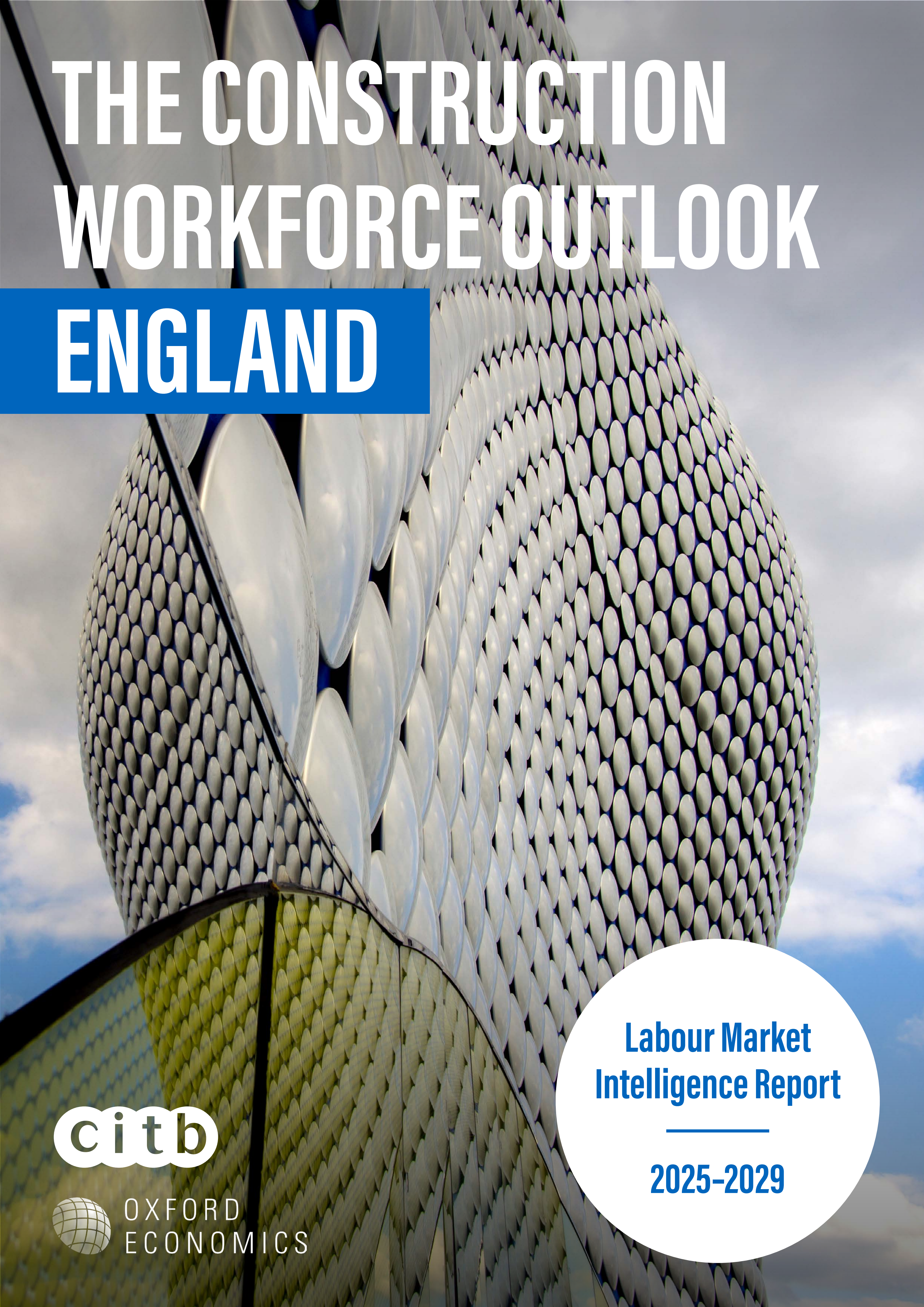
THE CONSTRUCTION WORKFORCE OUTLOOK

ENGLAND



Labour Market Intelligence Report

2025–2029

citb

OXFORD ECONOMICS

CONTENTS

FOREWORD

Can we build it? Yes, with investment in training that leads to jobs now.

The construction industry is facing a crucial choice. To continue to recruit, train and develop its workforce as it has done in recent years, or to change and rethink how it attracts, trains, and retains talent.

If industry does not change it will stay on a path where job vacancies are difficult to fill, losing aging workers will lead to an increasing loss of valuable expertise, and CITB will continue to highlight the need for over 207,000 extra workers over the next five years. It also means that the opportunities identified in this report to build new homes, infrastructure and improve the energy efficiency of buildings will not be realised. Employers will struggle to find skilled, site-ready individuals, leading to project delays and increased costs.

If construction can change and rethink how it attracts, trains and retains its people, this could lead to an even more capable and diverse workforce that is better equipped for the scale of demand, and that embraces new technologies.

Training is a key driver in having the workforce needed for the future. As part of the government's £600m investment into construction skills, CITB will invest £32 million to fund over 40,000 industry placements each year for all Level 2 and Level 3 learners, those studying NVQs, BTECs, T-levels, and advanced apprenticeships. We will also double the size of our New Entrant Support Team (NEST) programme to support SMEs in recruiting, engaging, and retaining apprentices. CITB is working alongside government and the National House Building Council (NHBC) to establish new Homebuilding Skills hubs, delivering targeted training in critical trades such as groundwork, site carpentry and bricklaying.

Although there is a wide range of training that already takes place, the fact that the construction industry continually struggles to fill vacancies points towards a training system that isn't making a good enough link to jobs.

For construction to have the workforce it needs in the future, investment in training that supports people into jobs is crucial. This is at the heart of CITB's Strategic and Business Plans.

This outlook shows that there are opportunities ahead. Successfully achieving them requires a long-term commitment from construction employers, government, training providers, CITB and other partners to support investments in training that lead to jobs. If we don't train more people and ensure that they can join the construction industry, we will not have the skilled, capable, productive workforce needed to build the homes, hospitals, schools, power and water networks of the future.

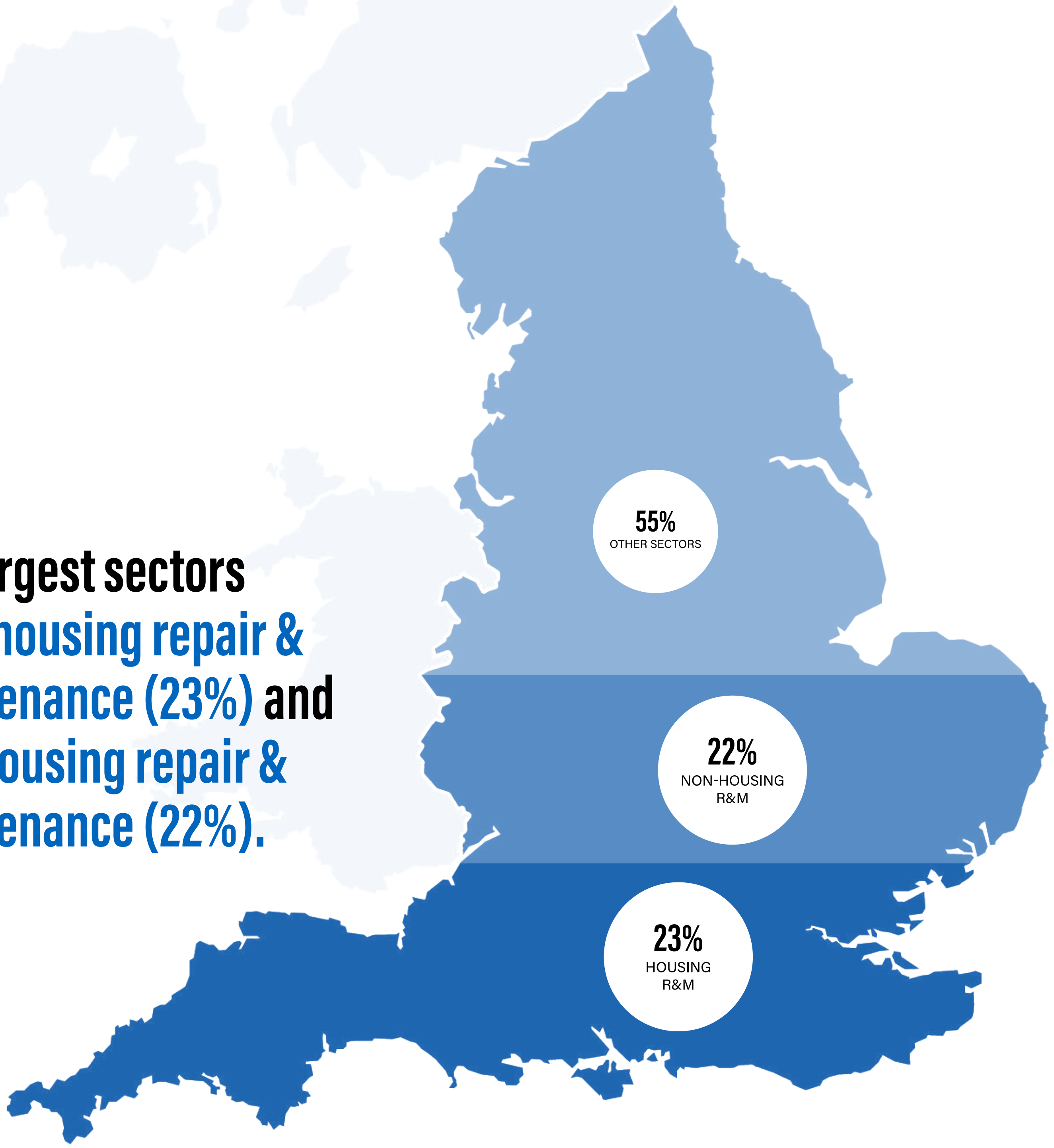
Tim Balcon
Chief Executive

KEY FACTS & FIGURES

In 2024, construction output reached

£187.6 billion.

The largest sectors were **housing repair & maintenance (23%)** and **non-housing repair & maintenance (22%).**



2025 to 2029 average annual output growth:

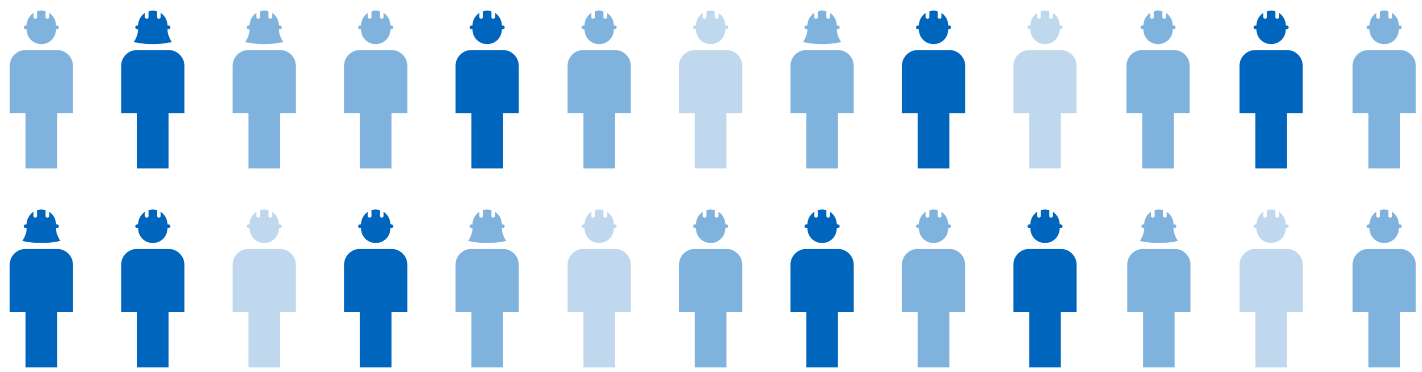
2.2%

2029 workforce:

2.35 million

Extra workers needed per year:

41,470



ECONOMIC OVERVIEW

England's economic performance was slightly weaker than that of the UK overall in 2024, with GVA growing by 0.8% compared to the national average of 0.9%.

Economic growth is likely to remain relatively weak in 2025, but we expect conditions to improve after this year and GVA is forecast to expand by an average 1.8% per year between 2025 and 2029. Total employment increased by 0.9% last year, boosting the job count by 269,700. This was slightly weaker than the UK average growth rate, but the pace of employment growth is forecast to pick up over the next five years, averaging 1.1% per year through to 2029. The fastest growth is expected to be seen in London (1.3%) and the East of England (1.2%).

The construction sector's performance was broadly in line with the overall economic trend, with output rising by 0.9% in 2024 to reach £187.6 billion. This was much stronger performance than the UK average growth rate of 0.5%, largely due to a significant contraction in Wales bringing down the UK average. The modest growth last year was driven by strong increases recorded in repair and maintenance (R&M) activity, a trend that has been observed over the past few years. R&M output rose by 7.9% in 2024, amounting to cumulative growth of 37% since 2019. The sector has grown by £22.9 billion over the last five years and now accounts for 45% of England's construction output. Last year, repair and maintenance accounted for over half of construction work in the South East (58%) and East of England (57%). In London, the picture is different with R&M making up just 30% of output and the commercial sector, accounting for 22% of output, which is a larger relative footprint than across England (13%).

There were approximately 166,970 active construction employers in England in 2024, representing 86% of the UK's construction employer population. Of these, nearly all were either micro (150,380) or small (14,730) firms. Only 1,860 construction companies employed more than 50 people, just 1.1% of the total.

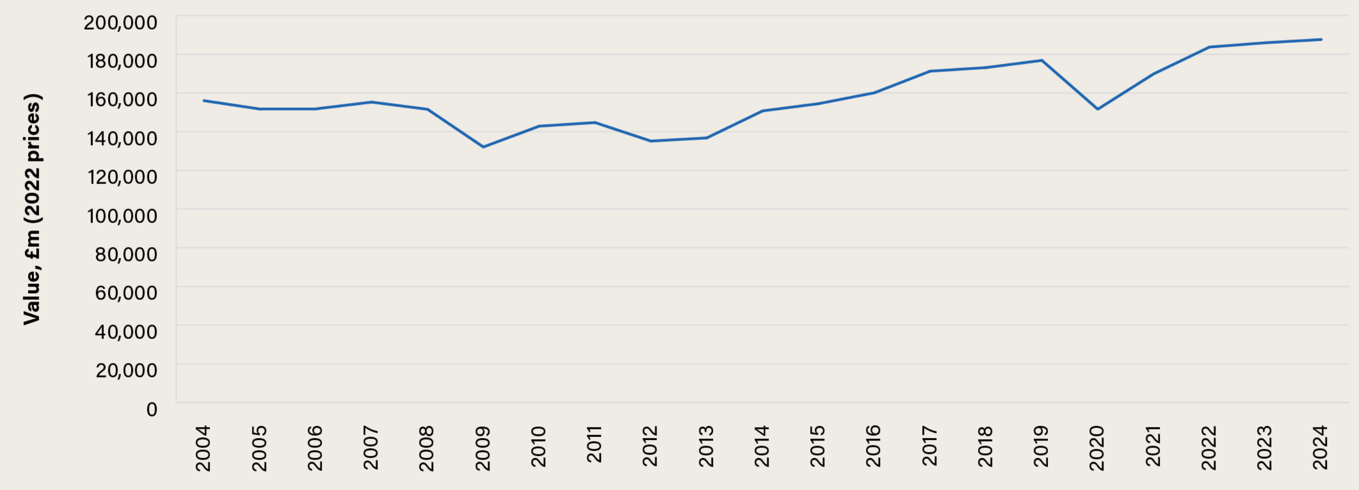
Construction businesses throughout England continue to face challenges recruiting appropriately skilled and experienced staff. Last year, the size of England's construction workforce decreased by 2.7% and employment remained below its pre-Covid-19 level, falling by 163,100 since 2019 (a 7% aggregate decline). The drop has been most pronounced in the East Midlands (-16%) and the East of England (-14%). Job vacancy rates also remain inflated compared to the wider UK trend. In March 2025, the number of live vacancies was 8% higher than the 2019 average. Vacancies are particularly high in the East Midlands (up 55% since 2019), North East (+47%), and North West (+23%).

Construction wages in England rose by an average of 6.2% in 2024, with growth highest in the West Midlands (9.8%) and the South West (9.1%). The median hourly construction wage stood at £19.00 last year. Across England, wages ranged from £22.05 in London to £16.25 in the North East.

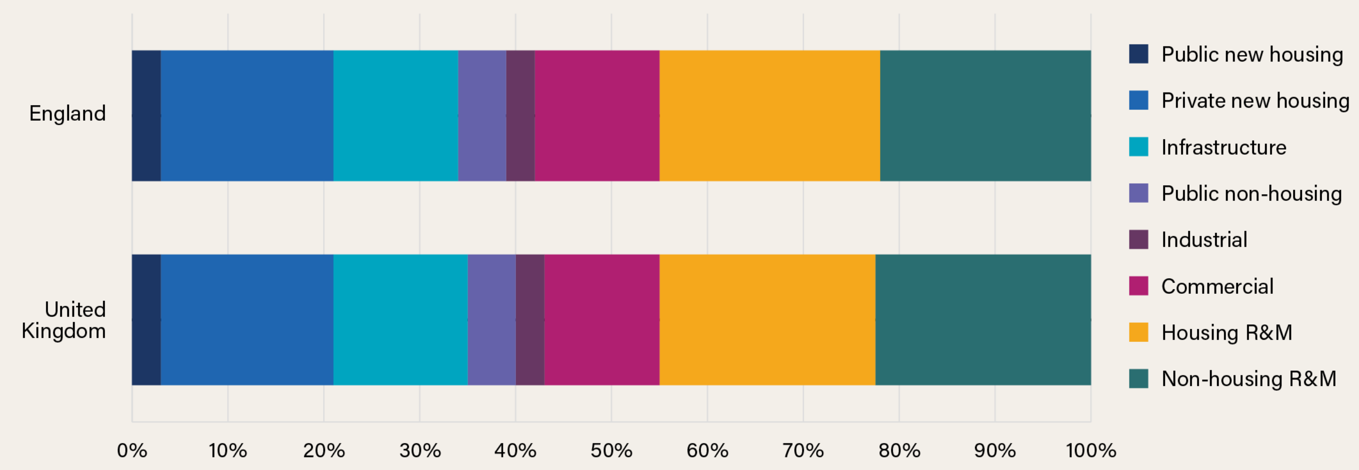
This year, we forecast construction output to grow by 1.6%, and for it to average 2.2% over the next five years. Spending on infrastructure projects and increased housebuilding will drive growth. While there is relatively little direct threat to construction from the US tariffs recently announced, any continued uncertainty may drag on construction investment in the medium term.

In 2024, job vacancies remained high and wages grew by 6.2%.

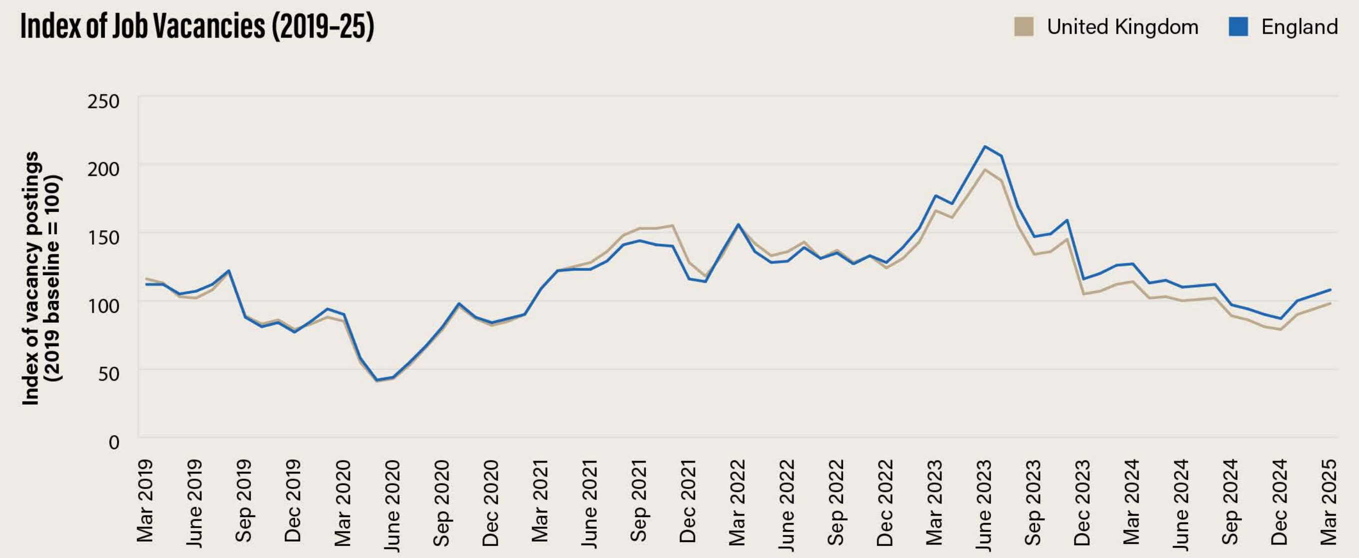
England Construction Output (2004-24)



England Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)



CONSTRUCTION OUTPUT

Output in England's construction sector is forecast to expand by 1.6% in 2025, an increase from 0.9% growth in 2024.

Between 2025 and 2029, we expect construction output to increase by an average of 2.2% per year, slightly ahead of the UK average of 2.1% over the next five years. London, the South East, and the East of England are forecast to return the strongest rates of annual growth, while the North East is expected to trail (1.9%) over the medium term.

Infrastructure and private new housing are forecast to be the primary drivers of England's construction growth, accounting for over half of the total £21.2 billion in additional output from 2025–2029.

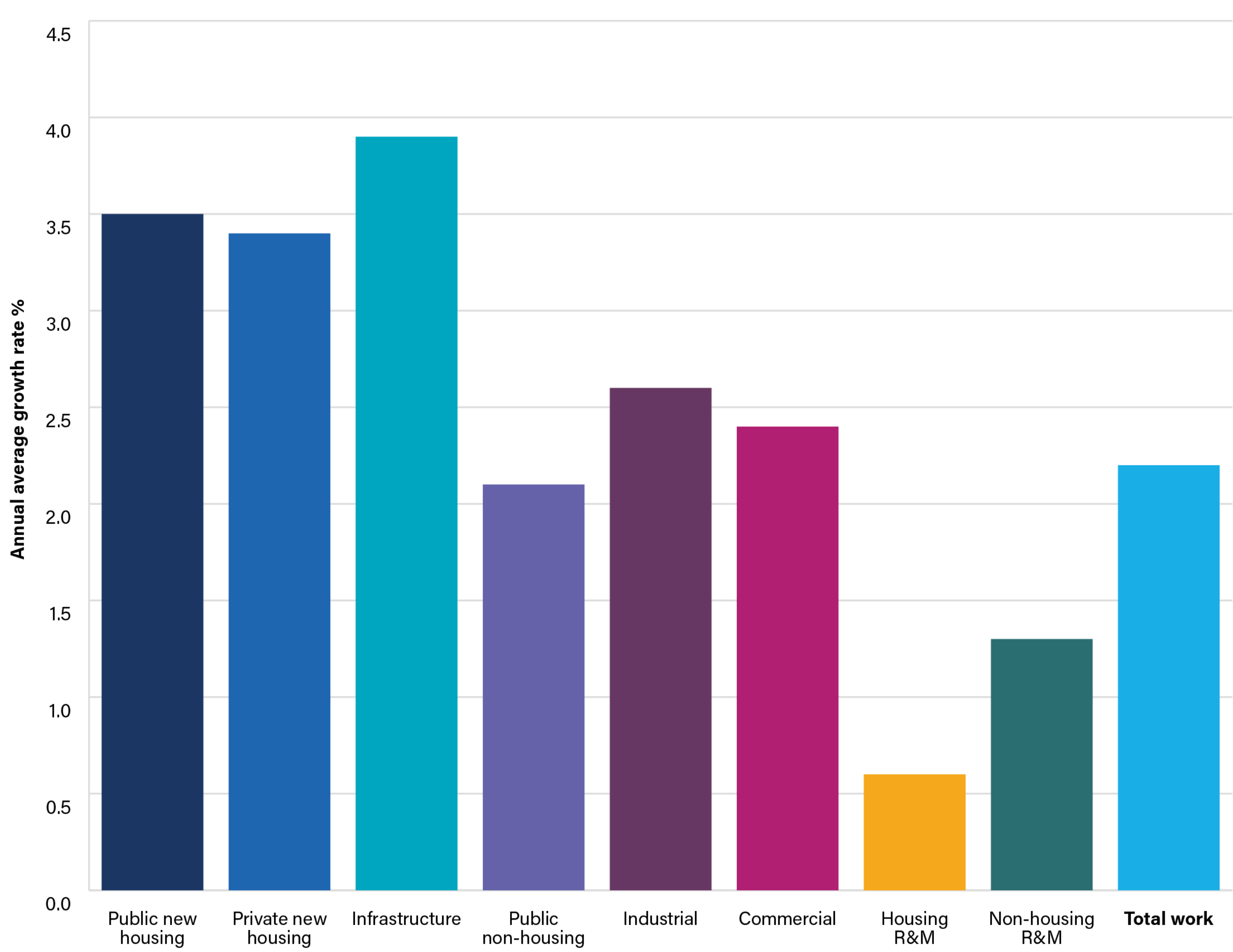
The infrastructure sector will be boosted by large transport projects such as the ongoing HS2 works, rail upgrades, and the Lower Thames Crossing. Multiple offshore windfarm projects on the east coast, as well as ongoing work on Hinckley Point C nuclear power station in the South West will also bolster activity in the sector. The government's recent announcement of £100 billion in capital investment of over the next five years is also likely to feature. We forecast the sector to see average annual growth of 3.9% through to 2029. This will be highest in the South West (6.1% per year) and the East (5.3%). Growth in the East Midlands is expected to lag, averaging 2.4% per year.

New housing output is also forecast to see robust growth over the next five years. The government's target of 1.5 million new homes over the duration of this parliament is likely to be challenging. However, the pace of housebuilding is still expected to increase as interest rate reductions begin to lower mortgage rates and raise demand for new homes. Total new housing output (both public and private) is projected to increase by nearly £7.2 billion between 2024 and 2029, the equivalent of 3.4% annual growth. Growth is forecast in all regions, however, the largest absolute increase in private new housing output is expected in London, with just shy of £2 billion in extra output over the next five years. The North East will see the highest pace of annual growth (5.1%), followed by the East of England (4.3%), and the North West (3.7%).

While all sectors are set to grow across England, repair and maintenance will lag behind new construction work, expanding by 0.9% per year. Although growth in the sector has been robust in recent years, its growth drivers, Covid-19 and high interest rates leading homeowners to invest in their current homes, have now largely disappeared. The South East, where non-housing R&M will increase by £1.2 billion, is forecast to buck this trend and see average annual R&M growth of 2.3%.

Infrastructure and new housing work are the main growth sectors.

England Annual Average Output Growth Rate by Sector (2025-29)



England Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	4,861	4,600	4,997	5,229	5,506	5,761
Private new housing	34,795	35,222	36,469	38,072	39,672	41,061
All new housing	**39,655**	**39,822**	**41,466**	**43,302**	**45,178**	**46,822**
Infrastructure	24,254	25,507	26,990	27,850	28,605	29,353
Public non-housing	9,287	9,948	10,121	10,232	10,262	10,299
Industrial	6,458	6,815	6,953	7,115	7,256	7,358
Commercial	23,503	23,851	24,728	25,378	25,972	26,486
All new work	**103,157**	**105,943**	**110,258**	**113,877**	**117,273**	**120,318**
Housing R&M	42,769	42,059	42,551	42,931	43,424	43,993
Non-housing R&M	41,683	42,652	42,326	43,028	43,774	44,481
All R&M	**84,452**	**84,711**	**84,877**	**85,959**	**87,198**	**88,475**
Total work	**187,609**	**190,654**	**195,135**	**199,835**	**204,470**	**208,793**

WORKFORCE

The construction workforce in England was nearly 2.26 million in 2024, but this still represents a 2.7% contraction from the year before.

Notable declines in both office support staff, as well as skilled trades occupations, saw the workforce fall by 62,000. Over the next five years, we forecast moderate increases in construction employment, with growth of 0.4% this year and average annual growth of 0.8% through to 2029. We expect the workforce to reach almost 2.35 million in 2029, an absolute increase of 91,100 workers over the next five years. However, this is still lower than the pre-Covid-19 workforce in 2019 (-72,000).

The workforce is expected to grow most rapidly in London, where it is set to rise by 1.1% per year over the next five years, adding 21,400 to the construction workforce. This will be followed by the South East (+15,900) and the North West (+12,080), where employment will rise by 0.8% and 0.9% per year, respectively. The West Midlands (0.5% per year) and the North East (0.4%) will see the slowest rates of workforce expansion between 2025 and 2029. Employment in office support staff occupations increased the most in absolute terms over the last decade (+41,000), while skilled trades occupations have fallen in aggregate since 2014 (-66,600). However, our forecast for the next five years is for moderate growth across all broad occupational groupings.

Between 2025 and 2029, we forecast that the occupations with the strongest annual average growth will be:

- Steel erectors and metal workers **(1.6%)**
- Scaffolders **(1.4%)**
- Civil engineers **(1.3%)**
- Plant mechanics/fitters **(1.3%)**

Growth in commercial and infrastructure output will drive demand for additional metal workers. This will be most apparent in Yorkshire and Humber, which is expected to see 2.7% annual growth, and in London (2.6%), where it will also be the fastest-growing occupation.

Workforce growth for England's scaffolders (growing by 1.4% per year) will lead five-year growth in the North West (1.9%) and West Midlands (1.6%). Civil engineers (fastest-growing occupation in the East Midlands and East of England) and plant mechanics/fitters (top in the South West), are both projected to expand their workforce by 1.3% per year and will also see strong job growth across England through to 2029.

Jobs for construction project managers will be the strongest growing managerial occupation across England, climbing 1.1% per year on average, and is forecast to be the fastest-growing occupation in the North East over the next five years.

Average workforce growth of 0.8% per year. 2.35m by 2029.

England Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	255,770	264,990	4,970	1.9
Construction project managers	49,490	52,290	1,170	2.4
Construction trades supervisors	40,570	42,530	890	2.2
Skilled trades & site based				
Electrical installation trades	126,720	130,630	1,790	1.4
Carpenters and joiners	129,000	133,320	1,890	1.5
Plumbing and HVAC trades	115,130	118,860	1,660	1.4
Labourers	109,120	113,640	1,770	1.6
Painters and decorators	61,210	62,330	700	1.1
Bricklayers and masons	56,640	59,490	1,020	1.8
Plasterers	37,720	39,020	560	1.5
Logistics	32,660	34,660	660	2.0
Plant operatives	32,730	34,840	690	2.1
Roofers	33,950	35,320	540	1.6
Plant mechanics/fitters	32,910	35,090	700	2.1
Floorers and wall tilers	29,910	31,010	460	1.5
Groundworkers	24,300	25,420	420	1.7
Scaffolders	18,340	19,660	410	2.2
Road and rail construction operatives	18,690	19,580	330	1.8
Glaziers and window trades	20,410	20,990	280	1.4
Steel erectors and metal workers	16,060	17,350	390	2.4
Other construction and building trades	164,310	169,920	2,430	1.5
Non-construction trades and operatives	32,420	34,090	590	1.8
Professional & technical				
Surveyors	55,180	58,580	1,440	2.6
Civil engineers	47,700	50,880	1,290	2.7
Architects	35,300	36,800	780	2.2
Other professional and technical staff working in construction	229,890	239,560	5,050	2.2
Office based				
Non-construction professional and technical office based staff	261,810	271,630	5,040	1.9
Other non-construction office-based staff	189,790	196,430	3,550	1.9
TOTAL	**2,257,760**	**2,348,880**	**41,470**	**1.8**

EXTRA WORKERS

The modelling supporting the forecast looks at the expected employment growth against the flow of people moving in and out of the construction workforce.

These flows are illustrated on the diagram and show that, in a typical year, the construction industry needs to replace around 8% of its workforce due to natural churn.

When calculating the number of extra workers needed to meet expected demand, the process takes account of the fact that there will be a level of inflow and outflow of workers between different industries, unemployment, and inactivity. The figure for the number of extra workers is therefore based on:

- The difference between the number of people that leave or join the industry
- Replacement of workers who will be retiring and
- Estimate of workers needed for additional growth

The number of extra construction workers required in England for the 2025–2029 period is estimated at 41,470 per year. This means the industry needs to recruit the equivalent of over 207,330 extra workers over the next five years.

In absolute terms, the highest values for construction-specific occupations are for:

- Other professionals and technical staff working in construction **(5,050)**
- Non-construction professional and technical office-based staff **(5,040)** and
- Directors, executives, and senior managers **(4,970)**.

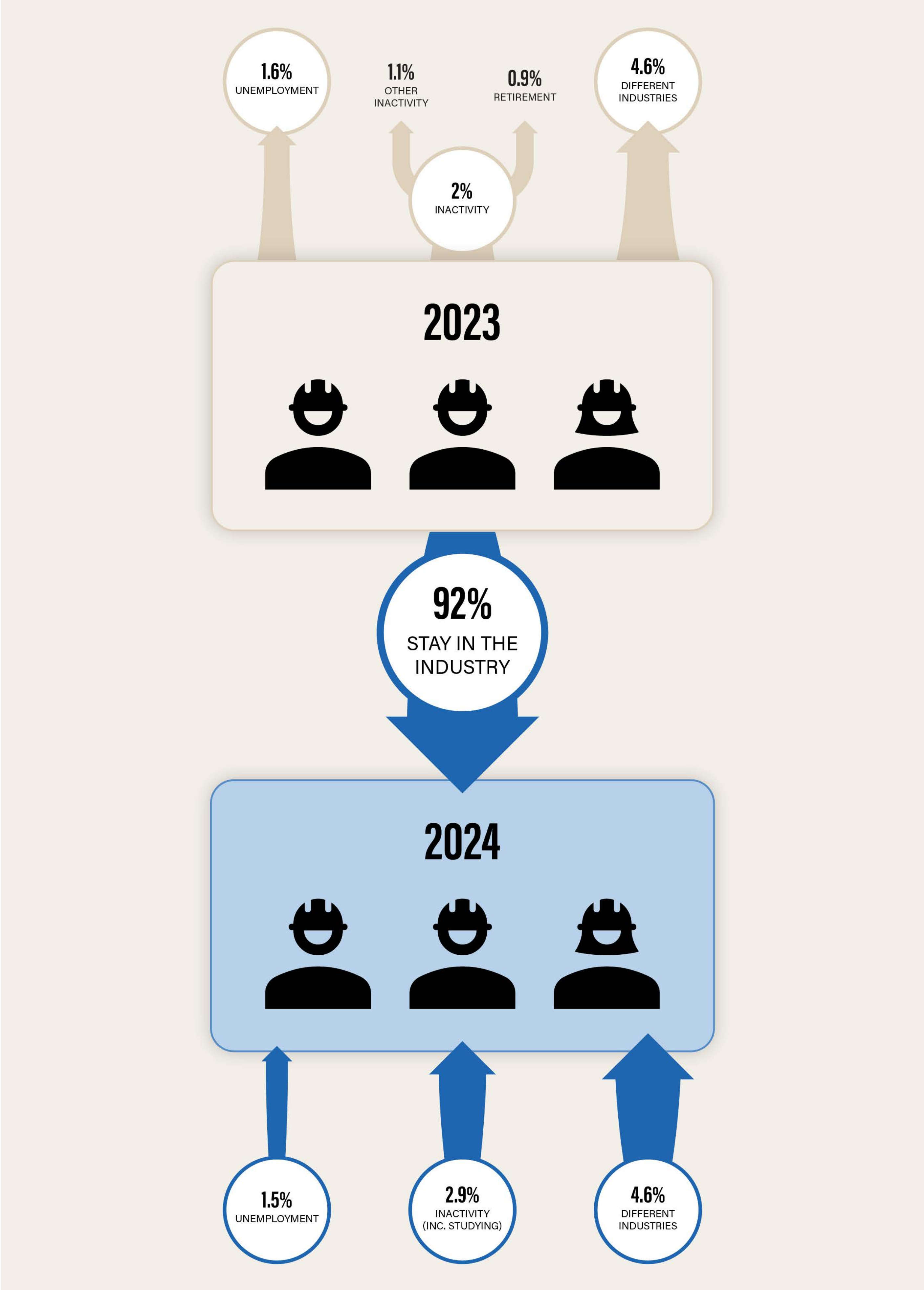
Occupational groups that account for a larger share of the workforce may have larger extra worker values. Viewing extra workers as a percentage of the workforce for each group helps to show occupations that are likely to have stronger demand, such as:

- Civil engineers **(2.7%)**
- Surveyors **(2.6%)**
- Steel erectors and metal workers **(2.4%)**
- Construction project managers **(2.4%)**

Ultimately, this highlights that recruitment must cover the full range of roles from site to office-based locations.

As the report sets out, there is a clear demand for workers in the coming years and meeting it needs sustained investment in training that supports people into jobs. This will be a challenge, however, changing how the construction industry looks to attract, train, and retain its people will lead towards a more capable workforce that is better equipped for the scale of future demand.

41,470 extra workers needed per year.



Source: ONS LFS longitudinal, 2024.
Note: results might not sum to 100 due to rounding.

NORTH EAST

In 2024, the North East's construction industry is estimated to have total output of around £7.2bn.

The region, which is structured slightly differently to the UK, has a higher share of output from the industrial (8%) and infrastructure sectors (17%), and a lower share of housing repair and maintenance (R&M) work. New private housing is the largest sector in the North East, accounting for 21% of total output.

After strong growth in 2022 and 2023, total output fell by -13% in 2024, with private housing being the only sector to show growth in the region.

Construction job vacancies in the North East have remained noticeably above the UK trend in recent months and are higher than pre-covid (2019) levels. The outlook for construction work in the North East for the next five years is an annual average output growth rate of 1.9%, slightly lower than the UK rate of 2.1%. This would take total construction output up to nearly £7.95bn in 2029.

The sectors with the highest average growth rates are private housing (5.1%), public non-housing (2.8%), and infrastructure (2.7%). While the main gains in output value will come from housing (£420m) and infrastructure (£170m), repair and maintenance work also makes a significant contribution (£117m), reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in North East means an annual average increase of 0.4% in the construction workforce, which is lower than the UK figure of 0.8%. The 2023 workforce of 99,960 in the region decreased slightly to 98,720 in 2024. We forecast that this will increase steadily to reach 100,860 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

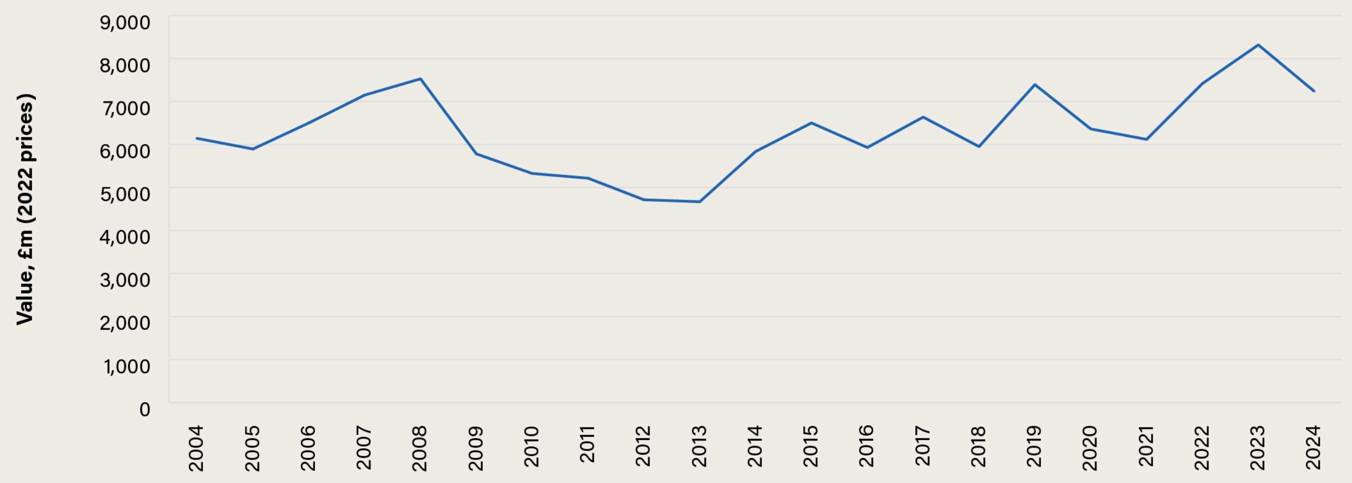
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 1,390 extra workers per year. This is 1.4% based on 2024 workforce levels, slightly lower than the UK figure of 1.8%, and a reflection of the lower growth rate in output for the North East.

The demand for extra workers is slightly higher for occupations such as civil engineers (1.9% of 2024 workforce), senior managers (1.8%), and the range of professional and technical roles that work in construction (1.8%). However, there will be demand across the range of occupations involved in construction from electricians, bricklayers, and office support staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

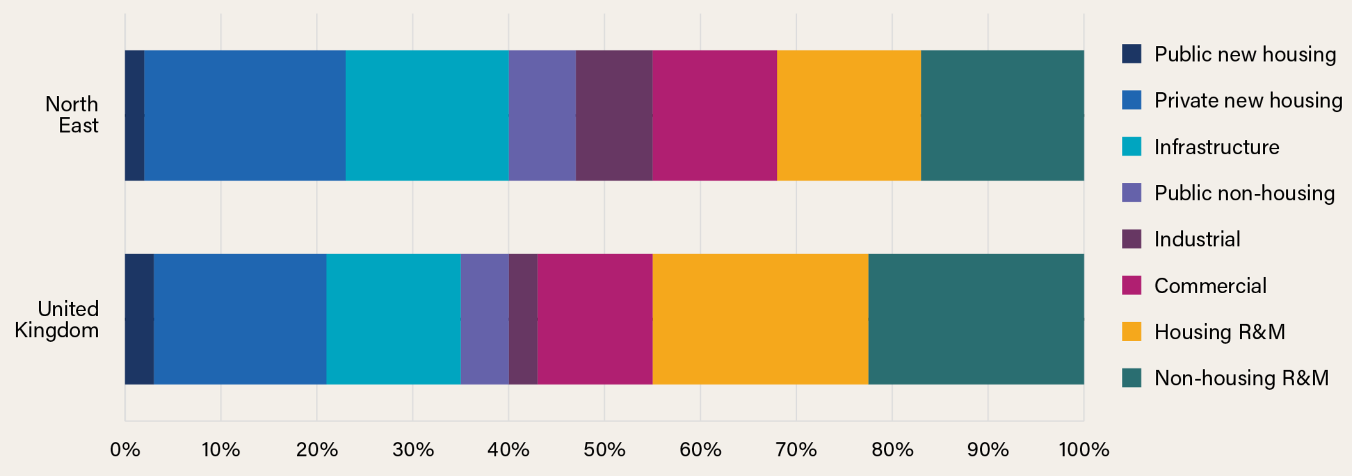
Key facts & figures

- → **In 2024, construction output reached £7.2 billion**
- → **The largest sector was private new housing (21%)**
- → **2025-29 output growth: 1.9%**
- → **2029 workforce: 100,860**
- → **1,390 extra workers needed per year**

North East Construction Output (2004-24)

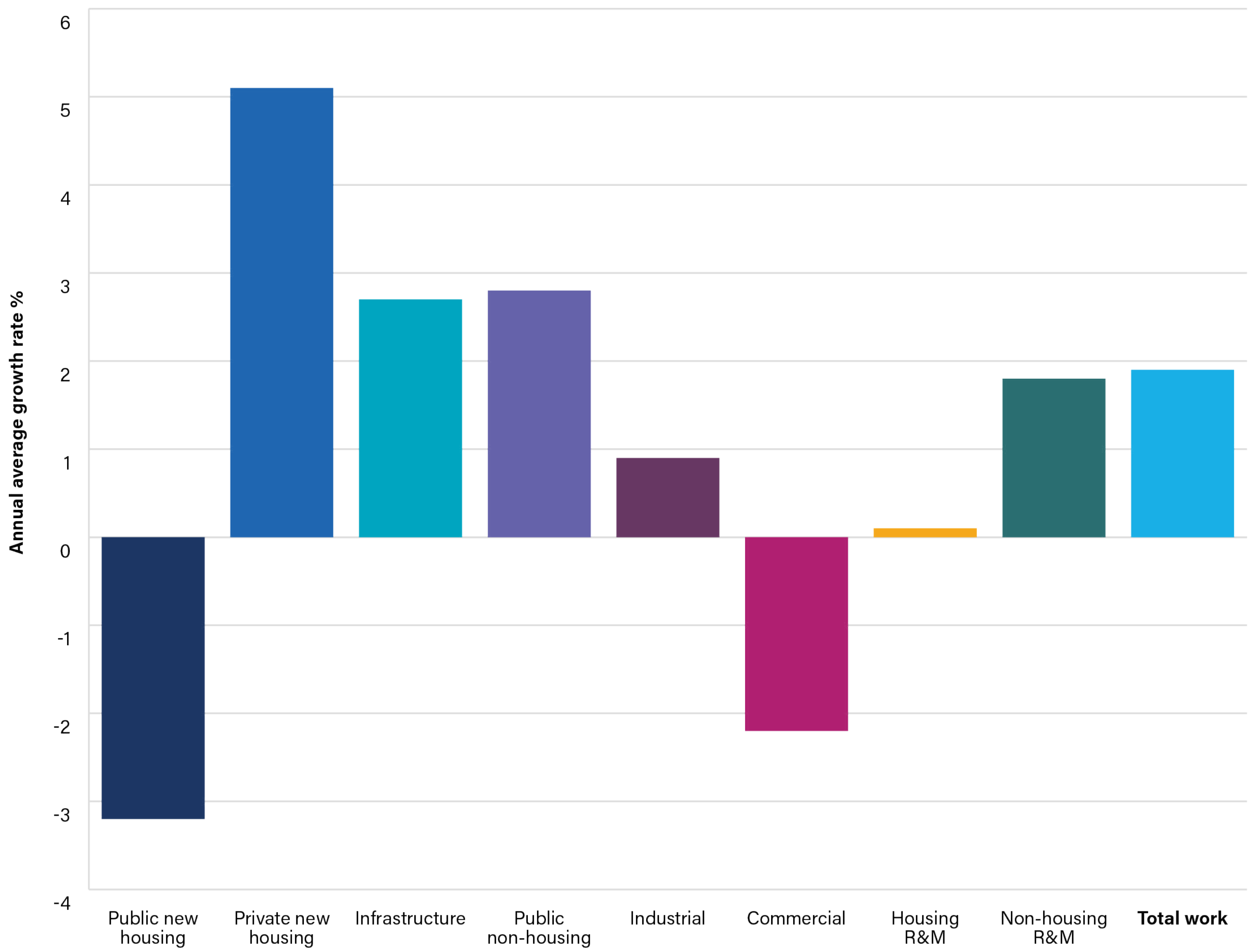


North East Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

North East Annual Average Output Growth Rate by Sector (2025-29)



North East Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	130	109	110	110	110	110
Private new housing	1,545	1,604	1,700	1,801	1,899	1,985
All new housing	**1,675**	**1,713**	**1,810**	**1,911**	**2,009**	**2,095**
Infrastructure	1,219	1,240	1,298	1,337	1,362	1,389
Public non-housing	505	535	552	562	570	579
Industrial	588	637	628	624	621	613
Commercial	936	892	893	871	853	836
All new work	**4,922**	**5,017**	**5,181**	**5,305**	**5,415**	**5,513**
Housing R&M	1,095	1,071	1,064	1,072	1,083	1,101
Non-housing R&M	1,223	1,234	1,236	1,263	1,298	1,334
All R&M	**2,318**	**2,305**	**2,300**	**2,335**	**2,380**	**2,435**
Total work	**7,240**	**7,322**	**7,481**	**7,640**	**7,795**	**7,947**

North East Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	8,260	8,500	150	1.8
Construction project managers	1,160	1,220	<50	-
Construction trades supervisors	1,370	1,430	<50	-
Skilled trades & site based				
Electrical installation trades	5,690	5,730	50	0.9
Carpenters and joiners	5,480	5,500	<50	-
Plumbing and HVAC trades	5,960	5,960	<50	-
Labourers	7,600	7,710	80	1.1
Painters and decorators	3,850	3,930	<50	-
Bricklayers and masons	4,460	4,620	70	1.6
Plasterers	2,420	2,470	<50	-
Logistics	2,150	2,200	<50	-
Plant operatives	2,310	2,350	<50	-
Roofers	2,700	2,740	<50	-
Plant mechanics/fitters	2,460	2,530	<50	-
Floorers and wall tilers	1,630	1,650	<50	-
Groundworkers	1,120	1,150	<50	-
Scaffolders	1,460	1,490	<50	-
Road and rail construction operatives	2,070	2,110	<50	-
Glaziers and window trades	1,080	1,100	<50	-
Steel erectors and metal workers	1,160	1,190	<50	-
Other construction and building trades	3,290	3,370	<50	-
Non-construction trades and operatives	1,500	1,550	<50	-
Professional & technical				
Surveyors	1,640	1,700	<50	-
Civil engineers	2,600	2,690	50	1.9
Architects	1,180	1,220	<50	-
Other professional and technical staff working in construction	9,830	10,070	180	1.8
Office based				
Non-construction professional and technical office based staff	7,450	7,670	130	1.7
Other non-construction office-based staff	6,830	7,030	120	1.8
TOTAL	**98,720**	**100,860**	**1,390**	**1.4**

NORTH WEST

In 2024, the North West's construction industry is estimated to have total output of around £23.2bn.

The region, which is structured slightly differently to the UK, has a higher share of output from the private new housing sector (24%), and lower shares of infrastructure work (10%), public new housing (1%) and housing R&M (19%). Non-housing repair & maintenance (29%) is the largest sector in the North West, accounting for 29% of total output.

After a weak year for growth in 2023, total output increased by 9% in 2024, with repair and maintenance activity supporting the region's growth.

Construction job vacancies in the North West have remained noticeably above the UK trend in recent months and are higher than pre-Covid-19 levels.

The outlook for construction work in the North West for the next five years is an annual average output growth rate of 2.2%, slightly higher than the UK rate of 2.1%. This would take total construction output up to nearly £25.9bn in 2029.

The sectors with the highest average growth rates are public housing (9.6%) and private housing (3.7%). The new housing sectors will provide the main gains in output value (1.25bn), with non-housing R&M and infrastructure also making significant contributions (£644m, £425m) reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in the North West means an annual average increase of 0.9% in the construction workforce, which is higher than the UK figure of 0.8%. The 2023 workforce of 274,490 in the region decreased to 262,540 in 2024. We forecast that this will increase steadily to reach 274,620 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

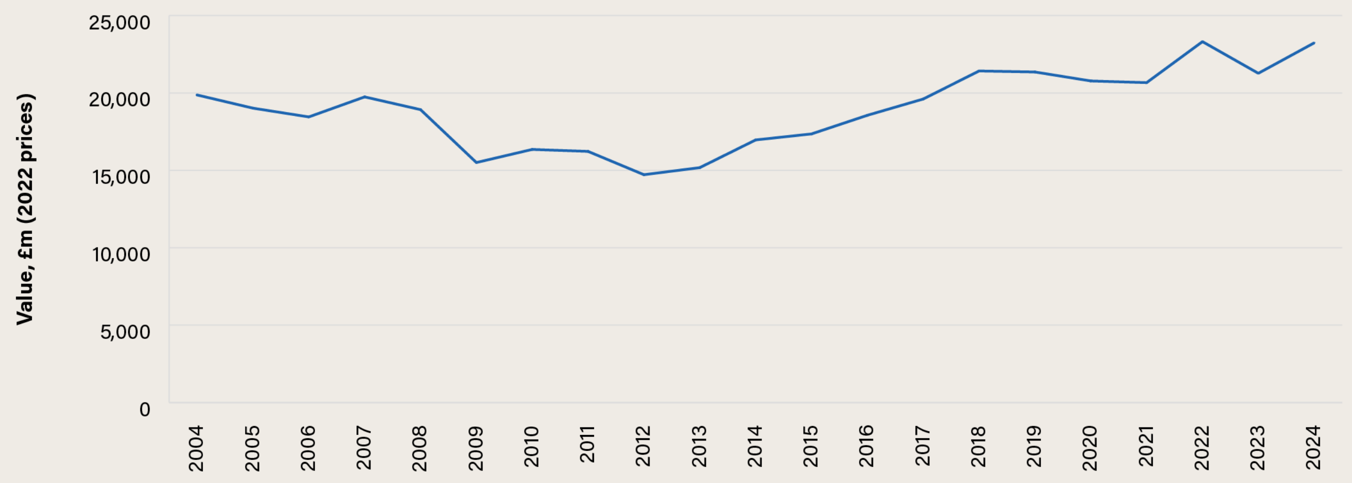
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 5,100 extra workers per year. This is 1.9% based on 2024 workforce levels, slightly higher than the UK figure of 1.8%, and a reflection of the higher growth rate in output for the North West.

The demand for extra workers is slightly higher for occupations such as surveyors (2.7% of 2024 workforce), plant operatives (2.5%), steel erectors/metal workers (2.5%) and construction trades supervisors (2.5%). However, there will be demand across the range of occupations involved in construction from plumbing/HVAC and other construction and building trades to senior managers and office support staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

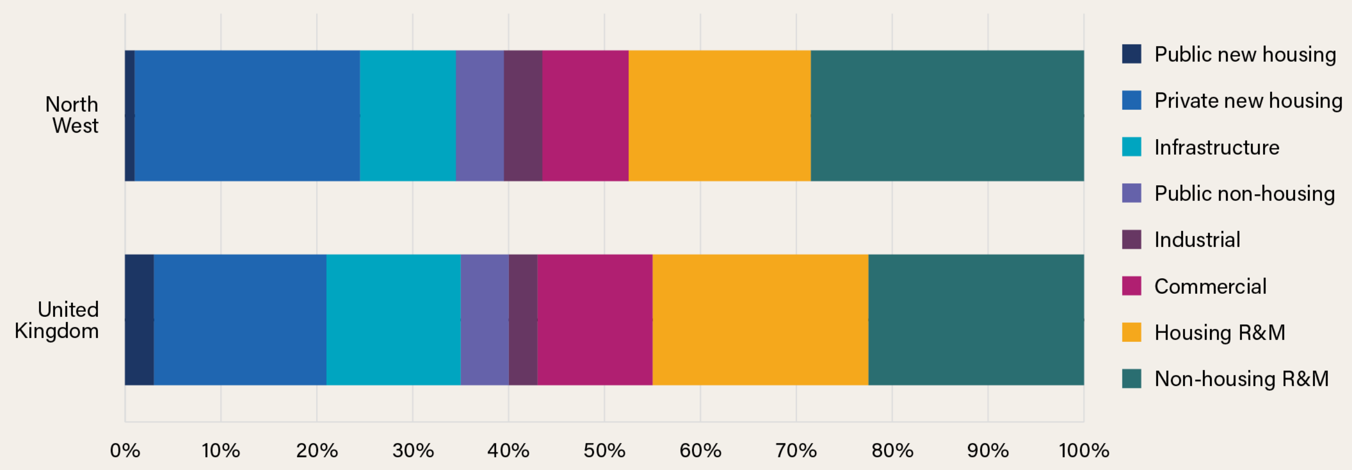
Key facts & figures

- → In 2024, construction output reached £23.2 billion
- → The largest sector was non-housing repair & maintenance (29%)
- → 2025-29 output growth: 2.2%
- → 2029 workforce: 274,620
- → 5,100 extra workers needed per year

North West Construction Output (2004-24)

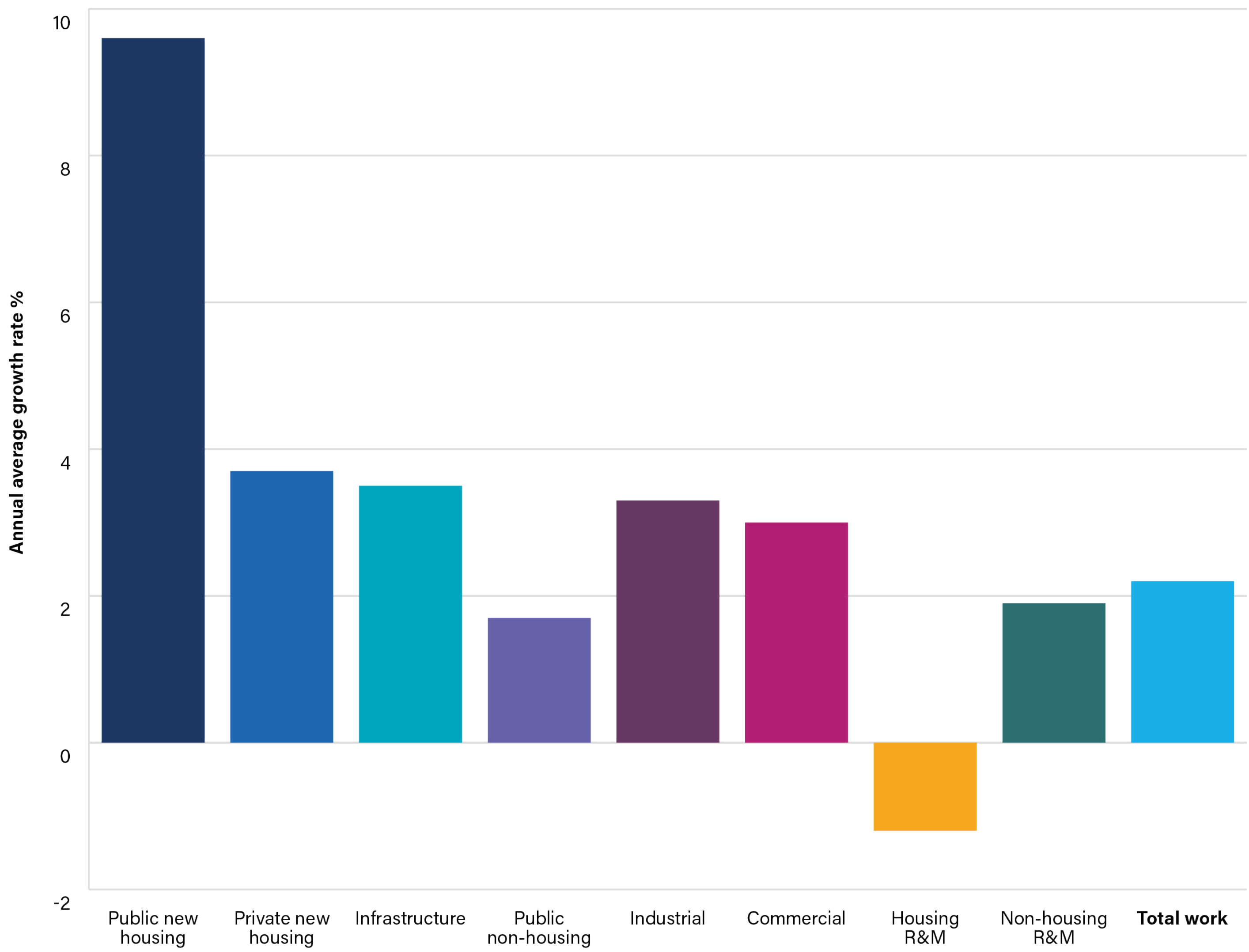


North West Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

North West Annual Average Output Growth Rate by Sector (2025-29)



North West Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	241	286	302	331	355	381
Private new housing	5,579	5,722	5,848	6,120	6,410	6,687
All new housing	**5,820**	**6,008**	**6,150**	**6,451**	**6,765**	**7,068**
Infrastructure	2,259	2,391	2,499	2,575	2,629	2,685
Public non-housing	1,163	1,206	1,274	1,269	1,271	1,263
Industrial	918	986	1,013	1,042	1,064	1,082
Commercial	1,991	2,196	2,244	2,273	2,293	2,308
All new work	**12,152**	**12,786**	**13,180**	**13,611**	**14,023**	**14,406**
Housing R&M	4,404	4,061	4,193	4,141	4,147	4,139
Non-housing R&M	6,678	6,817	6,835	7,020	7,168	7,321
All R&M	**11,081**	**10,879**	**11,028**	**11,160**	**11,316**	**11,460**
Total work	**23,234**	**23,665**	**24,208**	**24,772**	**25,338**	**25,866**

North West Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	28,190	29,290	560	2.0
Construction project managers	7,130	7,480	160	2.2
Construction trades supervisors	3,990	4,230	100	2.5
Skilled trades & site based				
Electrical installation trades	14,670	15,160	210	1.4
Carpenters and joiners	13,350	13,850	210	1.6
Plumbing and HVAC trades	15,980	16,460	220	1.4
Labourers	15,000	15,610	240	1.6
Painters and decorators	5,000	5,150	70	1.4
Bricklayers and masons	6,910	7,430	160	2.3
Plasterers	5,370	5,560	80	1.5
Logistics	3,730	4,000	80	2.1
Plant operatives	4,020	4,340	100	2.5
Roofers	4,400	4,610	80	1.8
Plant mechanics/fitters	6,280	6,620	120	1.9
Floorers and wall tilers	4,760	4,940	70	1.5
Groundworkers	4,140	4,310	70	1.7
Scaffolders	1,600	1,760	<50	-
Road and rail construction operatives	2,660	2,760	<50	-
Glaziers and window trades	4,270	4,390	60	1.4
Steel erectors and metal workers	2,440	2,640	60	2.5
Other construction and building trades	16,630	17,320	270	1.6
Non-construction trades and operatives	3,540	3,730	70	2.0
Professional & technical				
Surveyors	6,980	7,460	190	2.7
Civil engineers	6,090	6,570	180	3.0
Architects	2,590	2,780	70	2.7
Other professional and technical staff working in construction	25,830	27,280	640	2.5
Office based				
Non-construction professional and technical office based staff	27,560	28,550	520	1.9
Other non-construction office-based staff	19,430	20,360	410	2.1
TOTAL	**262,540**	**274,620**	**5,100**	**1.9**

YORKSHIRE AND THE HUMBER

In 2024, the Yorkshire and the Humber's construction industry is estimated to have total output of around £17.7bn.

The region, which is structured slightly differently to the UK, has a higher share of output from the infrastructure (20%) and public non-housing (6%) sectors, and a lower share of commercial work (8%). Non-housing repair and maintenance (R&M) is the largest sector in the Yorkshire and the Humber, accounting for 27% of total output.

After strong growth across 2022 and 2023, total output increased by only 2% in 2024, with infrastructure providing main contributions to growth for the region.

Construction job vacancies in Yorkshire and the Humber have remained above the UK trend in recent months and are slightly higher than pre-Covid-19 levels.

The outlook for construction work in Yorkshire and the Humber for the next five years is an annual average output growth rate of 2.1%, the same as the UK rate. This would take total construction output up to nearly £19.6bn in 2029.

The sectors with the highest average growth rates are infrastructure (4.5%), commercial (3.5%), and private housing (3.1%). With the main gains in output value also coming from infrastructure (£870m) and private housing (£463m).

The level of output growth in Yorkshire and the Humber means an annual average increase of 0.8% in the construction workforce, the same as the UK figure. The 2023 workforce of 198,050 in the region increased slightly to 198,980 in 2024. We forecast that this will increase steadily to reach 206,680 by 2029. While the UK overall experienced a minor dip in workforce levels in 2024, Yorkshire and the Humber generally mirrors the national trend of workforce growth over the forecast period.

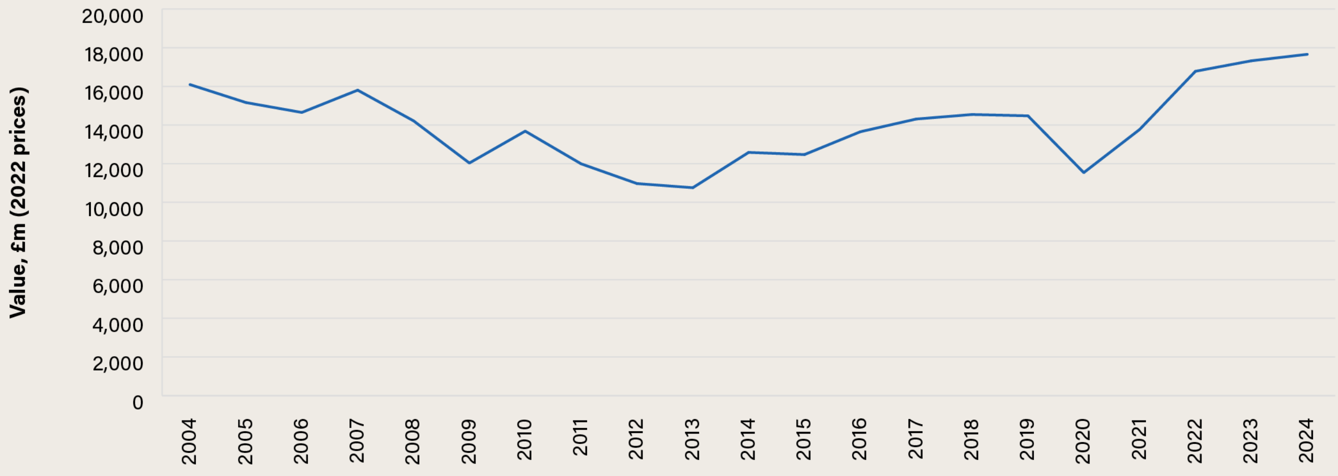
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 3,560 extra workers per year. This is 1.8% based on 2024 workforce levels, the same as the UK figure of 1.8%, and a reflection of the growth rate in output for the Yorkshire and the Humber.

The demand for extra workers is slightly higher for occupations such as construction project managers (3.0%), civil engineers (2.5%) and surveyors (2.4%). However, there will be demand across the range of occupations involved in construction from carpenters/joiners, senior managers, other professional/technical and office support staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

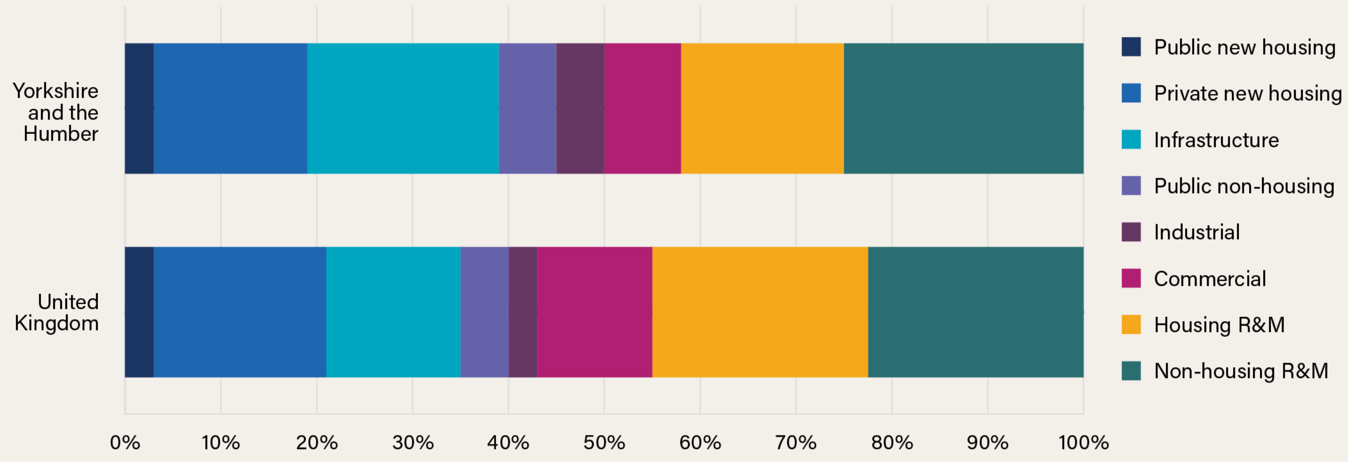
Key facts & figures

- → In 2024, construction output reached £17.7 billion
- → The largest sector was non-housing repair & maintenance (27%)
- → 2025-29 output growth: 2.1%
- → 2029 workforce: 206,680
- → 3,560 extra workers needed per year

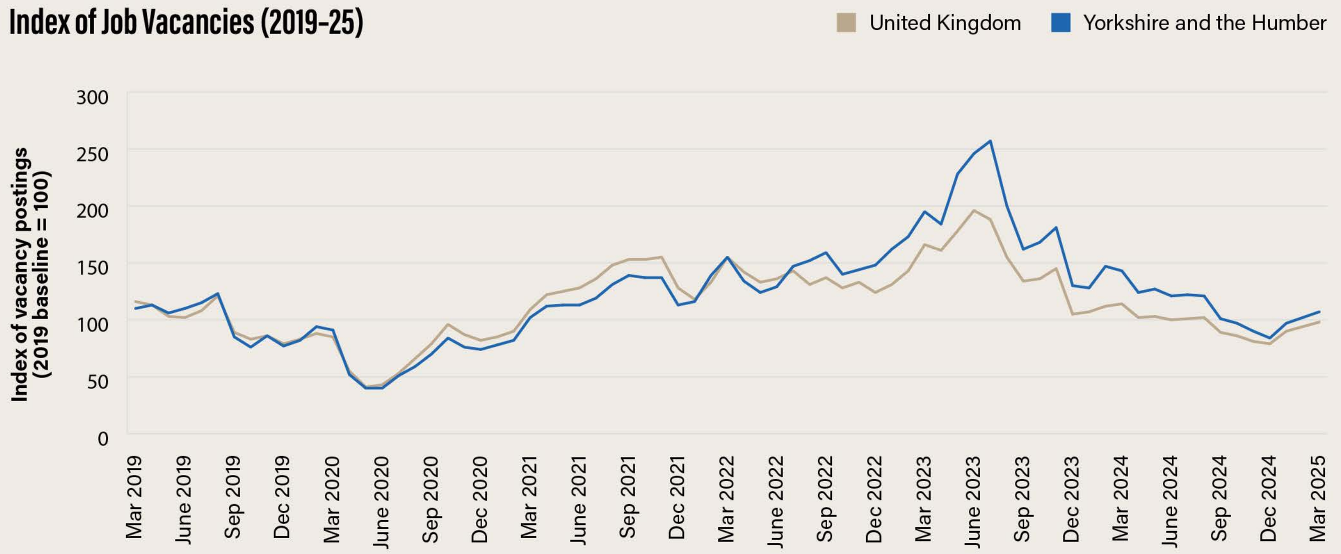
Yorkshire and the Humber Construction Output (2004-24)



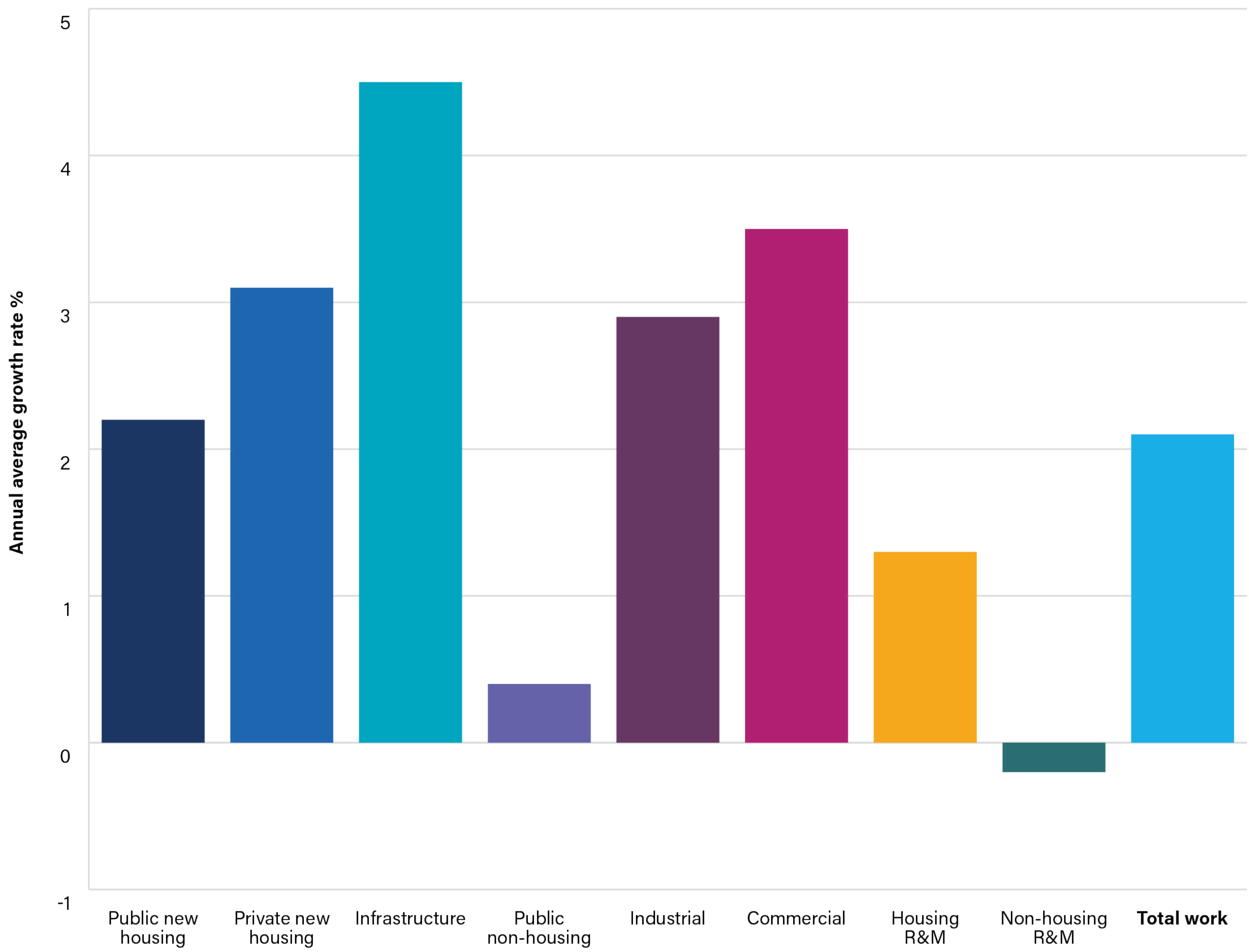
Yorkshire and the Humber Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)



Yorkshire and the Humber Annual Average Output Growth Rate by Sector (2025-29)



Yorkshire and the Humber Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	454	419	450	469	488	506
Private new housing	2,805	2,702	2,825	2,969	3,132	3,267
All new housing	**3,258**	**3,121**	**3,275**	**3,438**	**3,620**	**3,774**
Infrastructure	3,507	3,761	4,026	4,144	4,262	4,377
Public non-housing	1,019	1,061	1,078	1,069	1,054	1,039
Industrial	817	856	877	902	924	941
Commercial	1,429	1,533	1,567	1,622	1,658	1,696
All new work	**10,031**	**10,333**	**10,823**	**11,176**	**11,518**	**11,827**
Housing R&M	2,945	2,961	2,969	3,025	3,076	3,143
Non-housing R&M	4,681	4,585	4,518	4,557	4,592	4,624
All R&M	**7,627**	**7,547**	**7,487**	**7,582**	**7,668**	**7,767**
Total work	**17,657**	**17,879**	**18,311**	**18,759**	**19,186**	**19,594**

Yorkshire and the Humber Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	14,630	15,480	350	2.4
Construction project managers	2,960	3,220	90	3.0
Construction trades supervisors	3,980	4,150	80	2.0
Skilled trades & site based				
Electrical installation trades	14,700	15,000	180	1.2
Carpenters and joiners	13,960	14,330	180	1.3
Plumbing and HVAC trades	10,190	10,570	160	1.6
Labourers	8,140	8,440	120	1.5
Painters and decorators	4,300	4,220	<50	-
Bricklayers and masons	5,460	5,680	90	1.6
Plasterers	5,090	5,190	60	1.2
Logistics	4,030	4,200	70	1.7
Plant operatives	2,670	2,840	50	1.9
Roofers	2,910	3,010	<50	-
Plant mechanics/fitters	4,270	4,480	80	1.9
Floorers and wall tilers	2,190	2,250	<50	-
Groundworkers	2,460	2,530	<50	-
Scaffolders	1,660	1,770	<50	-
Road and rail construction operatives	1,110	1,210	<50	-
Glaziers and window trades	4,470	4,530	<50	-
Steel erectors and metal workers	1,150	1,320	<50	-
Other construction and building trades	12,400	12,740	170	1.4
Non-construction trades and operatives	3,060	3,220	60	2.0
Professional & technical				
Surveyors	5,750	6,040	140	2.4
Civil engineers	4,450	4,700	110	2.5
Architects	1,920	2,030	<50	-
Other professional and technical staff working in construction	25,820	26,630	510	2.0
Office based				
Non-construction professional and technical office based staff	19,510	20,600	450	2.3
Other non-construction office-based staff	15,740	16,290	290	1.8
TOTAL	**198,980**	**206,680**	**3,560**	**1.8**

WEST MIDLANDS

In 2024, the construction industry in the West Midlands is estimated to have total output of around £15.9bn.

The region, which is structured slightly differently to the UK, has a significantly higher share of output from the non-housing repair and maintenance (R&M) sector with it being the largest sector in the West Midlands and accounting for 28% of the total output. The region has lower shares of both public and private housing than the UK (2%, 16%).

The West Midlands has seen limited growth over the last three years, total output increased by 1% in 2024, with main contributions coming from the combined R&M sectors.

Construction job vacancies in the West Midlands have remained below the UK trend in recent months and are currently below pre-Covid-19 levels.

The outlook for construction work in the West Midlands for the next five years is an annual average output growth rate of 2.0%, slightly lower than the UK rate of 2.1%. This would take total construction output up to over £17.5bn in 2029.

The sectors with the highest average growth rates are infrastructure (5.0%), industrial (4.5%), and private housing (2.4%). The main gains in output value will come from infrastructure (£653m) and non-housing R&M (£440m), private housing also makes a significant contribution (£336m), reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in West Midlands means an annual average increase of 0.5% in the construction workforce, which is lower than the UK figure of 0.8%. The 2023 workforce of 258,950 in the region increased to 267,440 in 2024. We forecast that this will increase steadily to reach 273,870 by 2029. This pattern differs slightly to that seen across the UK with the overall construction workforce reducing in 2024, then picking up in following years of the forecast.

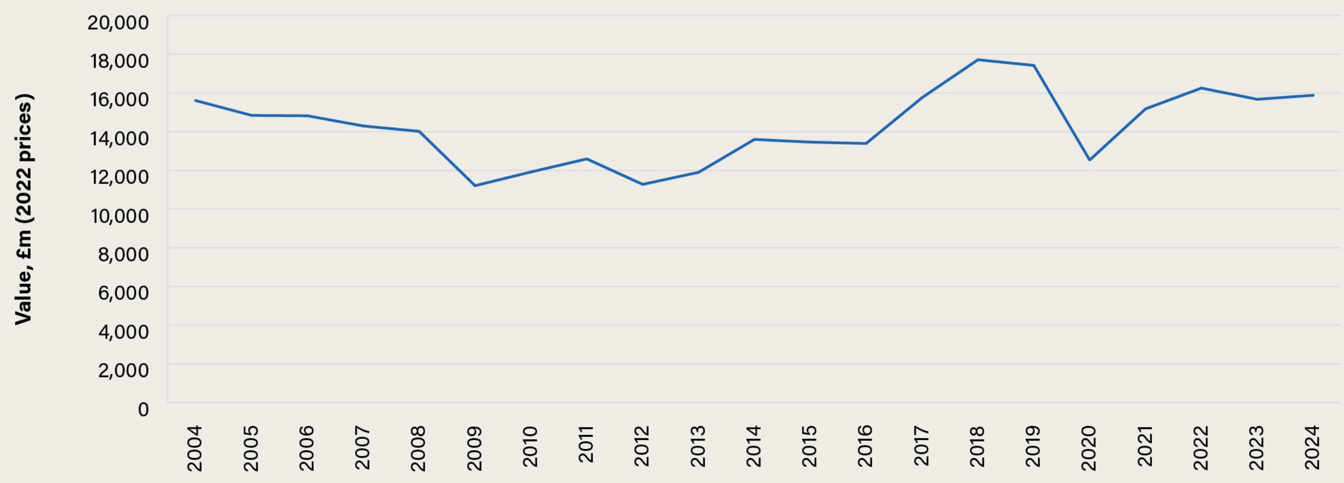
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 4,000 extra workers per year. This is 1.5% based on 2024 workforce levels, slightly lower than the UK figure of 1.8%, and a reflection of the lower growth rate in output for the West Midlands.

The demand for extra workers is slightly higher for occupations such as civil engineers (2.7% of 2024 workforce), construction project managers (2.6%), surveyors (2.2%) and plant mechanics/fitters (2.2%). However, there will be demand across the range of occupations involved in construction from electricians, carpenters, and office support staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

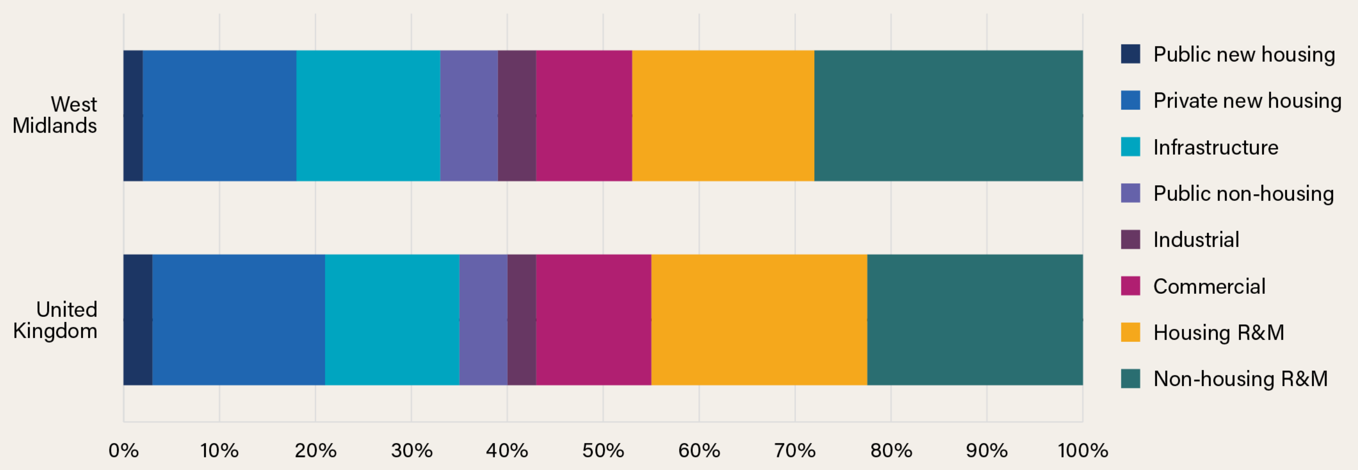
Key facts & figures

- In 2024, construction output reached £15.9 billion
- The largest sector was non-housing repair & maintenance (28%)
- 2025-29 output growth: 2.0%
- 2029 workforce: 273,870
- 4,000 extra workers needed per year

West Midlands Construction Output (2004-24)

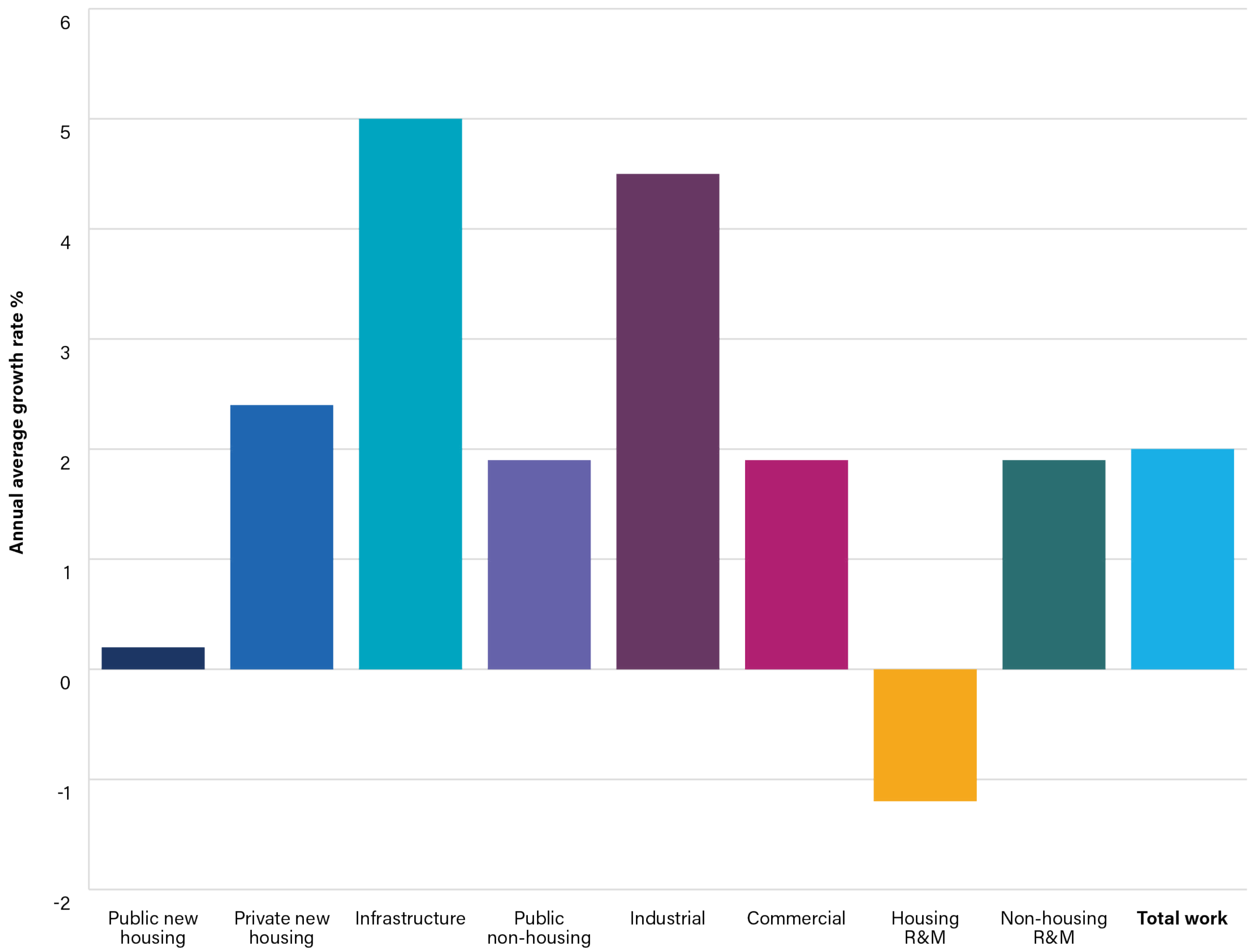


West Midlands Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

West Midlands Annual Average Output Growth Rate by Sector (2025-29)



West Midlands Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	352	319	335	342	349	355
Private new housing	2,608	2,548	2,625	2,738	2,852	2,941
All new housing	**2,960**	**2,867**	**2,960**	**3,080**	**3,201**	**3,296**
Infrastructure	2,358	2,542	2,699	2,806	2,909	3,010
Public non-housing	936	976	997	1,011	1,020	1,029
Industrial	641	701	730	754	781	798
Commercial	1,592	1,612	1,672	1,704	1,732	1,751
All new work	**8,487**	**8,697**	**9,058**	**9,356**	**9,644**	**9,883**
Housing R&M	3,007	2,849	2,848	2,844	2,838	2,838
Non-housing R&M	4,384	4,524	4,520	4,617	4,726	4,824
All R&M	**7,392**	**7,373**	**7,369**	**7,461**	**7,565**	**7,662**
Total work	**15,879**	**16,070**	**16,427**	**16,816**	**17,208**	**17,545**

West Midlands Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	26,560	27,130	440	1.7
Construction project managers	3,480	3,730	90	2.6
Construction trades supervisors	5,200	5,330	90	1.7
Skilled trades & site based				
Electrical installation trades	15,140	15,410	170	1.1
Carpenters and joiners	16,300	16,510	170	1.0
Plumbing and HVAC trades	11,750	11,940	130	1.1
Labourers	12,730	13,030	160	1.3
Painters and decorators	5,320	5,430	60	1.1
Bricklayers and masons	7,720	7,930	100	1.3
Plasterers	4,250	4,290	<50	-
Logistics	5,560	5,740	80	1.4
Plant operatives	3,700	3,900	70	1.9
Roofers	5,020	5,100	60	1.2
Plant mechanics/fitters	3,160	3,370	70	2.2
Floorers and wall tilers	3,880	3,960	<50	-
Groundworkers	2,040	2,140	<50	-
Scaffolders	1,110	1,200	<50	-
Road and rail construction operatives	3,290	3,410	50	1.5
Glaziers and window trades	2,480	2,530	<50	-
Steel erectors and metal workers	2,700	2,850	50	1.9
Other construction and building trades	19,120	19,370	200	1.0
Non-construction trades and operatives	4,600	4,710	60	1.3
Professional & technical				
Surveyors	6,970	7,270	150	2.2
Civil engineers	4,420	4,720	120	2.7
Architects	1,930	2,030	<50	-
Other professional and technical staff working in construction	28,660	29,370	530	1.8
Office based				
Non-construction professional and technical office based staff	34,550	35,290	550	1.6
Other non-construction office-based staff	25,800	26,180	380	1.5
TOTAL	**267,440**	**273,870**	**4,000**	**1.5**

EAST MIDLANDS

In 2024, the construction industry in the East Midlands is estimated to have total output of around £13.1bn.

The region, which is structured slightly differently to the UK, has a higher share of output from new housing (27%) and industrial (6%) sectors, and a lower share of infrastructure, commercial and housing R&M work. New private housing is the largest sector in the East Midlands, accounting for 24% of total output.

Following strong growth in 2023, total output in 2024 remained flat, with repair and maintenance work being the main contributor to any regional growth.

Construction job vacancies in the East Midlands have remained noticeably above the UK trend in recent months and are higher than pre-Covid-19 levels.

The outlook for construction work in the East Midlands for the next five years is an annual average output growth rate of 2.0%, slightly lower than the UK rate of 2.1%. This would take total construction output up to nearly £14.4bn in 2029.

The sectors with the highest average growth rates are industrial (7.2%), public housing (5.9%) and commercial (4.2%). The main gains in output value are expected to come from new housing (£617m), industrial (£312m) and commercial (£244m) will also make significant contributions, reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in the East Midlands means an annual average increase of 0.8% in the construction workforce, which is the same as the UK figure. The 2023 workforce of 186,130 in the region decreased to 168,960 in 2024 and we forecast that this will increase steadily to reach 175,770 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

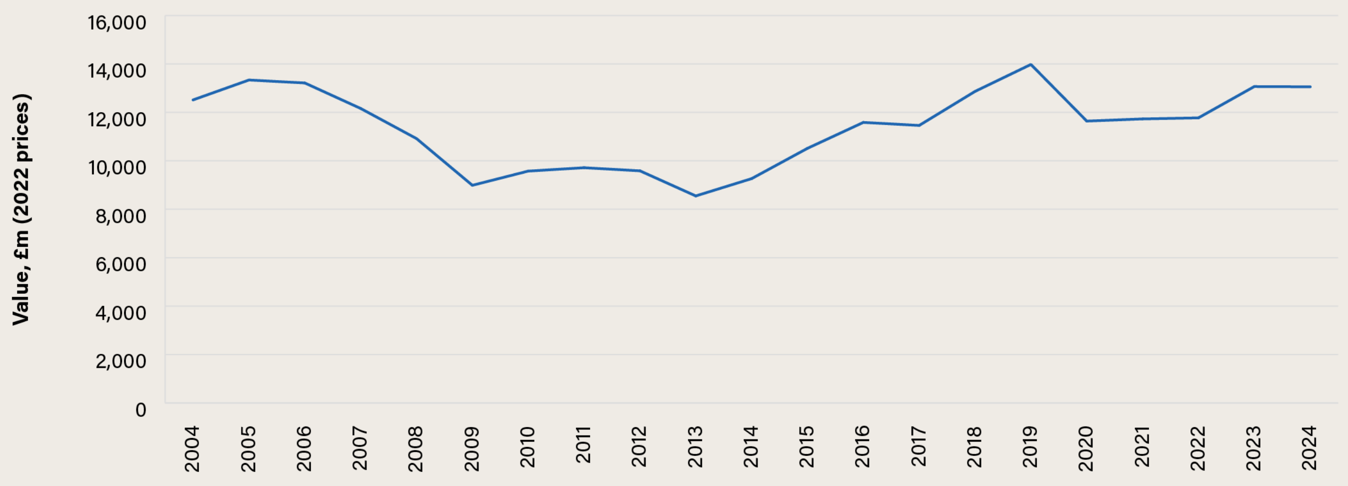
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 3,080 extra workers per year. This is 1.8% based on 2024 workforce levels, the same as the UK figure, and a reflection of the lower growth rate in output for the East Midlands.

The demand for extra workers is slightly higher for occupations such as civil engineers (3.1% of 2024 workforce), surveyors (3.0%) and construction project managers (3.0%). However, there will be demand across the range of occupations involved in construction from plumbing/HVAC trades and senior managers to other professionals/technical and office-based staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

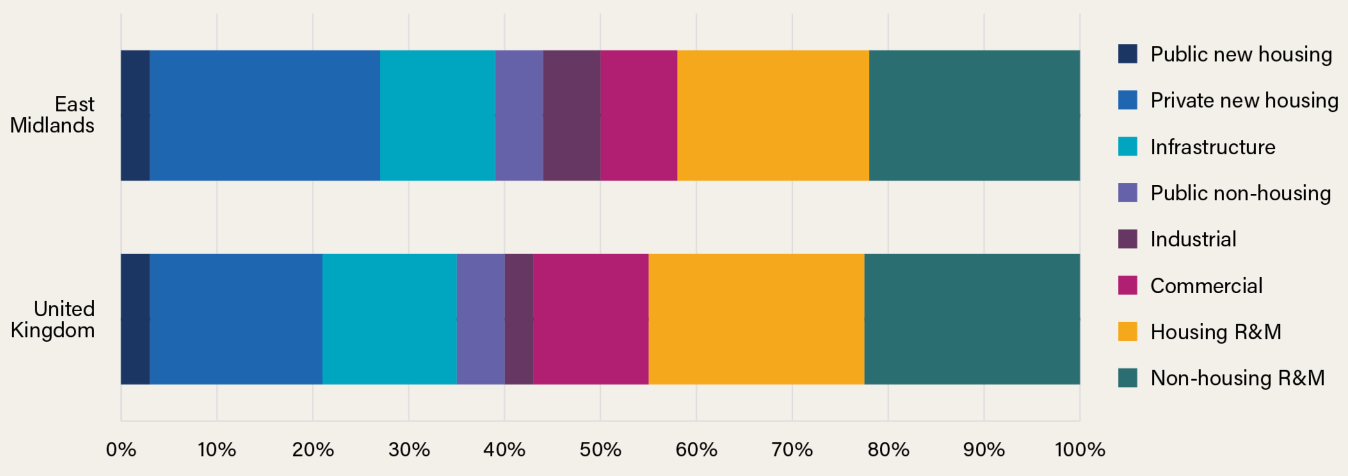
Key facts & figures

- → In 2024, construction output reached £13.1 billion
- → The largest sector was new private housing (24%)
- → 2025-29 output growth: 2.0%
- → 2029 workforce: 175,770
- → 3,080 extra workers needed per year

East Midlands Construction Output (2004-24)

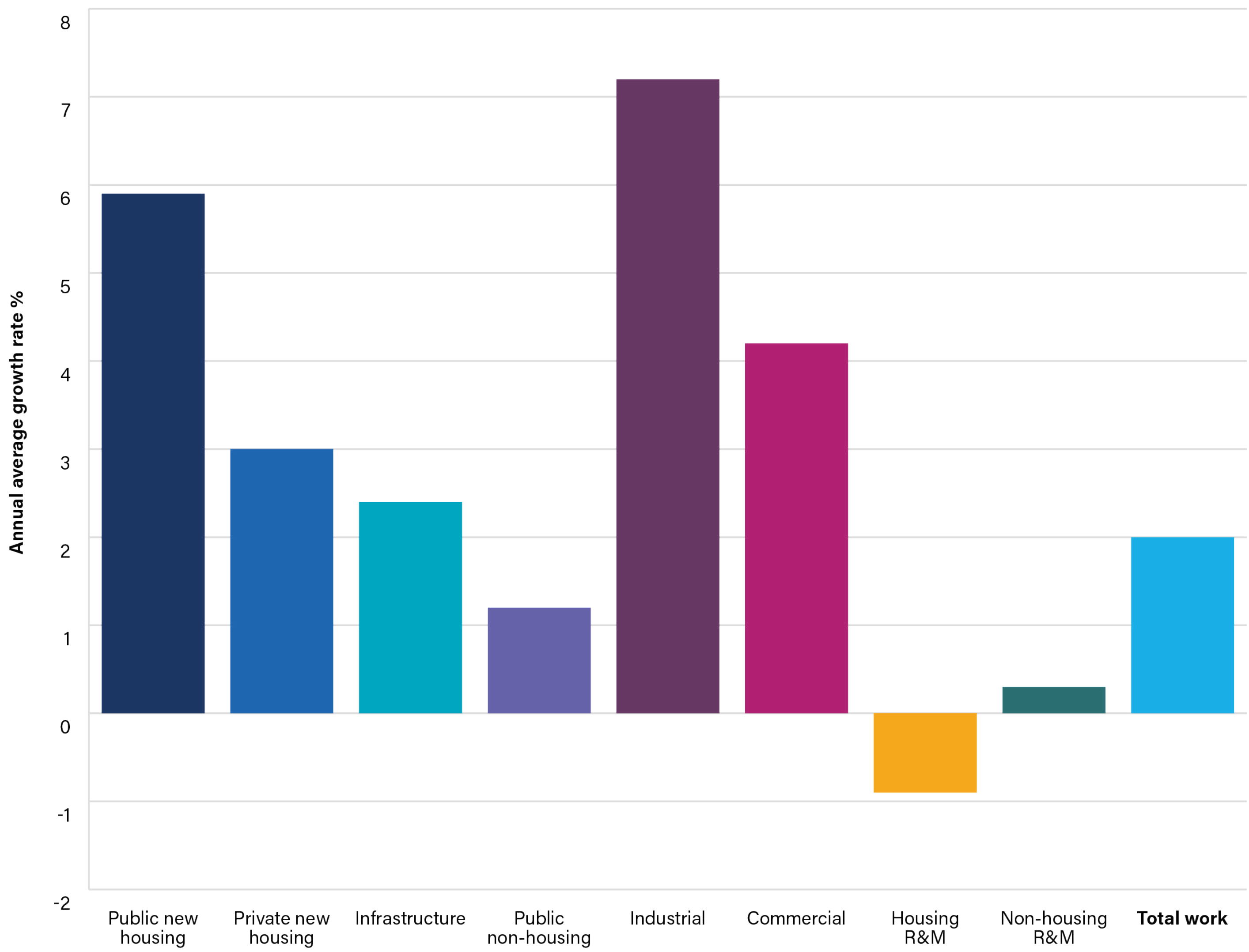


East Midlands Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

East Midlands Annual Average Output Growth Rate by Sector (2025-29)



East Midlands Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	357	376	412	429	454	475
Private new housing	3,145	3,066	3,162	3,321	3,493	3,645
All new housing	**3,503**	**3,442**	**3,574**	**3,750**	**3,947**	**4,120**
Infrastructure	1,617	1,704	1,771	1,791	1,807	1,822
Public non-housing	599	629	644	646	641	636
Industrial	752	891	919	976	1,023	1,063
Commercial	1,082	1,082	1,155	1,212	1,270	1,327
All new work	**7,553**	**7,748**	**8,063**	**8,376**	**8,687**	**8,969**
Housing R&M	2,668	2,599	2,589	2,582	2,566	2,556
Non-housing R&M	2,837	2,869	2,859	2,867	2,877	2,882
All R&M	**5,505**	**5,468**	**5,447**	**5,449**	**5,442**	**5,438**
Total work	**13,058**	**13,216**	**13,510**	**13,824**	**14,129**	**14,407**

East Midlands Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	18,210	18,800	340	1.9
Construction project managers	2,360	2,570	70	3.0
Construction trades supervisors	2,490	2,630	60	2.4
Skilled trades & site based				
Electrical installation trades	9,210	9,490	130	1.4
Carpenters and joiners	8,970	9,280	130	1.4
Plumbing and HVAC trades	13,180	13,540	180	1.4
Labourers	7,320	7,630	120	1.6
Painters and decorators	3,500	3,480	<50	-
Bricklayers and masons	5,270	5,540	100	1.9
Plasterers	2,610	2,710	<50	-
Logistics	1,860	2,030	<50	-
Plant operatives	3,040	3,230	60	2.0
Roofers	2,870	3,000	<50	-
Plant mechanics/fitters	4,280	4,480	70	1.6
Floorers and wall tilers	2,560	2,670	<50	-
Groundworkers	2,150	2,230	<50	-
Scaffolders	1,180	1,290	<50	-
Road and rail construction operatives	1,370	1,410	<50	-
Glaziers and window trades	1,300	1,350	<50	-
Steel erectors and metal workers	1,840	2,000	<50	-
Other construction and building trades	11,190	11,540	160	1.4
Non-construction trades and operatives	3,460	3,570	<50	-
Professional & technical				
Surveyors	3,610	3,900	110	3.0
Civil engineers	2,890	3,160	90	3.1
Architects	1,240	1,330	<50	-
Other professional and technical staff working in construction	18,430	19,320	430	2.3
Office based				
Non-construction professional and technical office based staff	17,890	18,400	310	1.7
Other non-construction office-based staff	14,670	15,190	280	1.9
TOTAL	**168,960**	**175,770**	**3,080**	**1.8**

EAST OF ENGLAND

In 2024, the East of England's construction industry is estimated to have total output of around £22.2bn.

The region, which is structured slightly differently to the UK, has a higher share of output from both the housing and non-housing repair and maintenance (R&M) sectors, which together account for 57% of total output, compared to 44% nationally. In contrast, the region has lower shares of new housing, infrastructure, and commercial work.

After a year of weak growth in 2023, total output increased by 13% in 2024, with most growth seen in the R&M sectors.

Construction job vacancies in the East of England have largely followed the UK trend, though have been slightly higher in recent months and remain higher than pre-Covid-19 levels.

The outlook for construction work in the East of England for the next five years is an annual average output growth rate of 2.2%, slightly higher than the UK rate of 2.1%. This would take total construction output up to nearly £24.7bn in 2029.

The sectors with the highest average growth rates are infrastructure (5.3%), private housing (5.3%) and public housing (4.9%). The main gains in output value will come from infrastructure (£876m), new housing (£724m) and repair and maintenance work (£507m), reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in the East of England will mean an annual average increase of 0.9% in the construction workforce, which is higher than the UK figure of 0.8%. The 2023 workforce of 249,200 in the region decreased to 233,660 in 2024. We forecast that this will increase steadily to reach 244,500 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

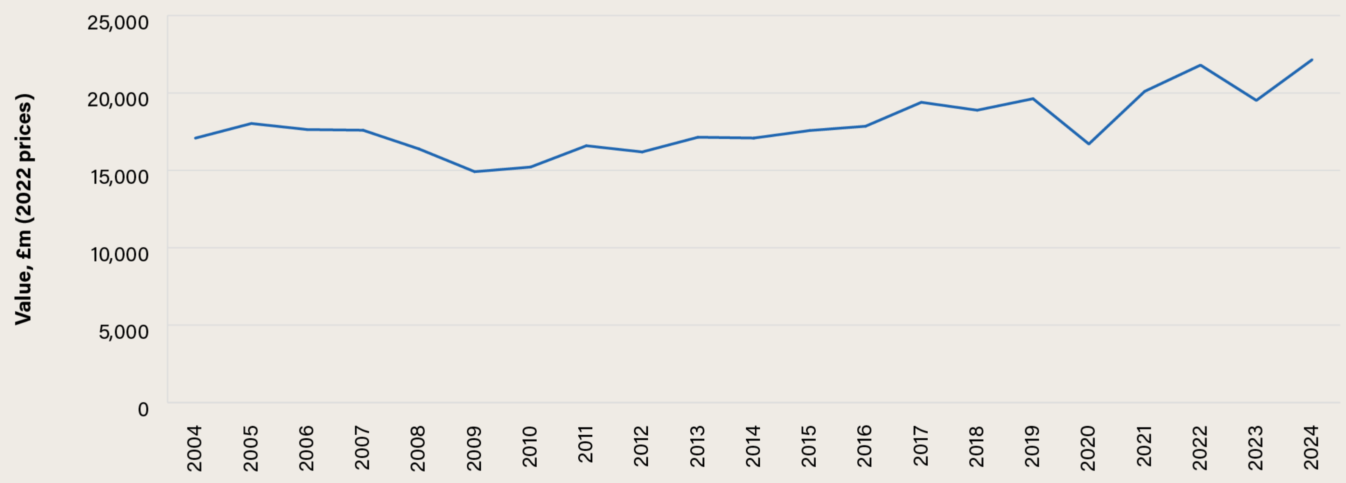
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 4,560 extra workers per year. This is 2.0% based on 2024 workforce levels, slightly higher than the UK figure of 1.8%, and a reflection of the higher growth rate in output for the East of England.

The demand for extra workers is slightly higher for occupations such as civil engineers (3.8% of 2024 workforce), surveyors (3.0%), and steel erectors and metal workers (2.9%). However, there will be demand across the range of occupations involved in construction from electricians, senior managers, other professional/technical and office support staff. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

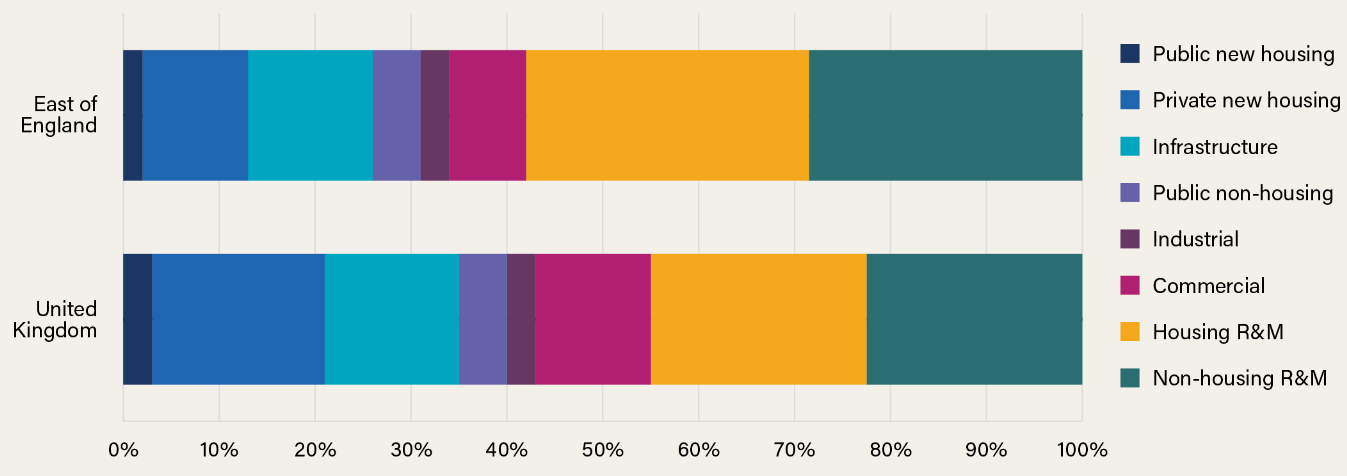
Key facts & figures

- → In 2024, construction output reached £22.2 billion
- → The largest sector was housing repair & maintenance (29%)
- → 2025-29 output growth: 2.2%
- → 2029 workforce: 244,500
- → 4,560 extra workers needed per year

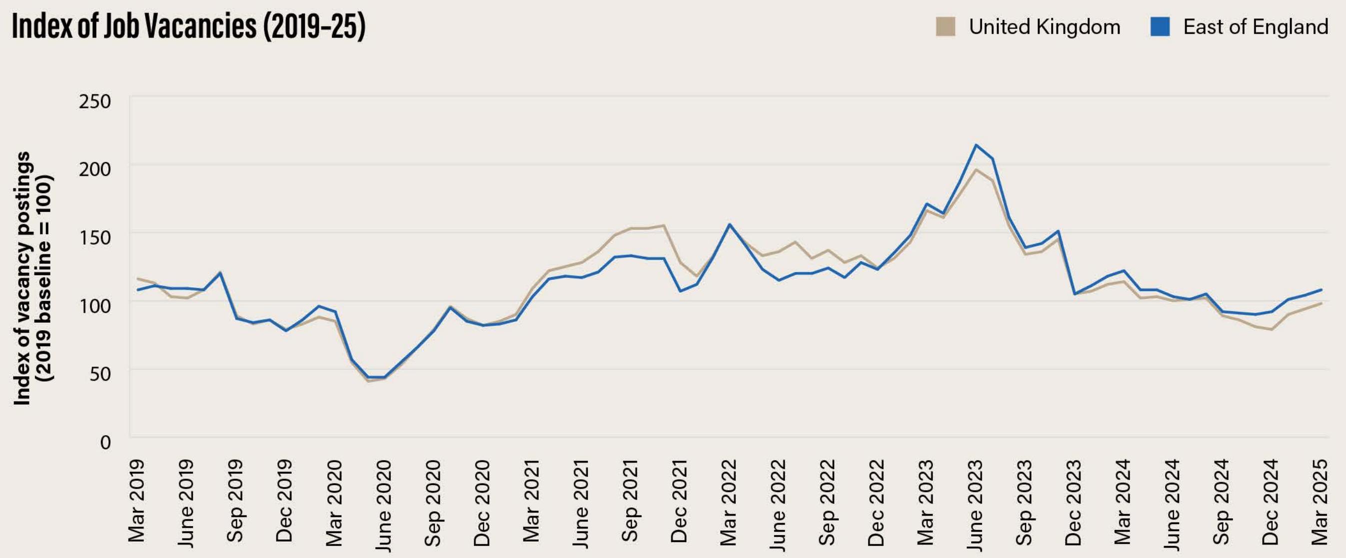
East of England Construction Output (2004-24)



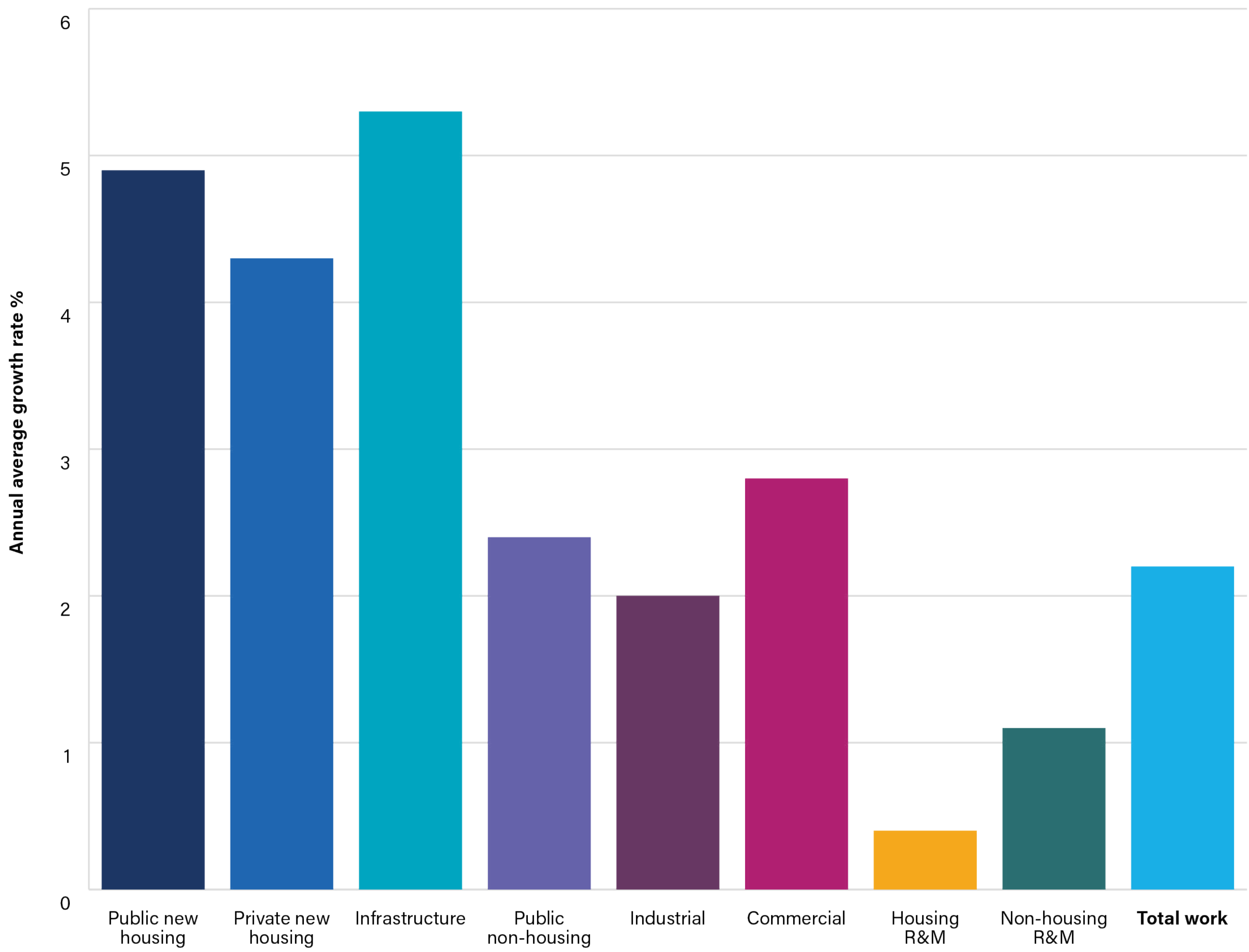
East of England Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)



East of England Annual Average Output Growth Rate by Sector (2025-29)



East of England Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	516	478	528	570	613	656
Private new housing	2,495	2,661	2,732	2,861	2,975	3,079
All new housing	**3,011**	**3,139**	**3,261**	**3,430**	**3,588**	**3,735**
Infrastructure	2,986	3,292	3,447	3,579	3,718	3,862
Public non-housing	1,081	1,150	1,178	1,200	1,209	1,216
Industrial	696	770	758	768	770	769
Commercial	1,665	1,737	1,791	1,838	1,879	1,913
All new work	**9,438**	**10,088**	**10,435**	**10,817**	**11,164**	**11,495**
Housing R&M	6,462	6,067	6,274	6,347	6,477	6,603
Non-housing R&M	6,250	6,337	6,305	6,426	6,519	6,616
All R&M	**12,712**	**12,404**	**12,579**	**12,773**	**12,996**	**13,219**
Total work	**22,151**	**22,492**	**23,013**	**23,590**	**24,161**	**24,714**

East of England Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	28,660	29,750	570	2.0
Construction project managers	4,320	4,680	120	2.8
Construction trades supervisors	3,560	3,790	90	2.5
Skilled trades & site based				
Electrical installation trades	17,050	17,500	220	1.3
Carpenters and joiners	12,620	13,090	190	1.5
Plumbing and HVAC trades	11,500	11,930	180	1.6
Labourers	10,290	10,780	180	1.8
Painters and decorators	8,370	8,510	90	1.1
Bricklayers and masons	6,230	6,590	120	1.9
Plasterers	2,640	2,760	<50	-
Logistics	3,990	4,240	80	2.0
Plant operatives	3,730	4,000	80	2.1
Roofers	4,580	4,740	70	1.5
Plant mechanics/fitters	2,980	3,280	80	2.7
Floorers and wall tilers	4,220	4,340	60	1.4
Groundworkers	2,350	2,480	<50	-
Scaffolders	2,260	2,420	<50	-
Road and rail construction operatives	1,400	1,530	<50	-
Glaziers and window trades	840	870	<50	-
Steel erectors and metal workers	2,090	2,300	60	2.9
Other construction and building trades	15,960	16,520	240	1.5
Non-construction trades and operatives	2,330	2,510	60	2.6
Professional & technical				
Surveyors	5,010	5,430	150	3.0
Civil engineers	3,460	3,860	130	3.8
Architects	3,360	3,530	80	2.4
Other professional and technical staff working in construction	22,620	23,780	540	2.4
Office based				
Non-construction professional and technical office based staff	23,800	25,090	540	2.3
Other non-construction office-based staff	23,420	24,190	430	1.8
TOTAL	**233,660**	**244,500**	**4,560**	**2.0**

GREATER LONDON

In 2024, Greater London's construction industry is estimated to have total output of around £42.7bn.

The region, which is structured slightly differently to the UK, has a higher share of output from new housing (29%) and commercial sectors (22%), and a lower share of repair and maintenance (R&M) work. New private housing is the largest sector in Greater London, accounting for 24% of total output.

After weak growth in 2022 and 2023, total output increased by 3% in 2024, with new housing and housing R&M leading growth for the region. Construction job vacancies in Greater London have remained slightly below the UK trend in recent months and are currently below pre-Covid-19 levels.

The outlook for construction work in Greater London for the next five years is an annual average output growth rate of 2.2%, slightly higher than the UK rate of 2.1%. This would take total construction output up to nearly £47.7bn in 2029.

The sectors with the highest average growth rates are private housing (3.6%), and commercial (3.0%). These sectors also provide the main gains in output value, private housing (£1.99bn) and commercial (£1.5bn), infrastructure work also makes a significant contribution (£770m), reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in Greater London means an annual average increase of 1.1% in the construction workforce, which is higher than the UK figure of 0.8%. The 2023 workforce of 400,430 in the region decreased slightly to 387,240 in 2024. We forecast that this will increase steadily to reach 408,650 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

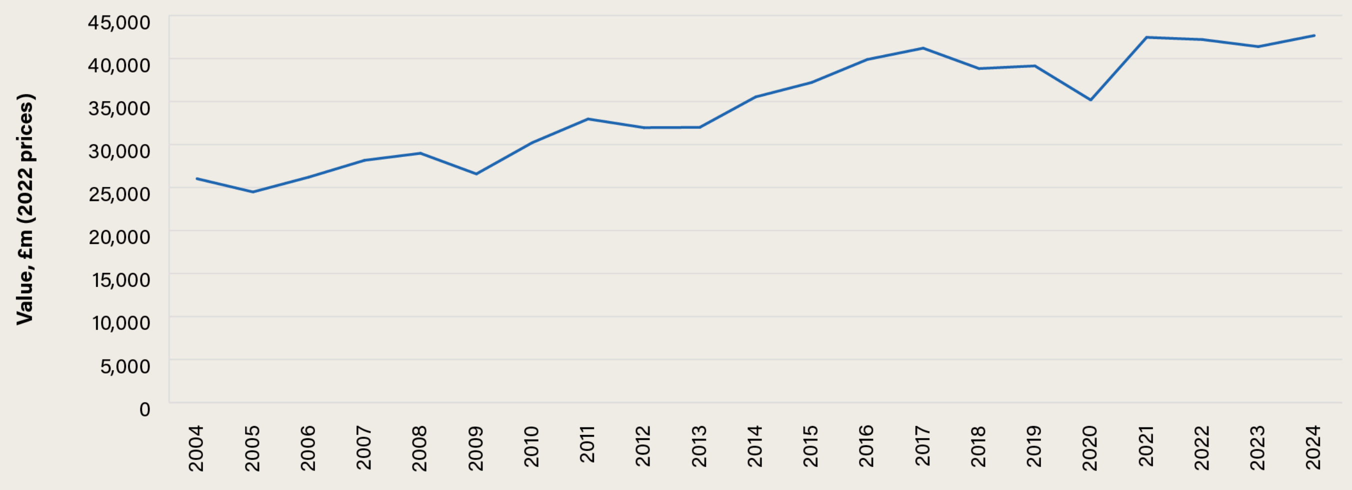
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 8,460 extra workers per year. This is 2.2% based on 2024 workforce levels, slightly higher than the UK figure of 1.8%, and a reflection of the higher growth rate in output for Greater London.

The demand for extra workers is slightly higher for occupations such as surveyors (3.2% of 2024 workforce), plant mechanics/fitters (3.0%), plant operatives (2.9%) and scaffolders (2.8%). However, there will be demand across the range of occupations involved in construction from senior managers, other professional/technical staff and other construction and building trades. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

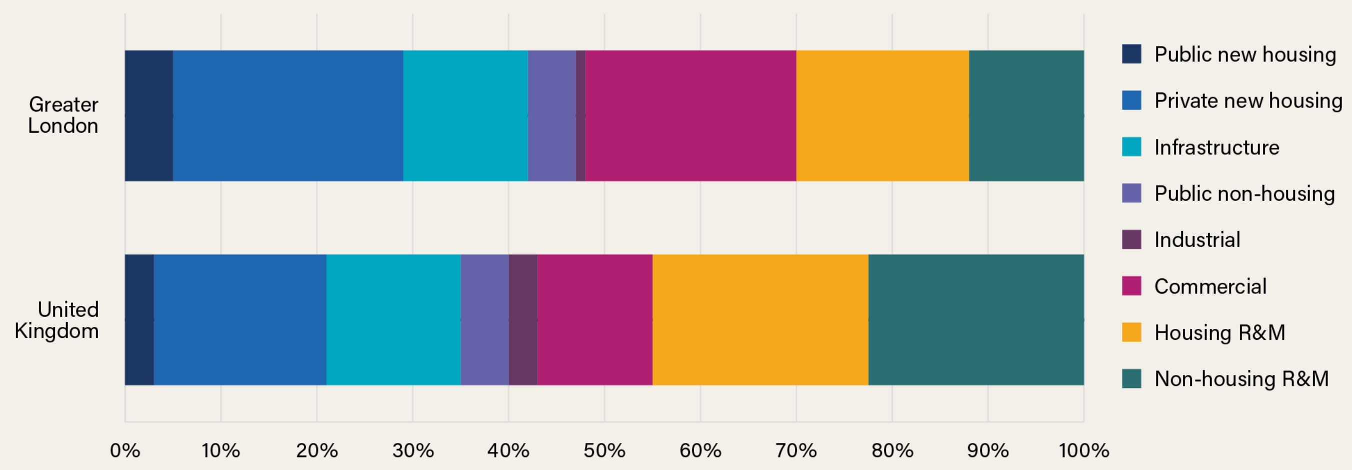
Key facts & figures

- → **In 2024, construction output reached £42.7 billion**
- → **The largest sector was new private housing (24%)**
- → **2025-29 output growth: 2.2%**
- → **2029 workforce: 408,650**
- → **8,460 extra workers needed per year**

Greater London Construction Output (2004-24)

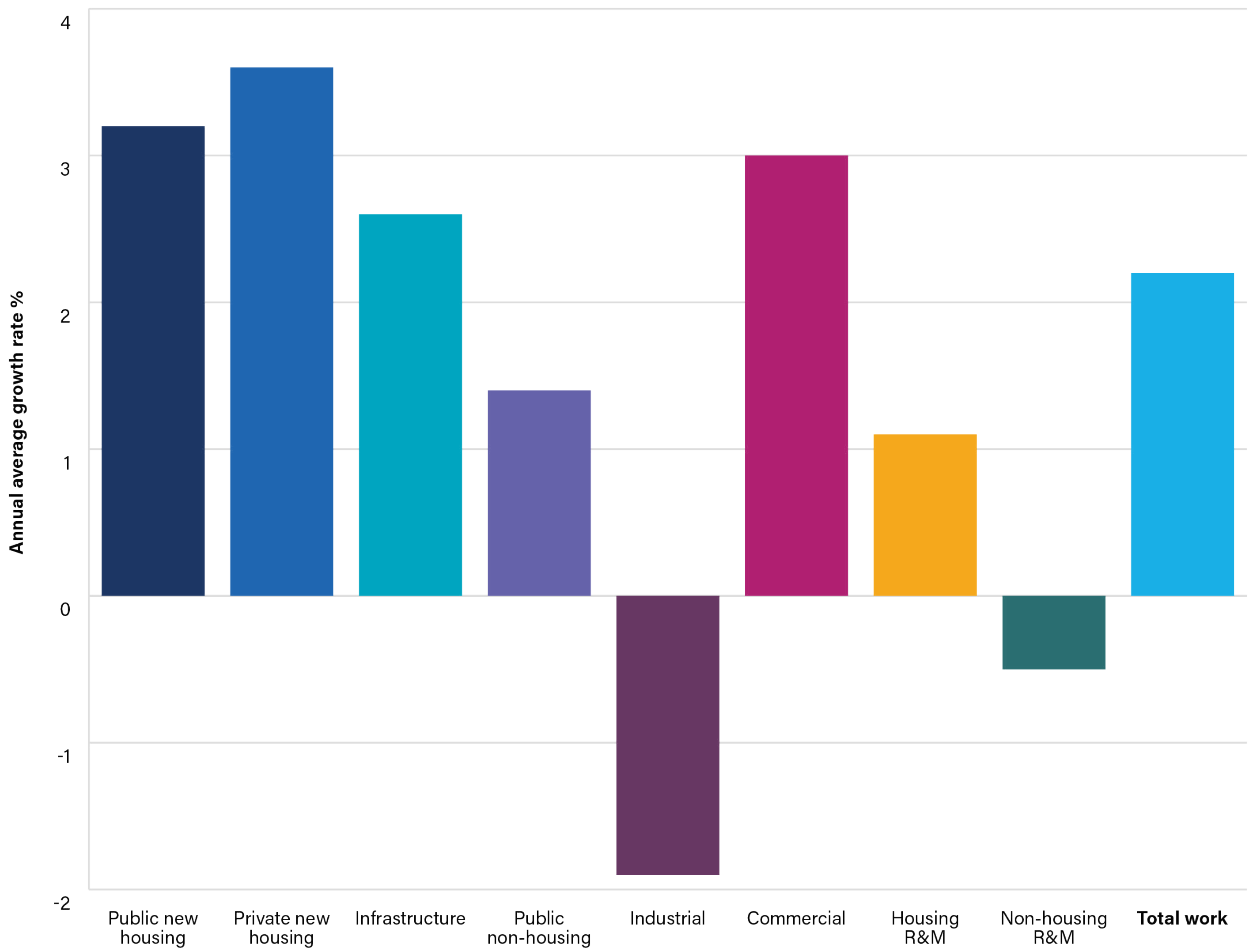


Greater London Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

Greater London Annual Average Output Growth Rate by Sector (2025-29)



Greater London Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	2,105	1,992	2,182	2,263	2,369	2,460
Private new housing	10,201	10,553	10,960	11,398	11,818	12,183
All new housing	**12,306**	**12,545**	**13,142**	**13,660**	**14,187**	**14,643**
Infrastructure	5,625	5,847	6,099	6,213	6,307	6,395
Public non-housing	2,051	2,220	2,196	2,201	2,197	2,203
Industrial	499	481	480	470	463	453
Commercial	9,461	9,628	10,033	10,357	10,681	10,967
All new work	**29,941**	**30,720**	**31,950**	**32,901**	**33,834**	**34,661**
Housing R&M	7,548	7,735	7,711	7,777	7,854	7,967
Non-housing R&M	5,183	5,187	5,070	5,063	5,058	5,052
All R&M	**12,731**	**12,922**	**12,781**	**12,841**	**12,912**	**13,019**
Total work	**42,672**	**43,642**	**44,731**	**45,741**	**46,747**	**47,681**

Greater London Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	55,840	58,340	1,190	2.1
Construction project managers	13,940	14,540	290	2.1
Construction trades supervisors	9,240	9,720	210	2.3
Skilled trades & site based				
Electrical installation trades	15,630	16,420	280	1.8
Carpenters and joiners	19,090	20,110	360	1.9
Plumbing and HVAC trades	13,360	14,140	260	1.9
Labourers	17,250	18,420	380	2.2
Painters and decorators	11,340	11,580	140	1.2
Bricklayers and masons	5,020	5,460	130	2.6
Plasterers	4,250	4,470	80	1.9
Logistics	3,640	3,950	90	2.5
Plant operatives	4,100	4,510	120	2.9
Roofers	3,720	3,950	80	2.2
Plant mechanics/fitters	2,970	3,310	90	3.0
Floorers and wall tilers	3,680	3,900	70	1.9
Groundworkers	2,920	3,130	60	2.1
Scaffolders	3,540	3,880	100	2.8
Road and rail construction operatives	2,690	2,840	50	1.9
Glaziers and window trades	1,980	2,080	<50	-
Steel erectors and metal workers	860	980	<50	-
Other construction and building trades	33,510	35,350	640	1.9
Non-construction trades and operatives	5,620	6,060	130	2.3
Professional & technical				
Surveyors	9,670	10,520	310	3.2
Civil engineers	9,670	10,340	270	2.8
Architects	16,040	16,510	310	1.9
Other professional and technical staff working in construction	35,600	38,120	1,000	2.8
Office based				
Non-construction professional and technical office based staff	54,660	57,000	1,110	2.0
Other non-construction office-based staff	27,430	29,030	650	2.4
TOTAL	**387,240**	**408,650**	**8,460**	**2.2**

SOUTH EAST

In 2024, the South East's construction industry is estimated to have total output of around £30.3bn.

The region, which is structured slightly differently to the UK, has a significantly higher share of output from the housing repair and maintenance (R&M) sector, which is the largest sector in the South East, accounting for 32% of the total output. The region also has a high share of non-housing R&M (26%), while new housing and infrastructure provide a lower share of output.

After strong growth in 2022 and 2023, total output fell by -12% in 2024, with repair & maintenance being the only sector to show growth in the region.

Construction job vacancies in the South East have remained above the UK trend in recent months and are slightly higher than pre-Covid-19 levels.

The outlook for construction work in the South East for the next five years is an annual average output growth rate of 2.2%, slightly higher than the UK rate of 2.1%. This would take total construction output up to nearly £33.8bn in 2029.

The sectors with the highest average growth rates are public non-housing (4.6%) and infrastructure (3.4%). While the main gains in output value will come from R&M sectors (£2.1bn) and infrastructure (£520m), private new housing also makes a significant contribution (£494m) reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in South East means an annual average increase of 0.8% in the construction workforce, which is equal to the UK figure of 0.8%. The 2023 workforce of 393,350 in the region decreased to 375,060 in 2024. We forecast that this will increase steadily to reach 390,970 by 2029. This is similar to the pattern seen across the UK with the construction workforce reducing in 2024 then picking up to 2029.

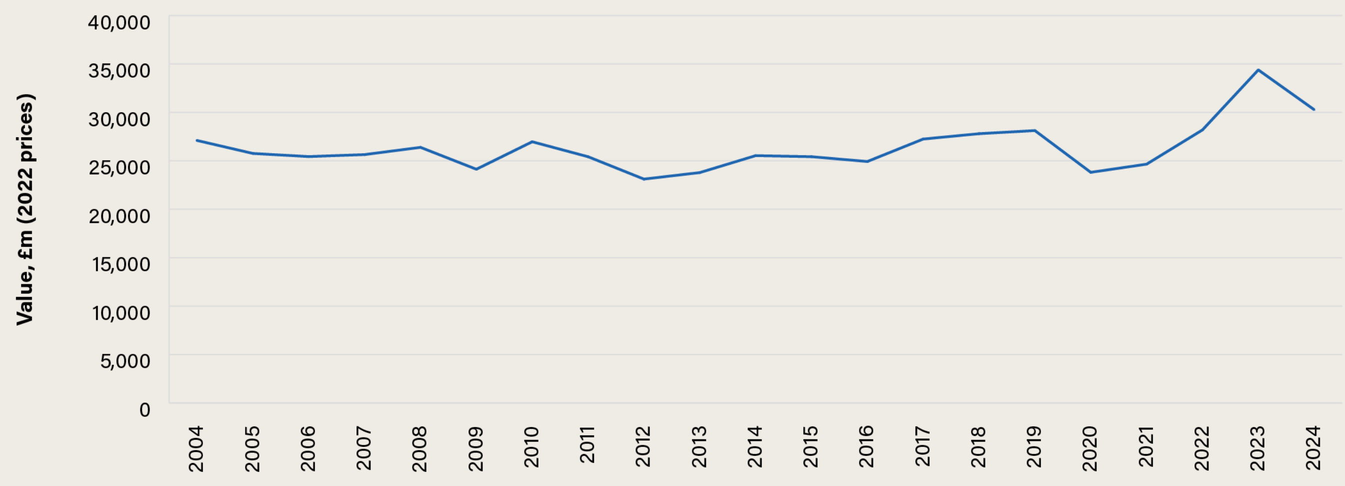
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 7,090 extra workers per year. This is 1.9% based on 2024 workforce levels, slightly higher than the UK figure of 1.8%, and a reflection of the higher growth rate in output for the South East.

The demand for extra workers is slightly higher for occupations such as plant operatives (2.6% of 2024 workforce), construction project managers (2.6%), and logistics (2.5%). However, there will be demand across the range of occupations involved in construction from senior managers and office staff to carpenters/joiners and other construction and building trades. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

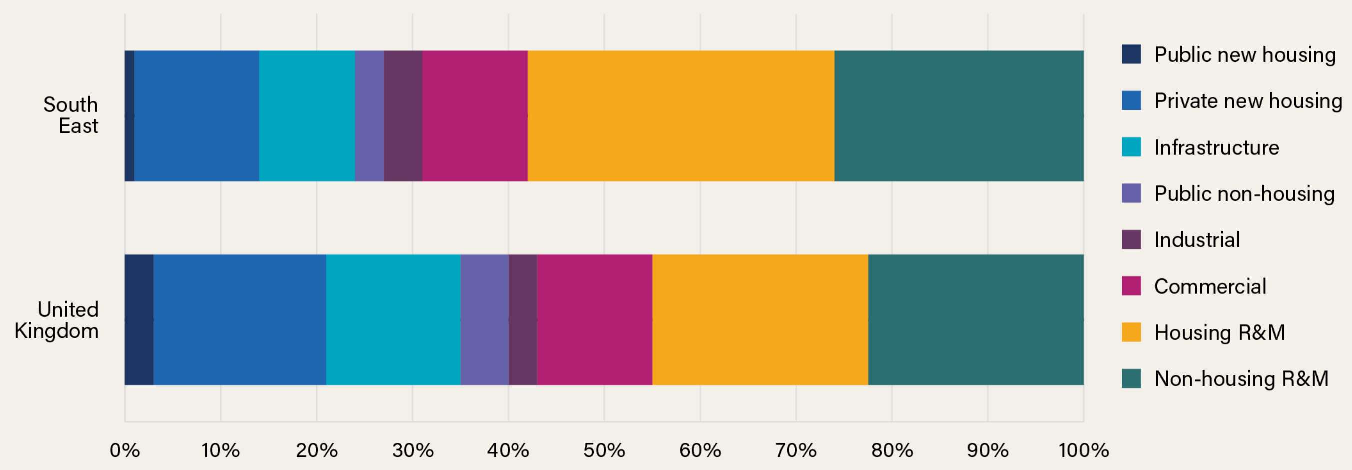
Key facts & figures

- → In 2024, construction output reached £30.3 billion
- → The largest sector was housing repair & maintenance (32%)
- → 2025-29 output growth: 2.2%
- → 2029 workforce: 390,970
- → 7,090 extra workers needed per year

South East Construction Output (2004-24)

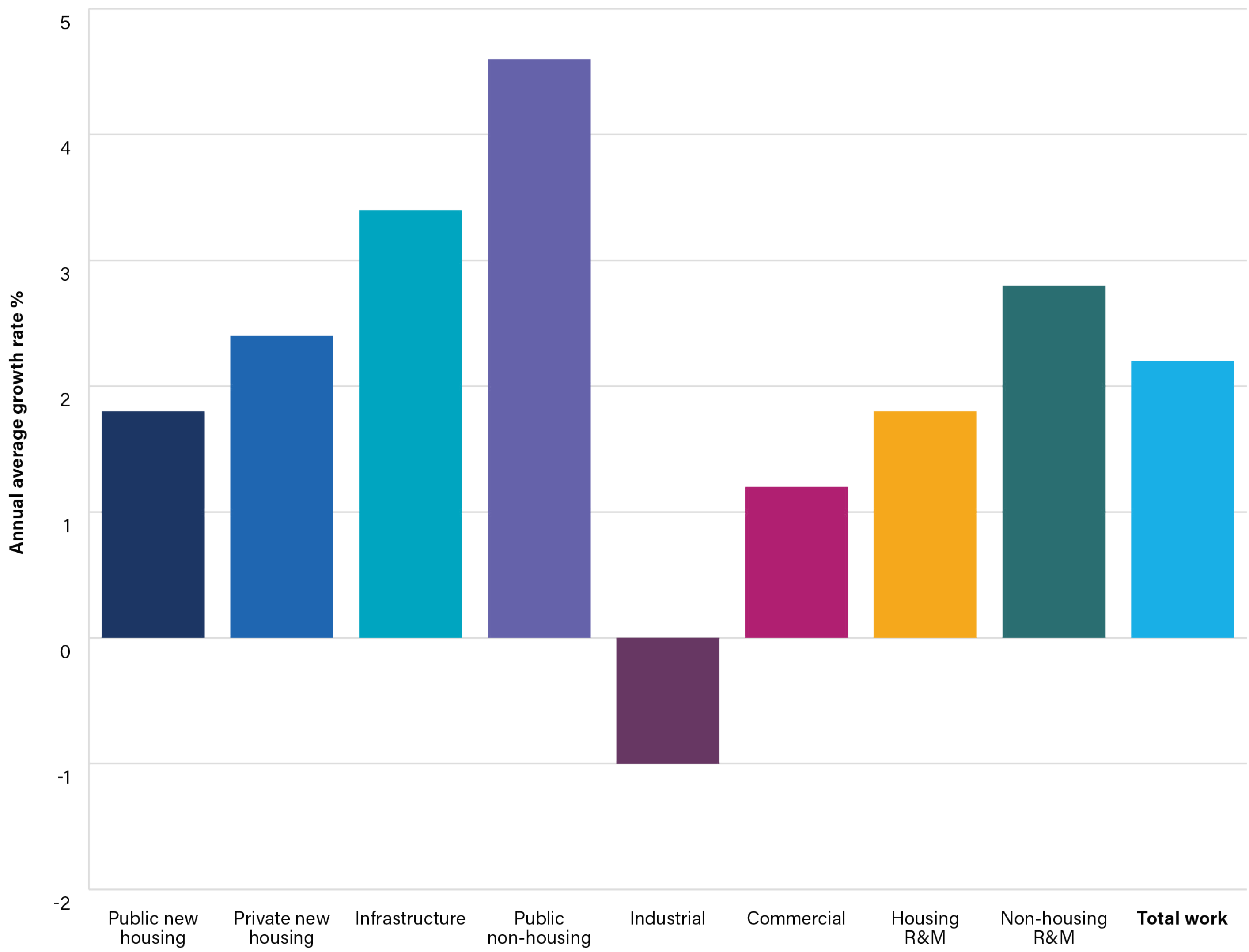


South East Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

South East Annual Average Output Growth Rate by Sector (2025-29)



South East Construction Output, £m (2022 prices) (2024-29)

Output sector	2024	2025	2026	2027	2028	2029
Public new housing	449	367	401	425	458	492
Private new housing	3,854	3,736	3,958	4,106	4,243	4,348
All new housing	**4,303**	**4,103**	**4,359**	**4,531**	**4,701**	**4,840**
Infrastructure	2,895	2,911	3,144	3,239	3,331	3,415
Public non-housing	927	1,053	1,069	1,117	1,136	1,162
Industrial	1,075	960	1,008	1,008	1,018	1,020
Commercial	3,465	3,242	3,435	3,530	3,619	3,684
All new work	**12,665**	**12,270**	**13,016**	**13,424**	**13,805**	**14,121**
Housing R&M	9,593	9,990	10,004	10,193	10,322	10,477
Non-housing R&M	8,023	8,475	8,437	8,665	8,961	9,232
All R&M	**17,616**	**18,464**	**18,442**	**18,858**	**19,283**	**19,709**
Total work	**30,281**	**30,734**	**31,458**	**32,283**	**33,087**	**33,830**

South East Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	44,960	46,490	850	1.9
Construction project managers	6,470	6,920	170	2.6
Construction trades supervisors	5,890	6,250	140	2.4
Skilled trades & site based				
Electrical installation trades	17,980	18,920	330	1.8
Carpenters and joiners	19,930	20,980	370	1.9
Plumbing and HVAC trades	17,940	18,760	310	1.7
Labourers	21,050	21,920	340	1.6
Painters and decorators	12,330	12,720	180	1.5
Bricklayers and masons	7,290	7,710	140	1.9
Plasterers	7,270	7,630	130	1.8
Logistics	4,840	5,240	120	2.5
Plant operatives	3,410	3,740	90	2.6
Roofers	5,470	5,780	110	2.0
Plant mechanics/fitters	3,970	4,250	90	2.3
Floorers and wall tilers	3,640	3,860	70	1.9
Groundworkers	4,090	4,330	80	2.0
Scaffolders	3,850	4,060	70	1.8
Road and rail construction operatives	2,240	2,340	<50	-
Glaziers and window trades	1,950	2,050	<50	-
Steel erectors and metal workers	1,580	1,690	<50	-
Other construction and building trades	22,800	23,960	410	1.8
Non-construction trades and operatives	6,290	6,590	110	1.7
Professional & technical				
Surveyors	11,480	11,880	230	2.0
Civil engineers	8,050	8,470	190	2.4
Architects	4,340	4,520	90	2.1
Other professional and technical staff working in construction	39,420	40,520	750	1.9
Office based				
Non-construction professional and technical office based staff	50,170	51,880	930	1.9
Other non-construction office-based staff	36,350	37,510	660	1.8
TOTAL	**375,060**	**390,970**	**7,090**	**1.9**

SOUTH WEST

In 2024, the South West's construction industry is estimated to have total output of around £15.4bn.

The region, which is structured slightly differently to the UK, has a significantly higher share of output from the housing repair and maintenance (R&M) sector with it being the largest sector in the South West and accounting for 33% of the total output. The region has lower shares of new housing and infrastructure sectors.

Construction output declined in 2023, whereas 2024 saw a modest growth of 3%, driven mainly by the housing repair and maintenance (R&M) sector.

Construction job vacancies in the South West have remained noticeably above the UK trend in recent months and are higher than pre-Covid-19 levels.

The outlook for construction work in the South West for the next five years is an annual average output growth rate of 2.2%, slightly higher than the UK rate of 2.1%. This would take total construction output up to nearly £17.2bn in 2029.

The sectors with the highest average growth rates are infrastructure (6.1%), public housing (4.8%) and industrial (5.5%). While the main gains in output value will come from infrastructure (£610m) and private new housing (£365m), repair and maintenance work also makes a significant contribution (£295m), reflecting growth in these sectors and their relative importance for work in the region.

The level of output growth in the South West means an annual average increase of 0.6% in the construction workforce, which is lower than the UK figure of 0.8%. The 2023 workforce of 259,230 in the region increased slightly to 265,150 in 2024. We forecast that this will increase steadily to reach 272,960 by 2029. This pattern differs slightly to that seen across the UK with the overall construction workforce reducing in 2024, then picking up in following years of the forecast.

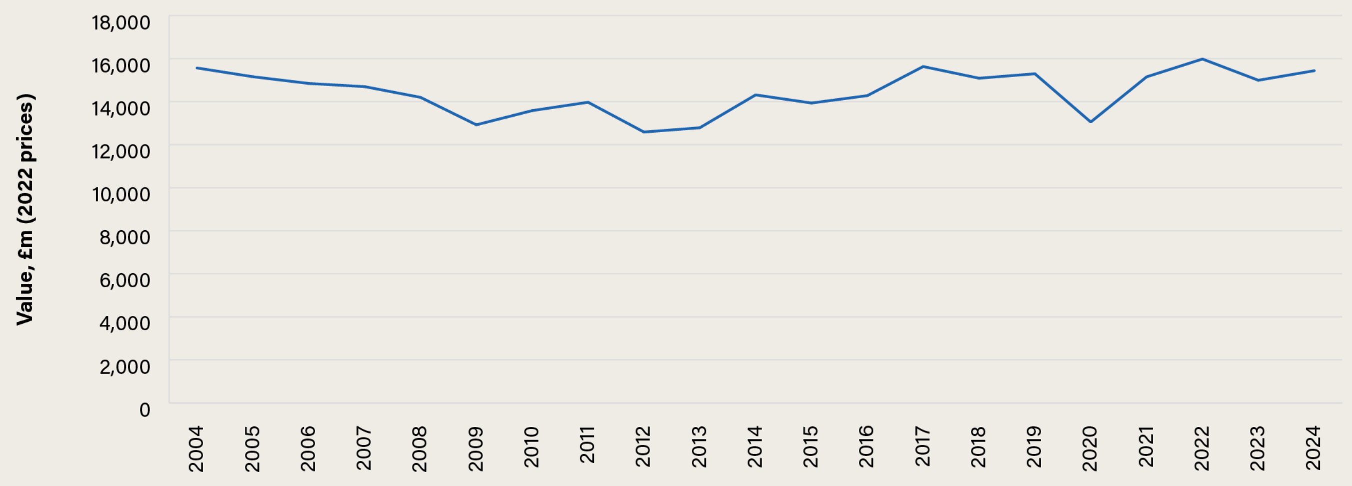
For the industry to meet expected workforce demand in the region, the forecast shows that recruitment would have to increase by the equivalent of 4,220 extra workers per year. This is 1.6% based on 2024 workforce levels, slightly lower than the UK figure of 1.8%.

The demand for extra workers is slightly higher for occupations such as surveyors (3.0% of 2024 workforce), plant mechanics/fitters (2.4%), and civil engineers (2.3%). However, there will be demand across the range of occupations involved in construction from senior managers, office based staff and other construction and building trades. For occupations that have an extra worker value of less than 50, the indication is that recent levels of recruitment will be able to meet future need if they are maintained and job vacancy postings remain at current levels.

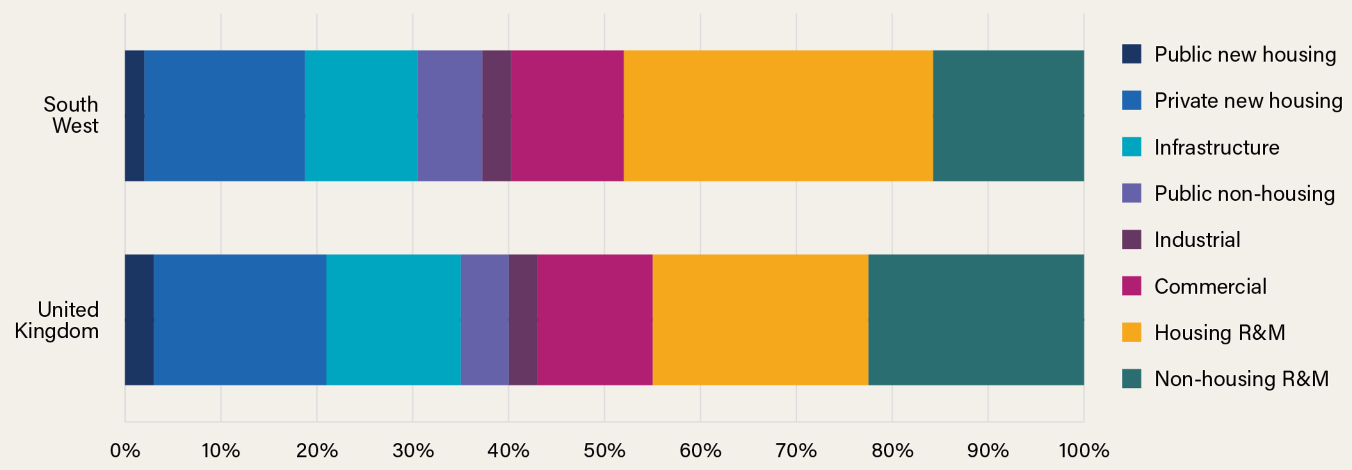
Key facts & figures

- → In 2024, construction output reached £15.4 billion
- → The largest sector was housing repair & maintenance (33%)
- → 2025-29 output growth: 2.2%
- → 2029 workforce: 272,960
- → 4,220 extra workers needed per year

South West Construction Output (2004-24)

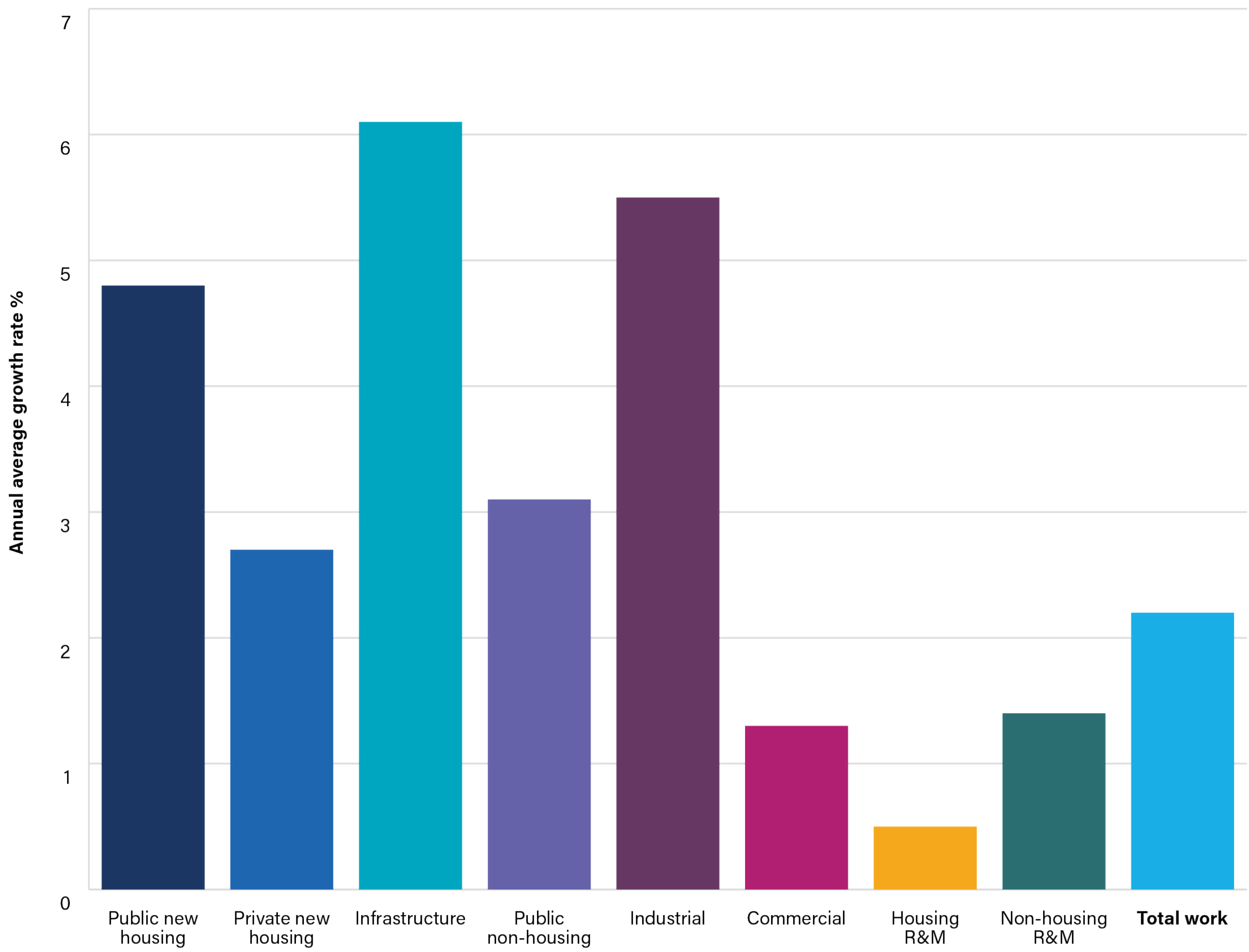


South West Construction Industry Structure by Sector (2024)



Index of Job Vacancies (2019-25)

South West Annual Average Output Growth Rate by Sector (2025-29)



South West Construction Output, £m (2022 prices) (2024-29)

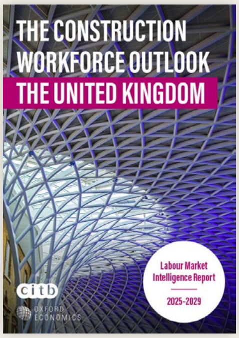
Output sector	2024	2025	2026	2027	2028	2029
Public new housing	257	253	276	292	309	325
Private new housing	2,562	2,631	2,658	2,759	2,849	2,927
All new housing	**2,819**	**2,884**	**2,934**	**3,051**	**3,158**	**3,252**
Infrastructure	1,787	1,819	2,008	2,166	2,280	2,398
Public non-housing	1,005	1,118	1,133	1,155	1,163	1,173
Industrial	473	534	538	569	594	618
Commercial	1,882	1,929	1,939	1,971	1,989	2,003
All new work	**7,967**	**8,283**	**8,552**	**8,911**	**9,183**	**9,444**
Housing R&M	5,045	4,726	4,899	4,950	5,061	5,169
Non-housing R&M	2,425	2,624	2,545	2,550	2,575	2,596
All R&M	**7,470**	**7,350**	**7,444**	**7,500**	**7,636**	**7,765**
Total work	**15,437**	**15,633**	**15,996**	**16,411**	**16,819**	**17,209**

South West Construction Workforce (2024-29)

Occupational group	2024	2029	Annual extra workers	Extra as a % of 2024 workforce
Manager & supervisor				
Directors, executives and senior managers	30,460	31,200	520	1.7
Construction project managers	7,660	7,930	150	2.0
Construction trades supervisors	4,830	5,000	90	1.9
Skilled trades & site based				
Electrical installation trades	16,660	17,010	200	1.2
Carpenters and joiners	19,300	19,670	230	1.2
Plumbing and HVAC trades	15,270	15,570	180	1.2
Labourers	9,750	10,090	150	1.5
Painters and decorators	7,210	7,320	80	1.1
Bricklayers and masons	8,280	8,520	120	1.5
Plasterers	3,830	3,930	<50	-
Logistics	2,860	3,060	60	2.1
Plant operatives	5,740	5,940	90	1.6
Roofers	2,280	2,380	<50	-
Plant mechanics/fitters	2,540	2,760	60	2.4
Floorers and wall tilers	3,340	3,440	<50	-
Groundworkers	3,020	3,120	<50	-
Scaffolders	1,680	1,800	<50	-
Road and rail construction operatives	1,870	1,990	<50	-
Glaziers and window trades	2,030	2,090	<50	-
Steel erectors and metal workers	2,240	2,390	<50	-
Other construction and building trades	29,410	29,760	300	1.0
Non-construction trades and operatives	2,010	2,160	<50	-
Professional & technical				
Surveyors	4,070	4,370	120	3.0
Civil engineers	6,070	6,360	140	2.3
Architects	2,710	2,840	60	2.2
Other professional and technical staff working in construction	23,680	24,480	480	2.0
Office based				
Non-construction professional and technical office based staff	26,240	27,150	490	1.9
Other non-construction office-based staff	20,120	20,650	340	1.7
TOTAL	**265,150**	**272,960**	**4,220**	**1.6**

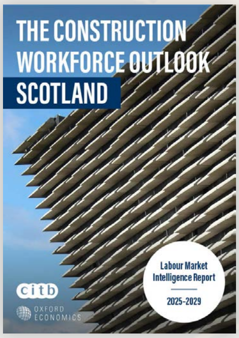
THE CONSTRUCTION WORKFORCE OUTLOOK
ENGLAND

READ OUR NATIONS REPORTS:



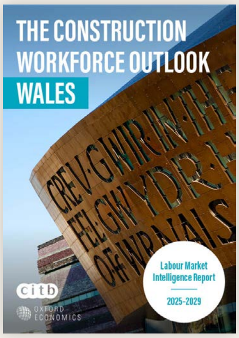
Construction Workforce Outlook | United Kingdom

View report



Construction Workforce Outlook | Scotland

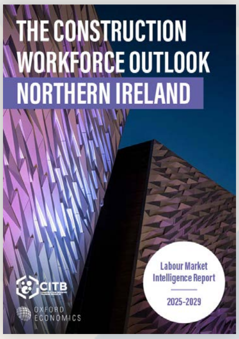
View report



Construction Workforce Outlook | Wales

View report in English

View report in Welsh



Construction Workforce Outlook | Northern Ireland

View report

FOR MORE INFORMATION ABOUT THIS REPORT:

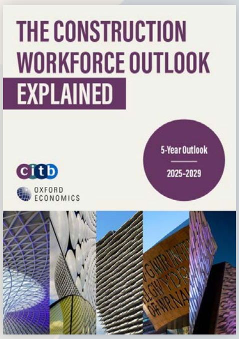
CONTACT:

DANA SHEANON

DANA.SHEANON@CITB.CO.UK

VISIT:

CITB.CO.UK/CWO



Construction Workforce Outlook | Explained

View now