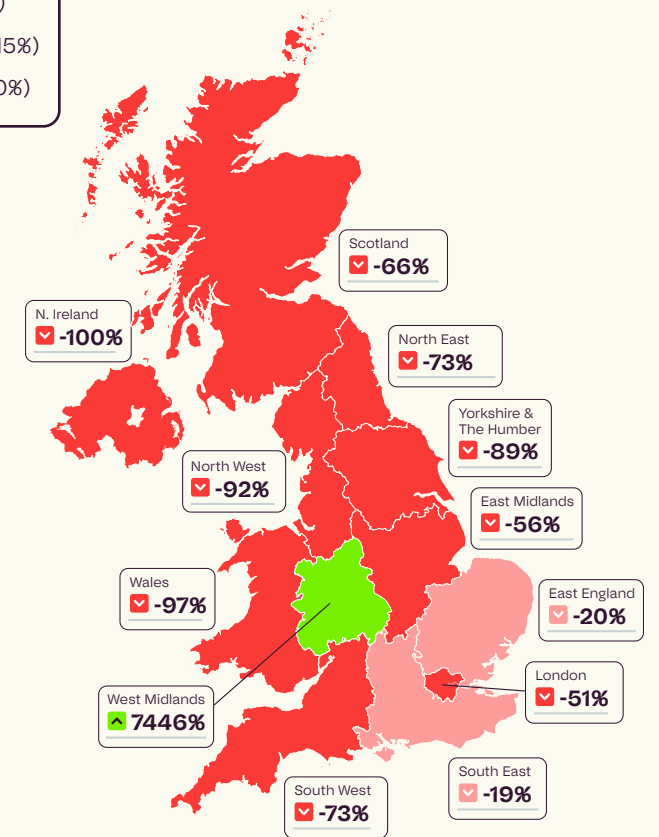
The East of England had the highest share (25%) of project starts during the period, despite a 66% decrease. Further decline was prevented by the £242 million Botanic Place development in Cambridge. Totalling £189 million, starts in London fell 79% on a year ago.. The North West, on the other hand, doubled to total £223 million. The South East also jumped, increasing by 202% to total £199 million.

The West Midlands led detailed planning approvals, jumping 75 times year-on-year to total £1,091 million. Activity in the region was mainly driven by the £1,078 million Frasers Office Campus development in Coventry. London, on the other hand, fell 51%, totalling £460 million.

Changes in Office Starts on a Year Earlier



Changes in Office Planning Approvals on a Year Earlier



Retail

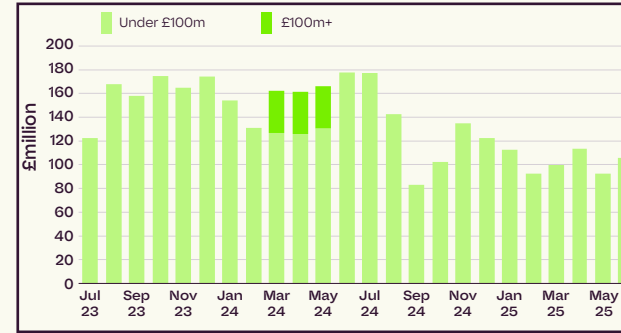
Overview

- ✓ **24% decrease** in project starts year-on-year.
- ✓ **81% decrease** in main contract awards from last year.
- ✓ **40% decrease** in detailed planning approvals compared to the previous year.

Performance in the Retail sector continued a downward trajectory in the three months to June, with project starts, main contract awards and detailed planning approvals down year-on-year. No major projects (over £100 million) reached any of the three stages in the development pipeline. More positively, there was a 7% growth in project starts quarter-on-quarter.

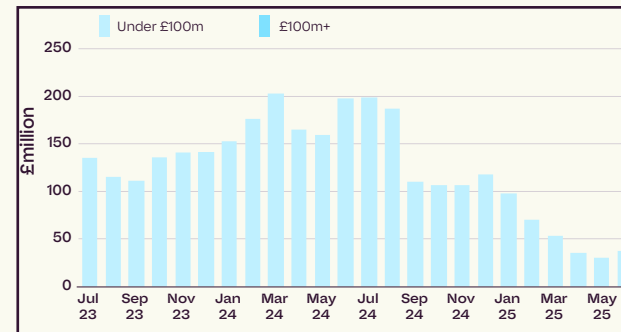
The retail industry is facing increased cost pressures including higher labour costs and an overhang of vacant retail premises which is deterring investment in retail construction. These tough trading conditions and a weak development pipeline are set to constrain sector activity in the near term.

Detailed Planning Approvals



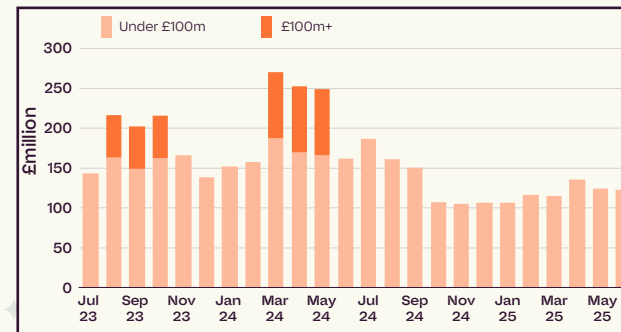
Source: Glenigan

Main Contract Awards



Source: Glenigan

Retail Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	318	-	318
YoY	-40%		-40%
Prev. 3 months	6%		6%
Prev. 3 months (SA)	-1%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	113	-	113
YoY	-81%		-81%
Prev. 3 months	-29%		-29%
Prev. 3 months (SA)	-37%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	369	-	369
YoY	-24%		-24%
Prev. 3 months	7%		7%
Prev. 3 months (SA)	5%		

Retail

Types of projects started

Performance in the retail sector was very weak, with only one category growing compared to a year ago.

- Supermarkets accounted for the largest share (66%) once again, despite a 9% year-on-year decrease to £244 million.
- Shop projects totalled £100 million, down 40% compared to a year ago.
- Retail warehousing rose 114% year-on-year to £18 million.

Types of Retail Projects Started

Three months to June 2025

	£ million	Percentage
Other Retail	-	0%
Petrol Filling Stations	8	2%
Retail Warehousing	18	5%
Shopping Centres	-	0%
Shops	100	27%
Supermarkets	244	66%
Total	369	100%

Project Spotlight

Walsall Connected Gateway

Detailed plans have been approved for the £41 million Walsall Connected Gateway development. Kier has been appointed as the main contractor on the scheme, with works due to be completed in Q4 2027.

PROJECT ID: 24350617

IMAGE SOURCE: INSIDER MEDIA

£41m



Retail League Tables

July 2024 to June 2025

Contractors	Projects	£m
Kier	3	147
DSP Construction	10	30
G F Tomlinson	1	23
BibbEgan Demolition	2	22
Clark Contracts	5	21
B Team	6	21
One Construction	1	20
2MS Construction	3	19
Leck Construction	1	18
Speller Metcalfe	2	17

Clients	Projects	£m
Lidl UK	28	103
Derwent London	1	100
Aldi	45	84
Walsall Metropolitan	2	52
Tesco	45	39
Marks & Spencer	16	31
T J Morris	8	21
J Sainsbury	14	16
MEPC Milton Park	1	14
Scotsman	3	14

Retail

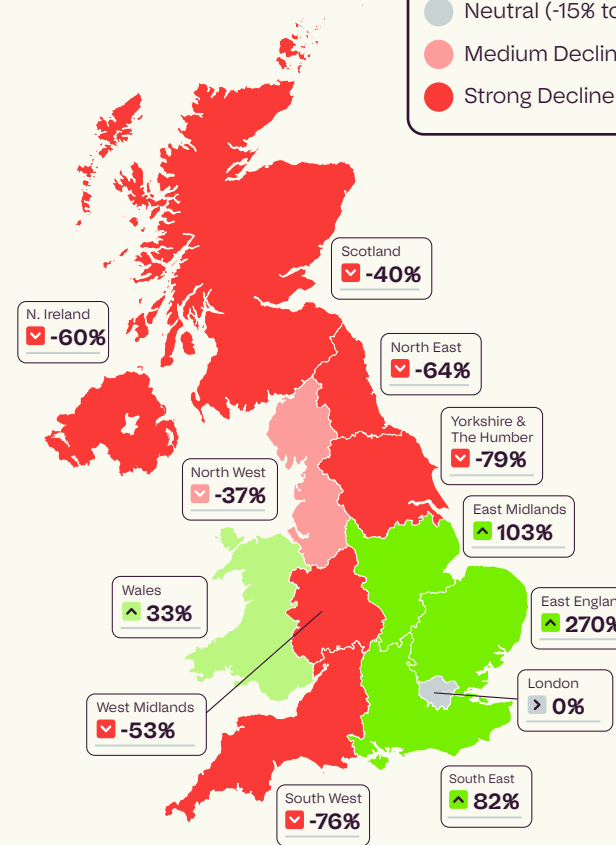
Regional

- Project starts and detailed planning approvals were down in most regions.
- The East Midlands saw strong growth in both project starts and detailed planning approvals.
- Detailed planning approvals also grew strongly in Yorkshire & the Humber.

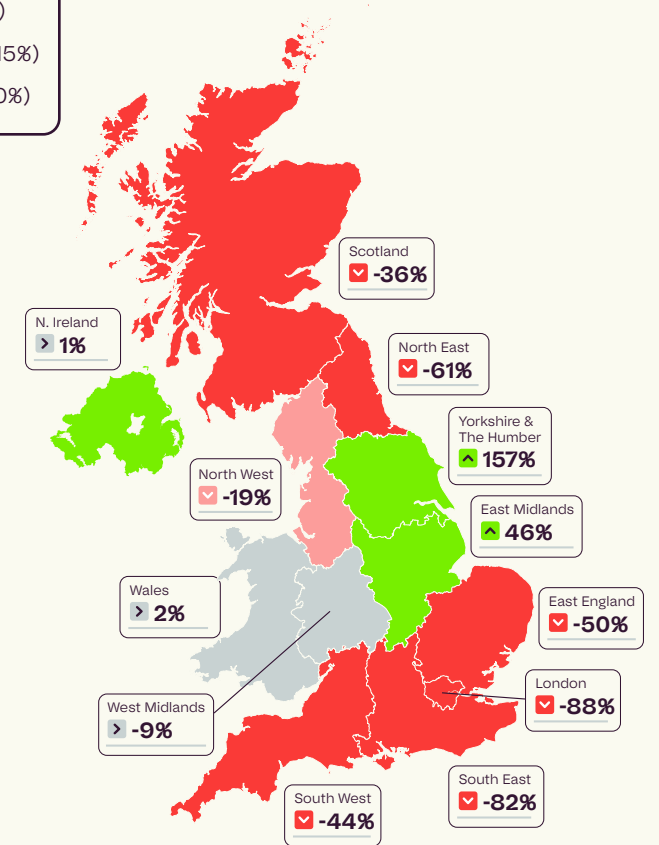
The East of England dominated retail project starts, having nearly quadrupled compared to a year ago. The region accounted for 23% at £86 million, boosted by the £70 million Tollgate Village development in Essex. The South East also grew 82%, totalling £45 million. Totalling £38 million, Wales increased 33% year-on-year. The East Midlands was the only other region to experience growth in project starts, having doubled on a year ago, to total £35 million.

The West Midlands led detailed planning approvals, despite a 9% decline to total £50 million, accounting for 16% of the sector. The South West also fell 44% year-on-year to total £43 million. In contrast, accounting for 14%, Yorkshire & the Humber jumped 157% to total £46 million.

Changes in Retail Starts on a Year Earlier



Changes in Retail Planning Approvals on a Year Earlier



Hotel & Leisure

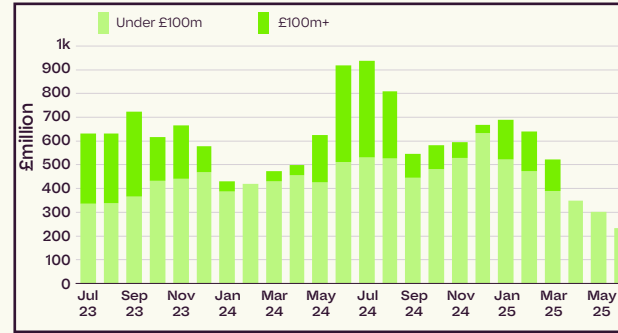
Overview

- ▲ **13% increase** in project starts year-on-year.
- ▼ **30% decrease** in main contract awards from last year.
- ▼ **38% decrease** in detailed planning approvals compared to a year ago.

Project starts increased year-on-year driven by underlying starts (under £100 million). No major projects started on site during the period, impacting on the quarterly performance of the sector.

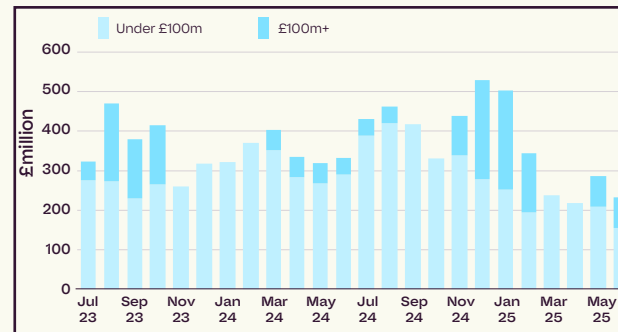
Although 2024 saw a surge in hotel investment, hospitality faces renewed cost pressures including higher labour costs. Challenging economic conditions have led to a decline in the development pipeline, with contract awards and planning approvals down on the previous year and quarter. This is likely to constrain sector activity in the near term ahead of a sustained improvement in household incomes and discretionary spending.

Detailed Planning Approvals



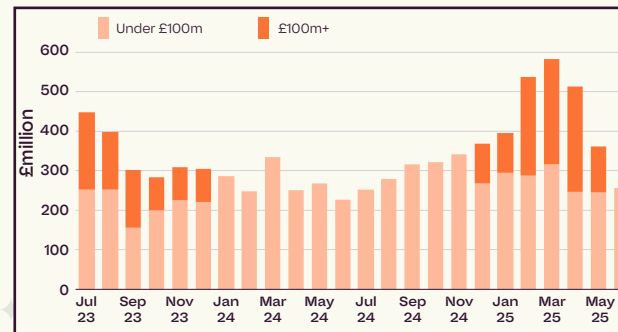
Source: Glenigan

Main Contract Awards



Source: Glenigan

Hotel & Leisure Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	702	-	702
YoY	-54%	-100%	-75%
Prev. 3 months	-40%	-100%	-55%
Prev. 3 months (SA)	-23%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	467	230	697
YoY	-46%	84%	-30%
Prev. 3 months	-35%		-3%
Prev. 3 months (SA)	-31%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	768	-	768
YoY	13%		13%
Prev. 3 months	-19%	-100%	-56%
Prev. 3 months (SA)	9%		

Hotel & Leisure

Types of projects started

Sub-sector performance was mixed, with half of the categories experiencing a decline.

- Indoor leisure facilities accounted for the largest share (40%), having jumped 347% on a year ago to total £305 million.
- Accounting for 25%, hotels & guest houses grew 8% year-on-year.
- Sport facilities decreased 45% against the previous year, accounting for an 11% share.

Types of Hotel & Leisure Projects Started

Three months to June 2025

	£ million	Percentage
Cafés, Restaurants, Fast-food outlets	47	6%
Cinemas & Theatres	78	10%
Hotels, Guest Houses	190	25%
Indoor Leisure Facilities	305	40%
Other Hotel & Leisure	66	9%
Sport Facilities	82	11%
Total	768	100%

Project Spotlight

Kingston Leisure Centre

Work has started on the £44.5 million development of Kingston Leisure Centre. Pellikaan has been appointed as the main contractor on the scheme, with work due to completed in Q2 2027.

PROJECT ID: 21447120

IMAGE SOURCE: ROBERTS LIMBRICK LTD

£44.5m



Hotel & Leisure League Tables

July 2024 to June 2025

Contractors	Projects	£m
Newarthill	2	313
Morgan Sindall	8	203
Galliford Try	8	124
Bovis	1	100
Gilbert Ash	3	97
Pellikaan Cons.	3	89
Graham Construction	2	83
Legendre UK	1	82
Robertson	3	81
Barnwood	1	68

Clients	Projects	£m
Marriott Intern.	1	300
C1 Capital	1	225
Frogmore Real Estate	1	225
Greater London Auth.	2	135
Crystal Palace FC	1	100
Fc100	1	82
Nat. Gall. Of Scotland	1	75
Fermanagh DC	1	70
Criterion Capital	2	55
The Property Trust	1	49

Hotel & Leisure

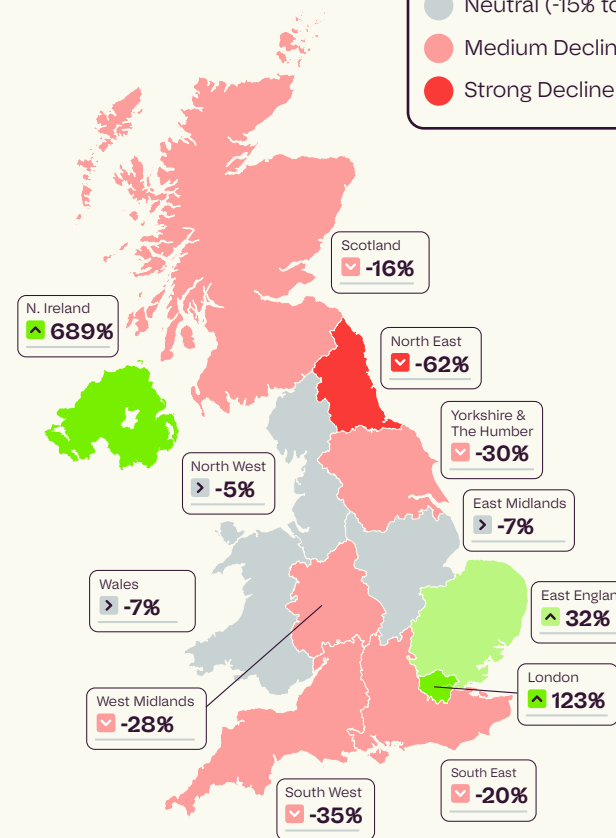
Regional

- Regional performance in project starts and detailed planning approvals was weak, with most regions down year-on-year.
- London experienced strong growth in project starts.
- Northern Ireland grew in both starts and approvals.

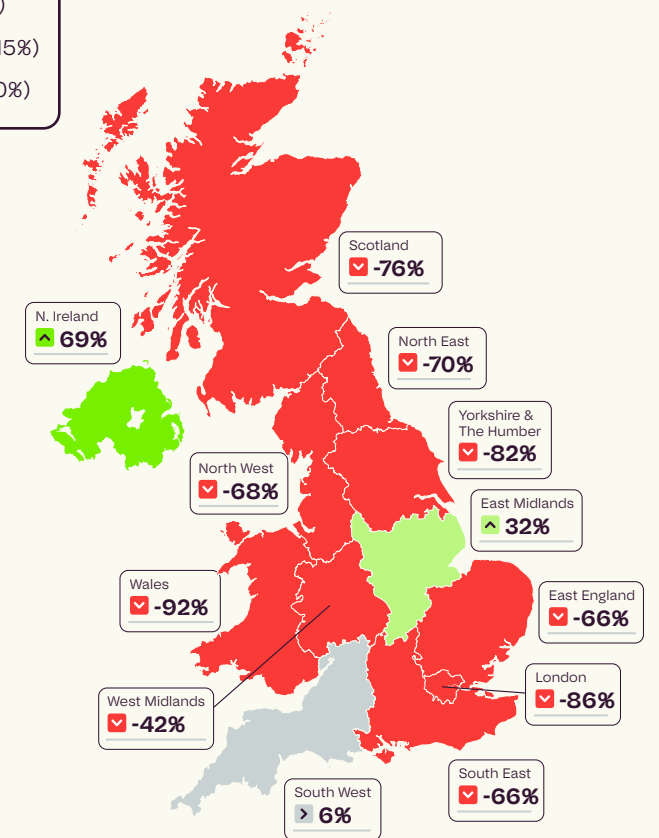
London was the leader in hotel & leisure project starts, having doubled year-on-year to total £198 million. Northern Ireland also jumped almost eight times to total £105 million, mainly driven by the Lakeland Forum Leisure Centre development worth £70 million. The North West, on the other hand, fell 5% to total £110 million.

London also dominated detailed planning approvals, despite an 86% decline on the previous year. The capital totalled £173 million and accounted for 25%. Accounting for 14% at £102 million, the North West also fell 68% against last year.

Changes in Hotel & Leisure Starts
on a Year Earlier






Changes in Hotel & Leisure Planning Approvals
on a Year Earlier



Health

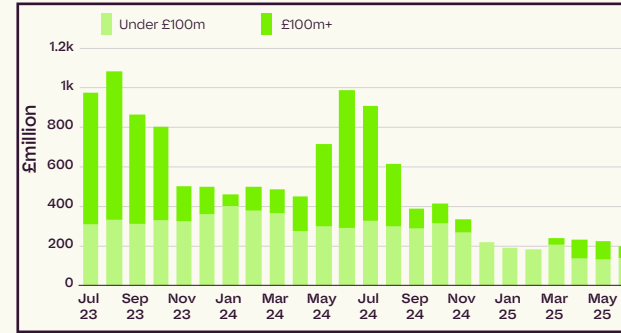
Overview

-  **17% decline** in project starts compared to the preceding three months.
-  **40% increase** in main contract awards against the preceding three months.
-  **17% decrease** in detailed planning approvals compared to the preceding three months.

The health sector faced a challenging period in the three months leading up to June. However, main contract awards saw increases compared to both the previous quarter and the same period last year, driven by strong performance in major projects. In contrast, detailed planning approvals and project starts declined over both timeframes.

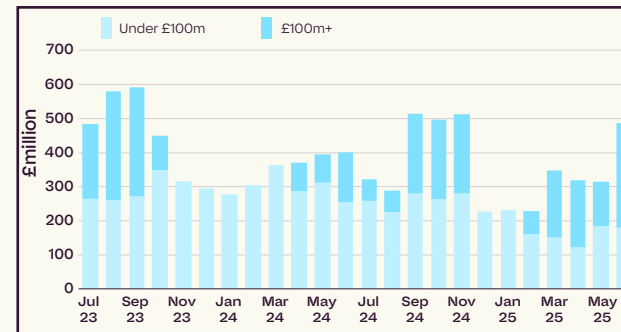
The UK healthcare construction sector is undergoing a transformative phase, supported by a record capital investment increase of £2.3 billion in real terms as outlined in the 2025 Spending Review. This significant boost underscores the government's commitments to major hospital schemes, particularly those addressing urgent safety concerns such as RAAC-affected sites. Funding continues for the New Hospital Programme, including the rebuilding of seven hospitals affected by RAAC.

Detailed Planning Approvals



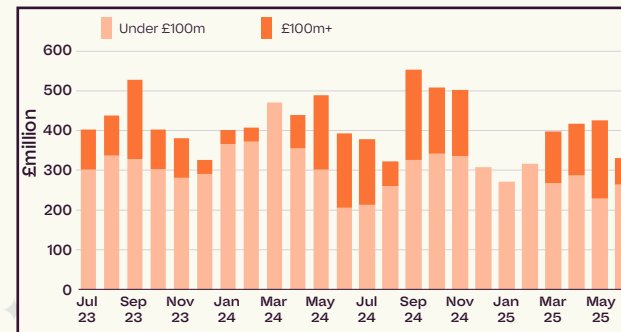
Source: Glenigan

Main Contract Awards



Source: Glenigan

Health Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	419	180	599
YoY	-52%	-91%	-80%
Prev. 3 months	-32%	80%	-17%
Prev. 3 months (SA)	-2%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	541	920	1,461
YoY	-29%	109%	21%
Prev. 3 months	19%	56%	40%
Prev. 3 months (SA)	17%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	793	201	994
YoY	29%	-64%	-16%
Prev. 3 months	-1%	-48%	-17%
Prev. 3 months (SA)	41%		

Health

Types of projects started

The health sector experienced a poor performance compared to the previous year.

- Nursing Homes & Hospices accounted for the largest share (41%), having grown 128% year-on-year to total £412 million.
- Totalling £18 million, the value of Dental, Health & Veterinary Centres/ Surgeries starting on site declined 78% on a year ago.
- Hospitals experienced a 63% decline against the previous year to total £239 million, a 24% share of the total value.

Types of Health Projects Started

Three months to June 2025

	£ million	Percentage
Day Centres	6	1%
Dental, Health & Veterinary Centres/ Surgeries	18	2%
Hospitals	239	24%
Nursing Homes & Hospices	412	41%
Other Health	319	32%
Total	994	100%

Project Spotlight

Risby Hall Nursing Home

Detailed plans have been approved for the Risby Hall Nursing Home development in Bury St Edmunds, Suffolk. A main contractor is yet to be appointed on the £11 million scheme, with work expected to be completed in Q4 2026.

PROJECT ID: 23067902

IMAGE SOURCE: CORPORATE ARCHITECTURE LTD

£11m



Health League Tables

July 2024 to June 2025

Contractors	Projects	£m
Laing O'Rourke	3	1,715
Graham Cons.	3	415
Mace	3	309
McLaughlin & Harvey	3	121
Bowmer & Kirkland	4	120
Morgan Sindall	9	103
Shepherd Building	5	102
Kier	10	57
Galliford Try	1	50
Robertson	4	49

Clients	Projects	£m
Dep. of Health	149	1,523
D. for Env. Food & RA	1	920
CPD	3	206
Nat. History Museum	1	201
Research Councils	1	85
MBDA (UK)	1	59
Univ. of Birmingham	1	50
Cadillac Fairview	1	48
Thomas White Oxford	1	48
ARC Oxford	1	39

Health

Regional

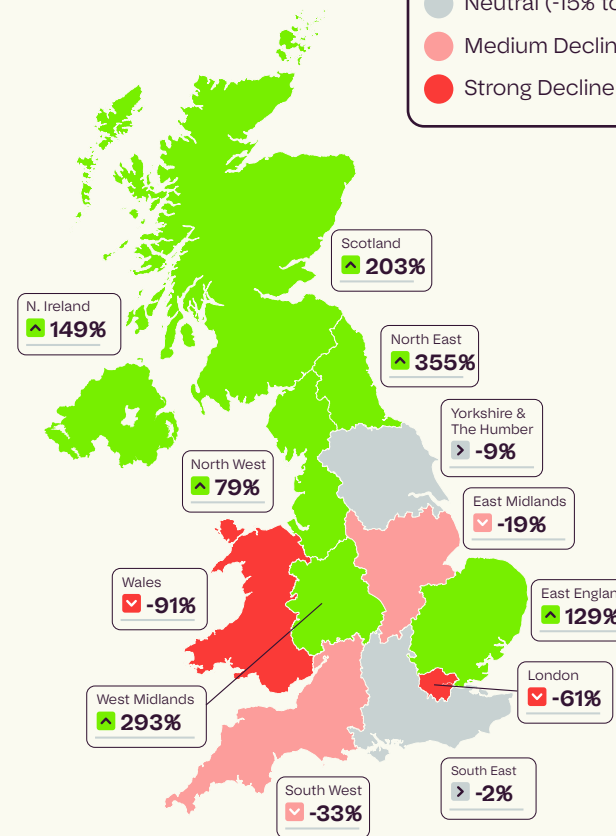
- The South East accounted for the largest share of project-starts. However, despite this, the sector performed poorly against the previous year.
- The East of England experienced sharp growth in project-starts.
- The East of England accounted for the largest share of approvals but experienced a decline against the previous year.

The South East at £368 million was the most active region for project starts, accounting for 37% of the total, with the region declining 2% against the previous year. The East of England at £122 million experienced sharp growth, more than doubling (+129%) against the previous year to account for 12% of the total value.

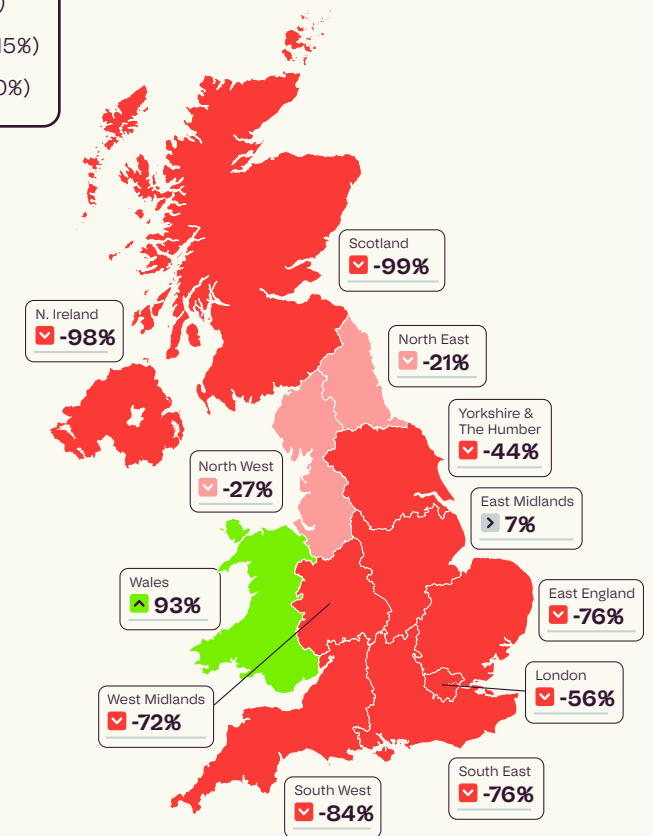
The North East, at £13 million, also experienced a strong period, more than quadrupling against the previous year (+355%).

In planning approvals, the East of England accounted for the largest share of approvals (52%), however the region declined 76% against the previous year.

Changes in Health Starts
on a Year Earlier






Changes in Health Planning Approvals
on a Year Earlier



Education

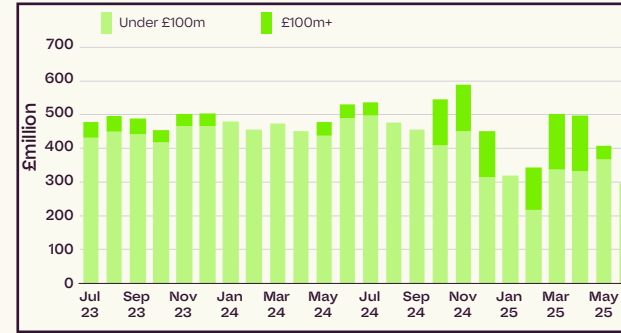
Overview

-  **33% increase** in project starts against the preceding three months.
-  **50% increase** in main contract awards against the preceding three months.
-  **41% decrease** in detailed planning approvals compared to the preceding three months.

The Education sector experienced a mixed three months to June. Project starts and main contract awards increased against the preceding three months but remained below the previous years' levels. Elsewhere, detailed planning approvals declined on both, weakening the development pipeline.

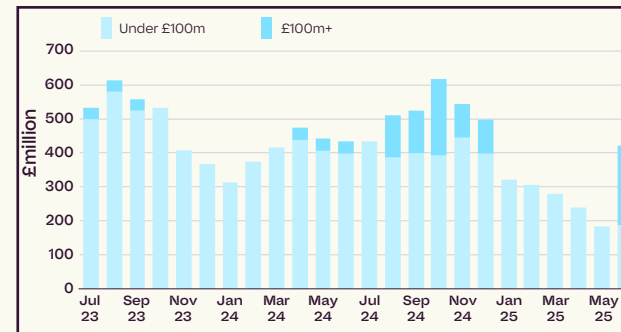
The 2025 Spending Review outlined several initiatives, including a government commitment of approximately £2.4 billion per year to the School Rebuilding Programme over the next four years. This marks a significant increase from previous years and signals a clear commitment to long-term investment in school infrastructure. In addition, annual spending on school maintenance and repairs will rise by around £400 million, reaching £2.3 billion by 2029-30, further strengthening the school's segment.

Detailed Planning Approvals



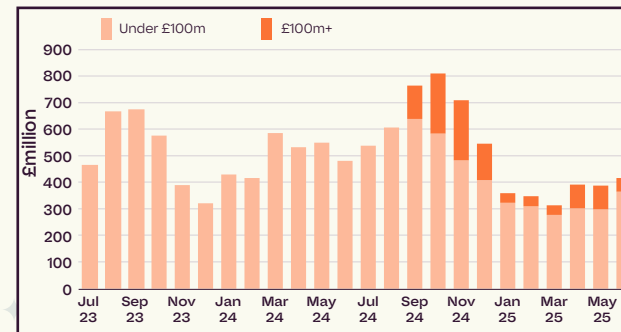
Source: Glenigan

Main Contract Awards



Source: Glenigan

Education Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	890	-	890
YoY	-40%	-100%	-44%
Prev. 3 months	-12%	-100%	-41%
Prev. 3 months (SA)	8%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	564	700	1,264
YoY	-53%	536%	-3%
Prev. 3 months	-33%		50%
Prev. 3 months (SA)	-33%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	1,092	159	1,251
YoY	-24%		-13%
Prev. 3 months	31%	44%	33%
Prev. 3 months (SA)	31%		

Education

Types of projects started

Project-starts experienced a poor performance. However, despite this, universities and colleges increased against the previous year.

- Schools, at £606 million, accounted for the largest share of starts (48%), however the sector declined 39% against the previous year.
- Colleges, at £324 million, accounted for the second largest share of starts (26%), the sector increased 51% against the previous year.
- Universities increased 163% against the previous year to total £293 million.

Types of Education Projects Started

Three months to June 2025

	£ million	Percentage
Colleges	324	26%
Other Education	28	2%
Schools	606	48%
Universities	293	23%
Total	1,251	100%

Project Spotlight

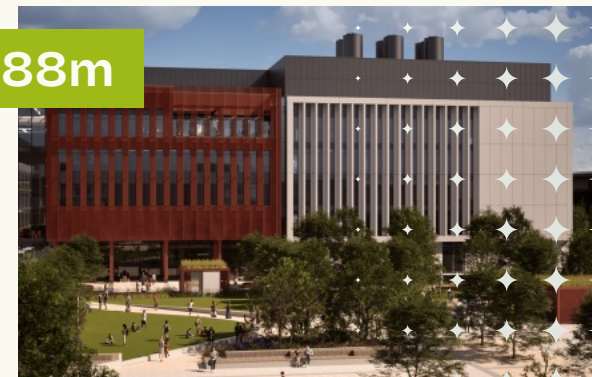
Phase 1 University of Warwick Science and Engineering Precinct

£88m

Detailed plans have been approved for Phase 1 of the University of Warwick Science and Engineering Precinct development. A main contractor is yet to be appointed on the £88 million scheme, with work due to be completed in Q1 2028.

PROJECT ID: 25340310

IMAGE SOURCE: UNIVERSITY OF WARWICK



Education League Tables

July 2024 to June 2025

Contractors	Projects	£m
Kier	23	399
Morgan Sindall	39	398
Multiplex Cons.	1	300
Bowmer & Kirkland	13	225
Tilbury Douglas	16	194
Woodvale	3	189
Lowry Building	2	188
Galliford Try	19	167
Royal BAM	8	158
Bouygues UK	2	99

Clients	Projects	£m
Dep. for Education	66	765
Univ. of Glasgow	2	301
CPD	1	188
EA Northern Ireland	11	110
Univ. of Cambridge	3	94
Univ. of East Anglia	2	88
Edinburgh Council	8	80
Aberdeen. Council	2	72
Vale Of Glamorgan	2	64
Scot. Bord. Council	1	57

Education

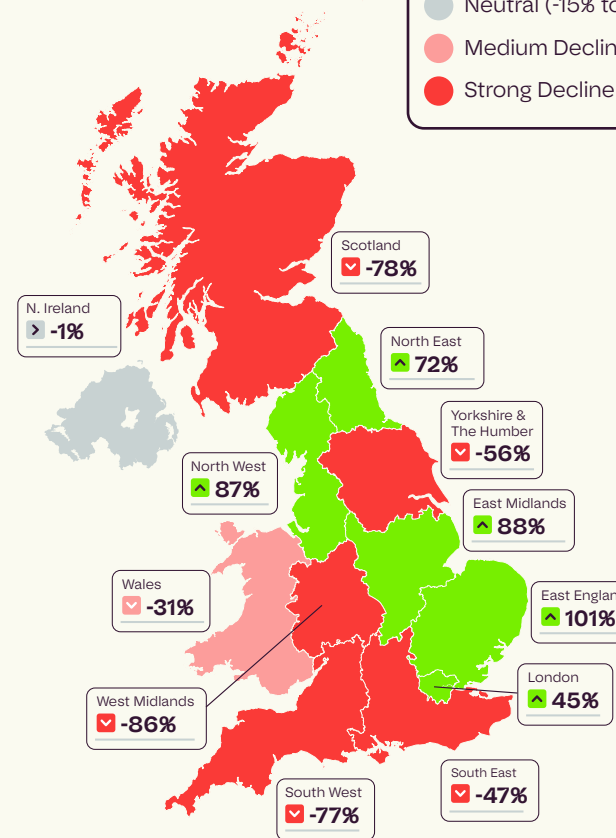
Regional

- London accounted for the largest share of sector starts, experiencing growth against the previous year.
- The West Midlands accounted for the largest share of sector approvals, the only region to experience growth against the previous year.
- The East of England experienced sharp growth for project-starts.

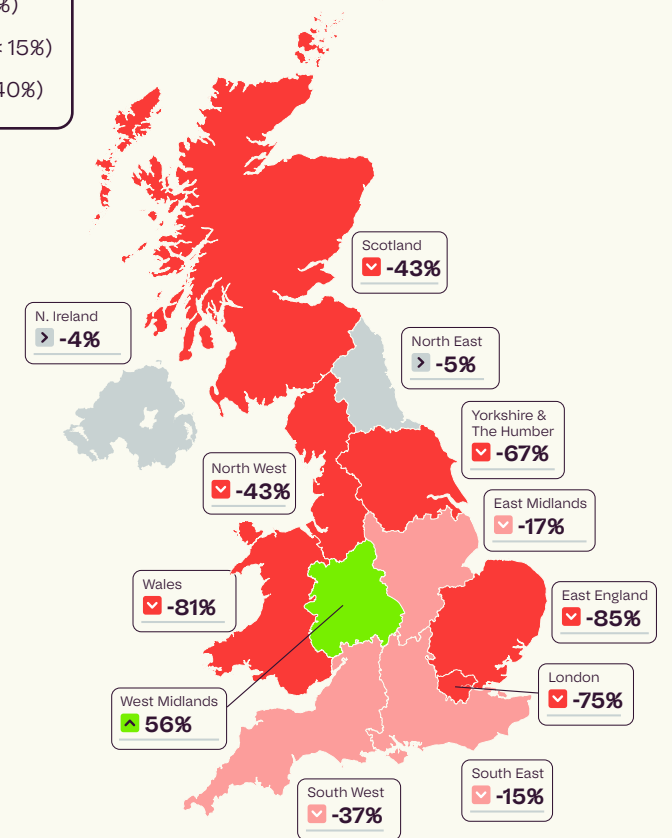
London was the most active region for project starts accounting for 27% of the total value, worth £342 million, a 45% increase against the previous year. The East of England experienced a strong period, increasing 101% against the previous year to account for 10% of the total value, worth £121 million.

The West Midlands accounted for the largest share of planning approvals (22%), and was the only region to experience growth, rising 56% against the previous year to total £193 million. Elsewhere, the South East accounted for 21% of the total value, with the region experiencing a 15% decline against the previous year to total £189 million.

Changes in Education Starts on a Year Earlier



Changes in Education Planning Approvals on a Year Earlier



Community & Amenity

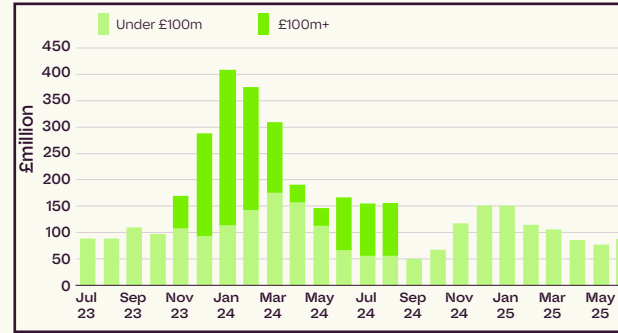
Overview

- ▲ **14% increase** in project starts year-on-year.
- ▲ **52% increase** in main contract awards from last year.
- ▼ **47% decrease** in detailed planning approvals compared to 2024.

Project starts and contract awards performed strongly, having grown year-on-year. Growth in starts was driven by underlying projects (under £100 million), while growth in contract awards was due to a jump in major awards (over £100 million). Detailed planning approvals, in contrast, faced a decline against both last year and the previous quarter, with no major projects approved in the three months to June.

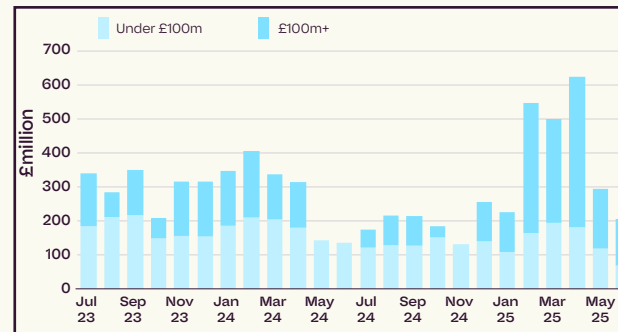
While the government's pledge to invest £2.3 billion in prison buildings boosted prison starts earlier this year, the sector has slowed down in the last quarter. However, increased defense funding should help to drive sector activity over the medium term.

Detailed Planning Approvals



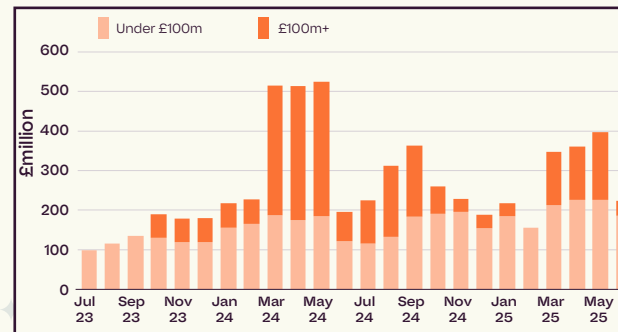
Source: Glenigan

Main Contract Awards



Source: Glenigan

Community & Amenity Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	263	-	263
YoY	32%	-100%	-47%
Prev. 3 months	-17%		-17%
Prev. 3 months (SA)	2%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	207	411	618
YoY	-49%		52%
Prev. 3 months	-64%	-55%	-59%
Prev. 3 months (SA)	-49%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	558	111	669
YoY	53%	-49%	14%
Prev. 3 months	-12%	-73%	-36%
Prev. 3 months (SA)	-4%		

Community & Amenity

Types of projects started

Performance in the community & amenity sector was strong, with most sub-sectors having grown year-on-year.

- Government buildings accounted for the largest share (50%), thanks to a 548% jump.
- Law courts grew 37 times on a year ago, totalling £100 million.
- Local facilities totalled £167 million, 1% down year-on-year, accounting for 25%.

Types of Community & Amenity Projects Started

Three months to June 2025

	£ million	Percentage
Blue Light	40	6%
Government Buildings	335	50%
Law Courts	100	15%
Local Facilities	167	25%
Military	-	0%
Places of Worship	23	3%
Prisons	4	1%
Total	669	100%

Project Spotlight

Redevelopment of Redbridge Fire Station

Detailed plans have been approved for the redevelopment of Redbridge Fire Station in Southampton. Morgan Sindall has been appointed as the main contractor on the scheme, with work due to be completed in Q2 2027.

PROJECT ID: 20493226

IMAGE SOURCE: CUBE DESIGN

£20m



Community & Amenity League Tables

July 2024 to June 2025

Contractors	Projects	£m
Kier	21	1,295
Wates	6	390
Laing O'Rourke	1	300
Galliford Try	18	245
John Sisk & Son	1	54
Morgan Sindall	7	52
Tilbury Douglas	4	38
Speller Metcalfe	5	32
Story Contracting	1	29
Neilcott	4	28

Clients	Projects	£m
Ministry of Justice	32	708
Scottish Prison	2	684
Ministry of Defence	19	652
UK Parliament	1	111
Gov. Property Agency	1	105
Home Office	17	87
Sandwell Met. BC	3	81
Bor. of Haringey	1	54
Gosport Bor. Council	1	51
Cumberland Council	2	33

Expert Insights

Executive Summary

Economic Outlook

Top 50 Contractors

Top 50 Clients

Glenigan Index

Sector Analysis

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Community & Amenity

Civil Engineering

Community & Amenity

Regional

- Project starts were up in most regions, in line with the overall growth of the sector.
- Detailed planning approvals grew in only four regions.
- The North West experienced growth in both starts and consents.

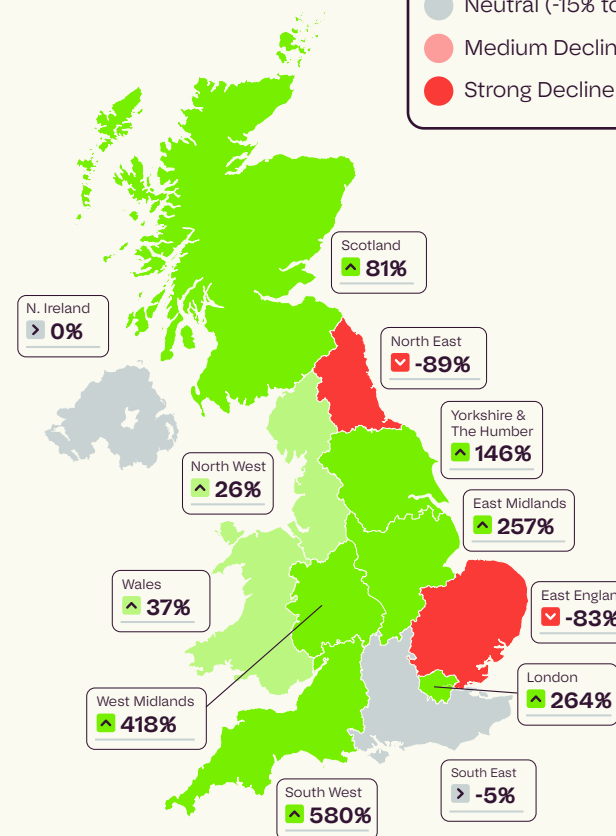
London accounted for the highest share of project starts, having grown 264% to total £185 million. Activity in the capital was boosted by the £110.6 million Victoria Tower Fabric Safety Project in Westminster. Accounting for 18%, the West Midlands grew five times compared to a year ago to total £121 million.

The South East accounted for 30% of detailed planning approvals, thanks to a 293% increase year-on-year, to total £80 million. Accounting for the same share, the North West also jumped 85% on a year ago to total £79 million. In contrast, totalling £26 million, the East Midlands fell 91%.

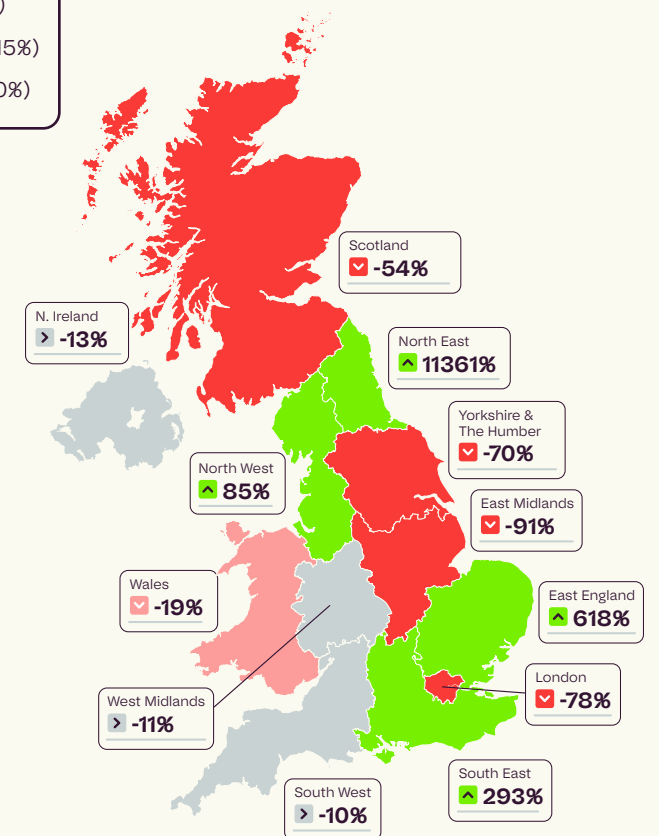
Changes in Community & Amenity Starts on a Year Earlier

Growth or Decline

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



Changes in Community & Amenity Planning Approvals on a Year Earlier



Civil Engineering Overview



1% decline in project starts against the preceding three months.



47% decline in main contract awards against the previous year.

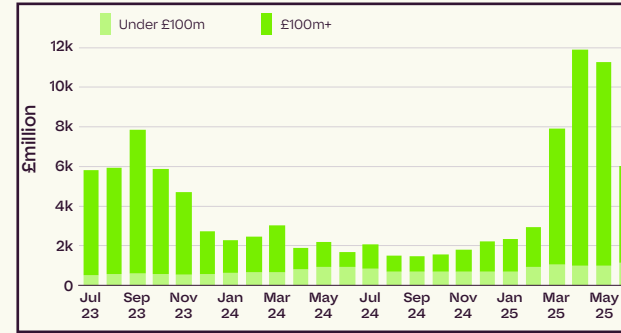


257% increase in detailed planning approvals compared to the previous year.

Civil Engineering project-starts and main contract awards declined on both the preceding three months and the previous year. Elsewhere, detailed planning approvals rose sharply against the previous year to signal a strengthening of the development pipeline. Despite this, values were below the preceding three months due to a weakening in the value of major projects against the preceding quarter.

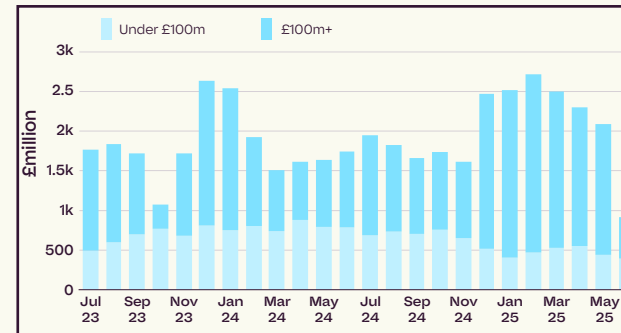
The government has committed to at least £725 billion in public infrastructure investment over the next decade, ensuring capital funding grows in line with inflation and providing a stable pipeline for the sector as part of the 10-year infrastructure strategy. Major allocations include funding for HS2, road improvements, and investment for the Sizewell C nuclear power station, and significant resources for energy infrastructure, including clean power and carbon capture.

Detailed Planning Approvals



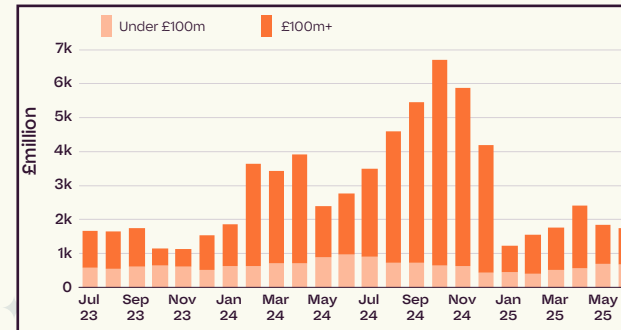
Source: Glenigan

Main Contract Awards



Source: Glenigan

Civil Engineering Starts



Source: Glenigan

Change year on year and 3 months earlier

Detailed Planning Approvals	Under £100m	£100m+	Total
£ million	3,392	14,710	18,102
YoY	21%	548%	257%
Prev. 3 months	9%	-29%	-24%
Prev. 3 months (SA)	18%		

Change year on year and 3 months earlier

Main Contract Awards	Under £100m	£100m+	Total
£ million	1,173	1,574	2,747
YoY	-50%	-45%	-47%
Prev. 3 months	-26%	-73%	-63%
Prev. 3 months (SA)	-20%		

Change year on year and 3 months earlier

Starts	Under £100m	£100m+	Total
£ million	2,013	3,210	5,223
YoY	-30%	-40%	-37%
Prev. 3 months	29%	-14%	-1%
Prev. 3 months (SA)	6%		

Civil Engineering

Types of projects started

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

- Roads accounted for the largest share, totalling £2,745 million (53% of the total), a 97% increase on the previous year.
- Energy had the second-largest share at £1,073 million (21%), though this stood for a 74% decline year-on-year.
- Meanwhile, Harbour/Ports activity surged by 270% compared to the previous year, reaching £515 million.

Types of Civil Engineering Projects Started

Three months to June 2025

	£ million	Percentage
Airports	35	1%
Other Civils	653	13%
Rail	1	0%
Roads	2,745	53%
Harbours/Ports	515	10%
Energy	1,073	21%
Water Industry	202	4%
Waste	-	0%
Total	5,223	100%

Project Spotlight

M5 Junction 10 Improvements Scheme

Detailed plans have been approved for the £254 million M5 Junction 10 Improvements Scheme. Galliford Try has been appointed as the civil contractor on the project, with works expected to be completed in Q4 2028.

PROJECT ID: 20170822

IMAGE SOURCE: GLOUCESTERSHIRE COUNTY COUNCIL

£254m



Civil Engineering League Tables

July 2024 to June 2025

Contractors	Projects	£m
Royal BAM	22	2,023
Ferrovial	3	1,617
Newarthill	1	1,250
Ringway	3	1,159
M GROUP	14	959
Balfour Beatty	40	927
Costain	5	640
Downing	16	568
Bouygues UK	8	469
Hochtief	2	463

Clients	Projects	£m
Dep. for Transport	49	4,081
Tata Steel	1	1,250
Herts CC.	1	1,155
SSEN Transmission	12	1,054
Oxfordshire CC.	4	875
National Grid	5	719
Kingsway Solar Farm	1	500
GE Hitachi Nuclear	1	500
N. Lanarkshire Coun.	3	451
Kemble Water	6	441

Civil Engineering

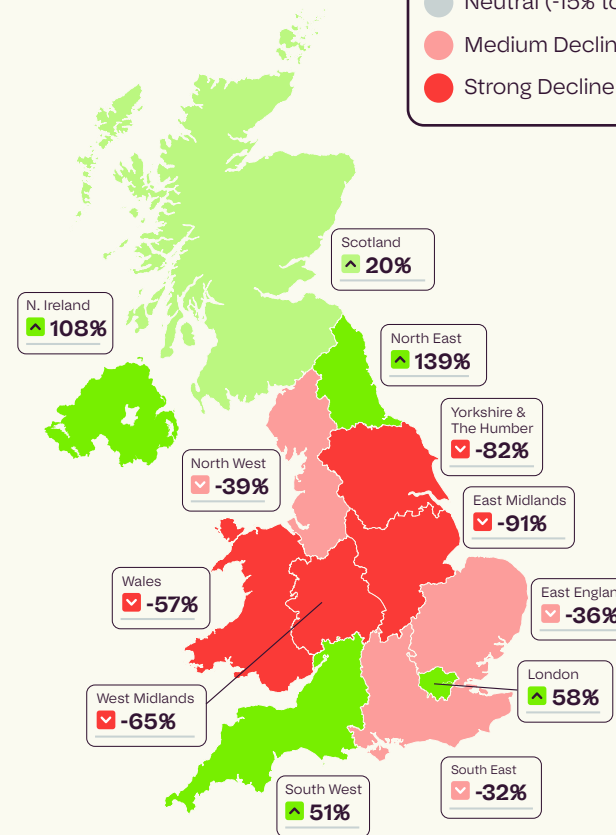
Regional

- The South East accounted for the largest share of sector starts but experienced a poor period.
- The East of England accounted for the largest share and the sharpest growth for planning approvals.
- Yorkshire & the Humber experienced sharp approvals growth.

The South East was the most active region for project starts, accounting for 28% of the total, with a total value of £1,483 million. Despite this the region experienced a 32% decline against the previous year. Elsewhere, Scotland grew 20% against the previous year to account for one fifth of the total value, at £1,031 million.

The East of England accounted for the largest share of approvals (33%), with the area experiencing four-digit growth against the previous year to total £5,944 million. Yorkshire & the Humber accounted for the second largest share of approvals (31%), the sector increased 798% against the previous year to total £5,542 million.

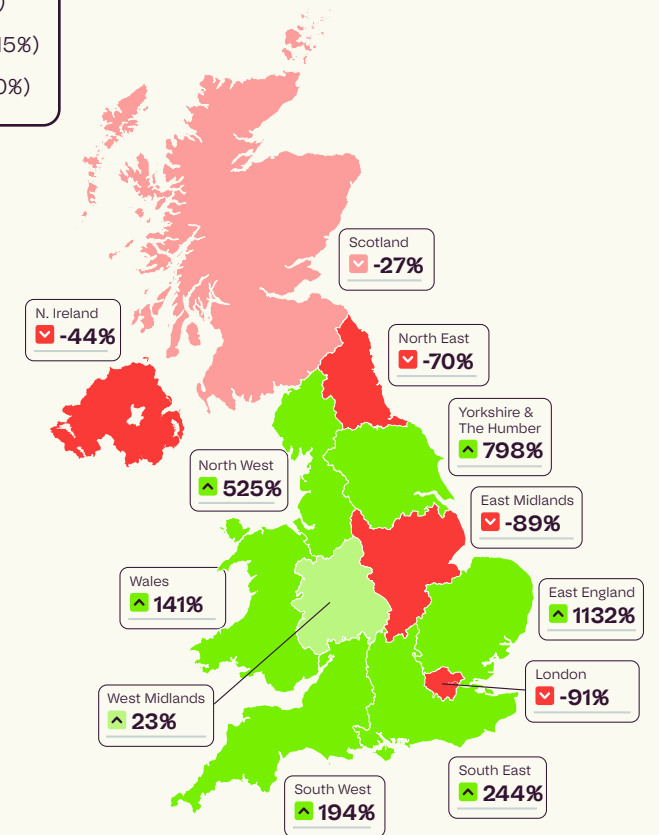
Changes in Civil Engineering Starts on a Year Earlier



Growth or Decline

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

Changes in Civil Engineering Planning Approvals on a Year Earlier





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