

Construction Pipeline

Regional project pipeline · pre-start · data from 17/07/2026

105

PROJECTS

£4.6B

PIPELINE VALUE

£43.4M

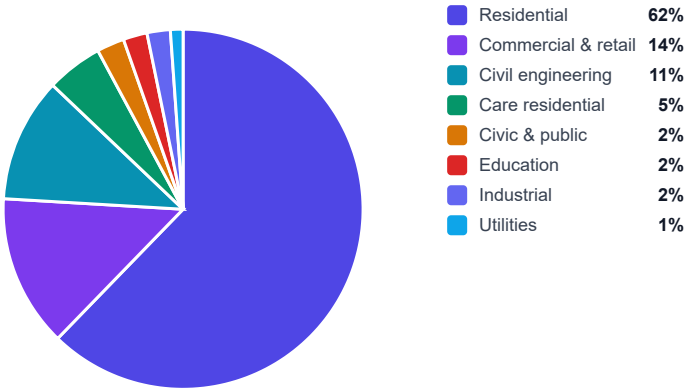
AVG. PROJECT VALUE

10

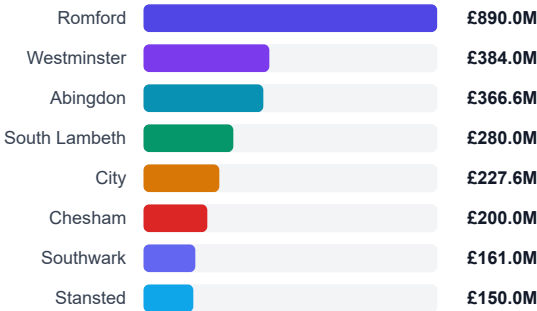
SECTORS

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PIPELINE BY SECTOR



GEOGRAPHIC HOTSPOTS — BY PIPELINE VALUE



CONTRACT TYPES



MARKET COMMENTARY

Residential dominates the pipeline at £2.8B across 58 projects, but commercial and retail work at £619.0M signals sustained demand for mixed-use schemes beyond pure housebuilding. London boroughs lead by value, with Romford alone accounting for £890.0M and Westminster at £384.0M, concentrating pressure on mid to senior commercial and design management talent in the South East. Design and build contracts represent 34% of the pipeline, placing quantity surveyors and project managers in high demand as contractors manage fixed-price risk on schemes averaging £43.4M.

MAIN CONTRACTORS — BY PIPELINE VALUE

COMPANY	ROLE ON PROJECT	PROJECTS	PIPELINE VALUE
Weston Homes Limited	Contractor	1	£470.0M
Impact Capital Real Estate	Project manager	1	£400.0M
Sisk	Contractor	2	£390.0M
Graham Construction	Preferred bidder	1	£332.5M
McLaren Construction Limited	Contractor	1	£229.0M
Mace Limited	Contractor	2	£220.0M
Echelon Data Centres	Client	1	£200.0M
Laing O'Rourke Delivery Limited	Contractor	1	£150.0M

Project	Contractor	Value	Sector	Location	Start
A249 Bearsted Road - Roadworks	Breheny Civil Engineering...	£10.8M	Civil engineering	Maidstone	2026
Hartley Road - 165 Houses	Berkeley Homes (Eastern C...	£16.8M	Residential	Cranbrook	2026
110 The Queens Walk - City Hall Commercial Re...	Mace Limited	£150.0M	Commercial & retail	Southwark	July 2026
Marshgate Drive - 29 Houses & 346 Flats	The Berkeley Group	£40.0M	Residential	Hertford	third quarter 2026
White Oak, Hilda May Avenue - 45 Flats & 15 H...	Skillcrown Homes Limited	£5.2M	Residential	Swanley	July 2026
Avonmore Road - 91 Flats & Replacement Primar...	Higgins Partnerships	£47.0M	Residential	West Kensington	third quarter 2026
Streatham Vale - 100 Woodgate Drive - 258 Apa...	Barratt (West London) Lim...	£30.0M	Residential	Streatham	third quarter 2026
Abbeyfield Estate - Refurbishment, 24 New Fla...	Bouygues UK Limited	£66.0M	Residential	Rotherhithe	third quarter 2026
Broadwater Farm Estate Phase 2 - 176 Apartmen...	Formation Design & Build ...	£100.0M	Residential	Tottenham	July 2026
Sir Geoffrey Leigh Academy - Expansion	WW Martin Limited	£10.0M	Education	Dartford	July 2026
Princes Road - 72 Bedroom Care Home	Kori Construction	£9.7M	Care residential	Weybridge	late July 2026
Brighton College - Classrooms & Boarding Acco...	Ellmer Construction	£10.0M	Education	Brighton	July 2026
Bucher Municipal, Curtis Road - Manufacturing...	IBO Construction Limited	£5.5M	Civic & public	Dorking	July 2026
Whytecliffe Road North - 39 Flats	Kind & Company (Builders)...	£10.5M	Residential	Purley	July 2026
Bedfordia, Milton Ernest - 69MW Battery Energ...	Pathfinder Clean Energy U...	£20.7M	Utilities	Bedford	third quarter 2026
Thames Valley Police Logistics Hub - Colthrop...	Morgan Sindall Group	£15.0M	Commercial & retail	Thatcham	July 2026
West World, W5 Hanger Lane - Industrial Unit	MCS Group Limited	£10.7M	Industrial	Ealing	July 2026
Cockleshell Walk - 51 Apartments	Regiis Holdings Limited	£11.4M	Residential	Sittingbourne	July 2026
Turnpike Road, Binfield - 33 Houses	Feltham Construction Limi...	£9.0M	Residential	Bracknell	July 2026
Shakespeare Road - 278 Flats	McAleer & Rushe Limited	£67.0M	Residential	Herne Hill	July 2026
Stirling Way - Warehouse & Offices	Faircloth Construction Li...	£5.0M	Industrial	Borehamwood	July 2026
Grove Technology Park Phase 1 - Blocks E, F &...	Barnwood Limited	£20.0M	Industrial	Wantage	July 2026
Homes for NHS Staff – Finchley - 130 Flats	Howarth Homes Limited	£13.0M	Residential	North Finchley	July 2026
Charterhouse, Ralph Vaughan Williams Music Sc...	Total Construction Limite...	£6.0M	Education	Godalming	July 2026
The Beeches SEN Free School - Free School Pro...	Morgan Sindall (Construct...	£19.0M	Education	Chatham	July 2026
Parks Works Depot, Paradise Industrial Estate...	Bull Homes Limited	£7.4M	Residential	Hemel Hempstead	July 2026
Brent Court - 96 Independent Living Apartment...	Bugler Group Limited	£7.2M	Residential	Stevenage	July 2026
St Brides House - Extension & Refurbishment	Legendre UK Limited	£30.0M	Commercial & retail	City	third quarter 2026
Moreton Road - 31 Flats	Frencon Construction Limi...	£11.0M	Residential	South Croydon	July 2026
HMP Coldingley - Fire Improvement Works	Ministry of Justice	£61.3M	Civic & public	Wokingham	July 2026
Goodmayes Railway Station - 1280 Apartments	Weston Homes Limited	£470.0M	Residential	Romford	third quarter 2026
A4130 Carriageway - Road Widening	Graham Construction	£332.5M	Civil engineering	Abingdon	July 2026
Cinnamon Care Station Road - 75 Bed Care Home	Kori Construction	£17.0M	Care residential	Hampton	July 2026
Lemonade Building - Cladding Remediation Work...	Lawtech Limited	£10.0M	Residential	Barking	July 2026
17 - 37 William Road - 225 Bed Student Accom...	Euston One Limited	£10.0M	Residential	Camden Town	third quarter 2026
Holland Park Gate, Phase 2 - 48 Houses	Ant Yapi (UK) Limited	£20.0M	Residential	Kensington	July 2026
The Bull, Rainham Road South - 72 Apartments	Hollybrook Limited	£14.0M	Residential	Dagenham	third quarter 2026
Silvertown Plot 78 - 600 Flats - Phases 1.78 ...	McAleer & Rushe Limited	£58.0M	Residential	Victoria Dock	third quarter 2026
45 Beech Street - Co-living Units	JJ Rhatigan & Company Lim...	£78.0M	Care residential	City	third quarter 2026
3 Viveash Close - 129 Flats	Mackenzie Homes	£10.6M	Residential	Hayes	third quarter 2026
Stansted Airport - North Western Main Termina...	Laing O'Rourke Delivery L...	£150.0M	Civil engineering	Stansted	third quarter 2026

PROJECT	CONTRACTOR	VALUE	SECTOR	LOCATION	START
Chiswell Green, Phase B - 108 Houses & 42 Apartments	CALA Homes (Chiltern) Limited	£26.4M	Residential	St Albans	July 2026
Chippenham Road - 138 Flats	Wates Construction Limited	£20.0M	Residential	Romford	July 2026
Woodberry Down Estate - Phase 4, 511 Apartments	Berkeley Homes (North East London) Limited	£70.0M	Residential	Finsbury Park	third quarter 2026
Highfields, West Hill - 78 Bed Care Home	Igloo Care Limited	£15.0M	Care residential	East Grinstead	July 2026
Livesey Place, Old Kent Road - 372 Flats	HG Construction	£80.0M	Residential	Peckham	third quarter 2026
171 Victoria Street - Office and Retail Refurbishment	Sisk	£110.0M	Commercial & retail	Westminster	July 2026
Bilsham Road, Yapton - 170 Houses	Redrow Homes Southern Counties	£17.0M	Residential	Arundel	July 2026
Sunbury Ex-Servicemens' Association Club - 47 Flats	Weetwood Building Services	£8.0M	Residential	Sunbury on Thames	July 2026
The Taper Building, Long Lane - Recladding	Faithdean Limited	£6.0M	Commercial & retail	Southwark	third quarter 2026
Buttleys Lane, Great Dunmow - 46 Houses	Bennett Homes Plc	£7.3M	Residential	Dunmow	July 2026
Sweechbridge Road, Herne Bay - Business Park	George Wilson Development	£23.0M	Industrial	Herne Bay	third quarter 2026
Fryatt's Way - 210 Houses	Charles Church Development	£21.0M	Residential	Bexhill on Sea	July 2026
Shenley Grange, Shenley - 64 Houses & 31 Flats	Griggs Homes	£7.7M	Residential	Radlett	July 2026
Glebe Farm, Steyning - 230 Houses & 35 Flats	Vistry Group PLC	£25.6M	Residential	Steyning	July 2026
48 Chapel Street, Bryanston - Hotel & Retail ...	MET Developments	£5.0M	Hotel & catering	Camden Town	July 2026
Stanford Rivers Road - 30 Houses & 2 Flats	Stonebond Properties (Cheshire) Limited	£6.2M	Residential	Ongar	July 2026
East Hill, Chatham - 205 Houses, 58 Flats	Vistry Group PLC	£26.3M	Residential	Gillingham	third quarter 2026
Teviot Estate, Phase 1a - 475 Flats, Commercial	Hill Partnerships Limited	£49.4M	Residential	Poplar	third quarter 2026
London Road, Newington - 135 Houses	Dandara South East Limited	£13.5M	Residential	Sittingbourne	third quarter 2026
Grove Park Phase 2 - 128 Houses	Quinn Estates Limited	£12.8M	Residential	Ashford	July 2026
Railway Arches, 15 & 16 Dolben Street - 6 Commercial	Acorn Property Group	£5.0M	Commercial & retail	Southwark	third quarter 2026
Rom Valley Gardens, Blocks B-G - 864 Flats & ...	Impact Capital Real Estate	£400.0M	Residential	Romford	July 2026
High Leigh Garden Village - Mixed-Use Hub	Majesticare Homes Limited	£5.0M	Care residential	Hoddesdon	July 2026
Latimer Road - 238 Apartments & Commercial Units	Comer Homes	£17.7M	Residential	Luton	third quarter 2026
599 Grafton Gate - 302 Flats & Offices	Galliford Try Construction	£56.0M	Residential	Milton Keynes	third quarter 2026
Tuckey Farm - 25MW Ground Mounted Solar Farm	ScottishPower Renewables	£25.0M	Utilities	Buckingham	July 2026
Broadbridge Heath, Phase 1 – Care Retirement ...	Inspired Villages Group	£25.0M	Care residential	Horsham	July 2026
Bedfordwell Road - 67 Houses & 35 Flats	Orbit Homes 2020 Limited	£36.5M	Residential	Eastbourne	03-Aug-2026
Battersea Power Station, Phase 3c - Mixed Development	Sisk	£280.0M	Residential	South Lambeth	August 2026
1-3 St Pauls Churchyard - Office Refurbishment	8 Build	£23.0M	Commercial & retail	City	August 2026
The Priory, Stomp Road - 78 Bed Care Home	Kori Construction	£12.0M	Care residential	Slough	August 2026
84-100 Park Street - 61 Retirement Apartments	Keady Construction Limited	£30.0M	Care residential	Camberley	August 2026
Copenhagen Place - 18 Flats & Community Centre	MYC Group UK Limited	£9.6M	Residential	Poplar	August 2026
Courtauld Connects Phase 2	Bovis Construction Limited	£45.0M	Civic & public	Westminster	August 2026
Ebury Bridge Estate, Phase 2 - 334 Apartments	McLaren Construction Limited	£229.0M	Residential	Westminster	August 2026
Wenham Holt Care Home	Kori Construction	£11.8M	Care residential	Liss	August 2026
60 Queen Victoria Street - Extension & Refurbishment	Mace Limited	£70.0M	Commercial & retail	City	August 2026
Caterham Bypass - 12MW Battery Energy Storage	Root-Power Limited	£5.6M	Utilities	Caterham	August 2026
Bromley by Bow Industrial Park	Magrock Limited	£20.0M	Industrial	Bow	August 2026
The Highway - 114 Flats And Office Accommodation	Big Yellow Self Storage Limited	£40.0M	Residential	Tower Hamlets	August 2026
Former Police Station, Church Street - 85 Bed Care Home	Corramore Construction	£18.0M	Care residential	Epsom	August 2026
Portslade Village Centre - 28 Flats & Community	Woodhart Construction Limited	£15.6M	Residential	Brighton	August 2026
6 Mantle Road - Commercial & Residential Building	Greennow Limited	£12.0M	Residential	Brockley	August 2026
Barking Riverside - Flood Defence, Landscaping	JT Mackley & Company Limited	£12.0M	Civil engineering	Barking	August 2026

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Blackthorn Farm - 100 Houses	Esquire Developments Limi...	£10.0M	Residential	Gravesend	August 2026
Urban Edge, West Road - Industrial Distributi...	Faircloth Construction Li...	£8.0M	Industrial	Tottenham	August 2026
Ladywell Park Gardens - 102 Apartments	Higgins Partnerships	£36.9M	Residential	Lewisham	August 2026
Regent House, Station Approach - 126 Flats	Hill Partnerships Limited	£25.0M	Residential	Dorking	August 2026
Gurnell Leisure Centre Redevelopment	Willmott Dixon Constructi...	£37.5M	Residential	Ealing	August 2026
Project Heron, 1 Fleet Place House - Office R...	One Fleet Realty Limited	£10.0M	Commercial & retail	City	August 2026
The Landings, Phase 4 - 357 Houses	Vistry Partnerships	£35.7M	Residential	Arundel	August 2026
Polegate and Willingdon Medical Centre - New ...	Neilcott Construction Lim...	£10.0M	Medical & healthcare	Polegate	August 2026
Trout Road, Rainbow Estate - 99 Flats, 50 Car...	Cavendish and Gloucester ...	£20.0M	Residential	West Drayton	August 2026
Crab Hill, Phase 8a - 129 Houses	Vistry - Cotswolds Region...	£16.8M	Residential	Wantage	August 2026
Culham Science Centre Campus - Project Librti	McLaughlin & Harvey Ltd	£34.1M	Education	Abingdon	August 2026
University of Oxford - Sherrington Building R...	Willmott Dixon Constructi...	£18.0M	Education	Oxford	August 2026
Coverdale - Industrial Units	Hampton Brook Development...	£8.0M	Industrial	Luton	mid August 2026
St Clement Lane - 185 Bed Hotel	JMK Group	£16.6M	Hotel & catering	City	August 2026
Harpenden Road - 150 Houses	CALA Homes (Chiltern) Lim...	£15.0M	Residential	St Albans	August 2026
Land West Of Conkers, Iden - 13 Houses & 4 Fl...	Quantum Homes Lintied	£18.0M	Residential	Rye	August 2026
Manston Court Road - Care Home	LNT Construction	£7.7M	Care residential	Ramsgate	August 2026
LCY20 - Data Centre	Echelon Data Centres	£200.0M	Commercial & retail	Chesham	August 2026
Thaxted Road - 168 Houses	Chase New Homes	£16.8M	Residential	Saffron Walden	August 2026
Blackwall Reach, Phase 3 Blocks E & F - 315 A...	Sanctuary Group	£65.0M	Residential	Poplar	August 2026