

Construction Pipeline

Regional project pipeline · pre-start · data from 21/05/2026

40

PROJECTS

£2.4B

PIPELINE VALUE

£59.6M

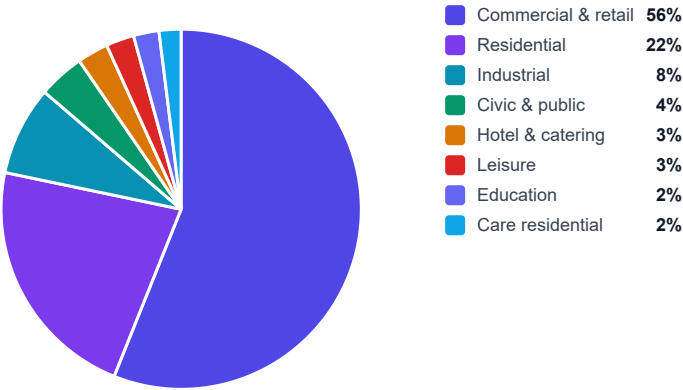
AVG. PROJECT VALUE

8

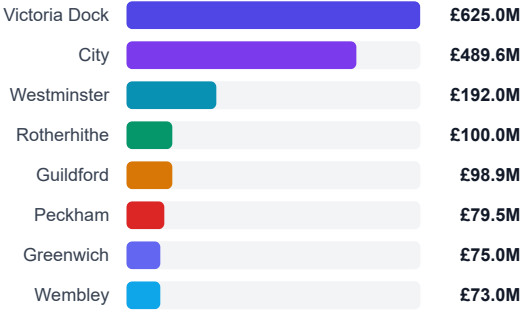
SECTORS

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PIPELINE BY SECTOR



GEOGRAPHIC HOTSPOTS — BY PIPELINE VALUE



CONTRACT TYPES

Design & build contract 22

Developer to build 6

General contract 5

Negotiated contract 1

MARKET COMMENTARY

Commercial and retail dominates the pipeline at £1.3B across 12 projects, representing 54% of total value, with Victoria Dock and the City accounting for £1.1B of the £2.4B total and signalling sustained demand for senior commercial management roles in London's prime office and mixed-use schemes. Design and build contracts comprise 55% of the pipeline by project count, creating sustained need for experienced design managers and cost controllers through the delivery phases, particularly given the average project value of £59.6M. The concentration of work among McLaren Construction, Skanska UK, and Bennett Construction indicates these three contractors will be competing hard for mid to senior commercial and project management talent over the next 18 months.

MAIN CONTRACTORS — BY PIPELINE VALUE

COMPANY	ROLE ON PROJECT	PROJECTS	PIPELINE VALUE
McLaren Construction Limited	Contractor	4	£668.6M
Skanska UK	Contractor	1	£273.0M
Bennett Construction Limited	Contractor	3	£232.0M
Mace Limited	Contractor	1	£200.0M
British Land Corporation Plc	Client	1	£100.0M
Wates Construction Limited	Contractor	1	£98.9M
HG Construction	Contractor	1	£73.0M
Legendre UK Limited	Contractor	1	£70.0M

Project	Contractor	Value	Sector	Location	Start
The Smith Centre, Fairmile - 115 Bed Extra Care	Bennett Construction Limited	£47.0M	Care residential	Henley on Thames	second quarter 2026
216 Oxford Street - Alterations And Refurbishment	Overbury	£7.5M	Commercial & retail	Westminster	second quarter 2026
Devonshire Place - Residential & Commercial	Arada London	£50.0M	Residential	Peckham	second quarter 2026
G Park 2 London Docklands - 70MW Data Centre	McLaren Construction Limited	£500.0M	Commercial & retail	Victoria Dock	second quarter 2026
Watkin Road - 594 Student Apartments	HG Construction	£73.0M	Residential	Wembley	second quarter 2026
Clarendon House, Bridle Path - 41 Flats & Offices	Clarendon House Watford Limited	£7.5M	Residential	Watford	second quarter 2026
Candy Wharf - Cladding Remediation Works	Guildmore Limited	£5.0M	Residential	Bow	second quarter 2026
University of Greenwich, Devonport House - Education	McLaren Construction Limited	£45.0M	Education	Greenwich	second quarter 2026
FTG Ardleigh Facility - Storage & Distribution	Flying Trade Group	£15.0M	Industrial	Colchester	second quarter 2026
Units 1-5 Gatehouse Close - Industrial Units	Glencar Construction Limited	£17.2M	Industrial	Aylesbury	May 2026
Brooklands College - College Building & Sports Centre	Beard Construction Limited	£9.6M	Education	Weybridge	late May 2026
1 Marylebone High Street - Extension	GPF Lewis Limited	£8.0M	Commercial & retail	Westminster	May 2026
105-106 New Bond Street - Redevelopment	Faithdean Limited	£7.5M	Commercial & retail	Westminster	May 2026
Greenham Business Park, Central Plot - Industrial	Amiri Construction	£5.0M	Industrial	Thatcham	May 2026
Thornton Park - 296 Flats and Commercial Development	Bennett Construction Limited	£60.0M	Residential	Clapham	May 2026
Silvertown Quays - 1.1D, 1.2D & 1.9, Mixed Development	Bennett Construction Limited	£125.0M	Residential	Victoria Dock	May 2026
369-377 Kentish Town Road - Mixed Development	J. Murphy & Sons Limited	£5.0M	Residential	Kentish Town	May 2026
63-81 Pelham Street - Office Building	McAlear & Rushe Limited	£52.0M	Commercial & retail	South Kensington	late June 2026
1 Appold Street - Offices & Restaurant	Skanska UK	£273.0M	Commercial & retail	City	June 2026
Albert Embankment - Cultural Space, Student Accommodation	JRL Group	£60.0M	Leisure	Southwark	June 2026
50 Stratton Street - Redevelopment	Legendre UK Limited	£70.0M	Commercial & retail	Westminster	01-Jun-2026
Cross Oak Lane, Horley - 2 Industrial Units	Wiltan Construction Limited	£30.0M	Industrial	Redhill	01-Jun-2026
West One Shopping Centre - Office Redevelopment	McLaren Construction Limited	£99.0M	Commercial & retail	Westminster	late June 2026
Eynsham Drive, Abbey Wood - 487 Apartments, 1st Floor	Focus Building Solutions	£44.5M	Residential	Abbey Wood	June 2026
Greenwich Magistrates Court - 293 Bed Hotel	LHG	£30.0M	Hotel & catering	Greenwich	June 2026
The Agora Centre Love Wolverton - 67 Flats, 4th Floor	Graham Construction	£28.0M	Residential	Milton Keynes	June 2026
StoreX Bermondsey - 615 Bedroom Student Accommodation	Aztec Construction Services	£29.5M	Residential	Peckham	June 2026
1 Burlington Lane - 132 Flats	Jaysam Contractors	£40.0M	Residential	Chiswick	June 2026
21 Alexander House - 557 Apartments & Commercial	Comer Homes	£20.0M	Residential	Southend on Sea	June 2026
Global Switch House - East and West Extension	Dornan Engineering Limited	£10.0M	Commercial & retail	Poplar	June 2026
Kensington Centre, Hammersmith Road - Big Yellow	McLaren Construction Limited	£24.6M	Industrial	West Kensington	June 2026
St Clement Lane - 185 Bed Hotel	JMK Group	£16.6M	Hotel & catering	City	June 2026
Mount Browne Police Headquarters	Wates Construction Limited	£98.9M	Civic & public	Guildford	June 2026
Haseley Trading Estate - Vehicle Depot, Workshops	Beard Limited	£54.0M	Industrial	Oxford	01-Jun-2026
Rosedale Park North - Mixed Use Development	Crest Nicholson (Eastern) Limited	£42.1M	Residential	Waltham Cross	June 2026
65 Gresham Street - Redevelopment	Mace Limited	£200.0M	Commercial & retail	City	June 2026
Hampton by Hilton London Heathrow Bath Road	Westcombe Group	£20.0M	Hotel & catering	Hayes	June 2026
Project Alliance Park, Western Avenue - Data Centre	Sweet Projects	£10.0M	Commercial & retail	Acton	June 2026
Canada Water, Plots H1 & H2 - Daily Mail The Shard	British Land Corporation	£100.0M	Commercial & retail	Rotherhithe	June 2026

PROJECT	CONTRACTOR	VALUE	SECTOR	LOCATION	START
Waterbrook Park Phase 2 - Business Units Reta...	Mulberry Property Develop...	£45.0M	Industrial	Ashford	June 2026