

HULL CONSTRUCTION MONTHLY

Your Local Construction Industry Newsletter
February 2026 • Issue 2

■ THIS MONTH AT A GLANCE

£187.88M in Active Tenders • 12 Live Opportunities • £4.22bn Regional Activity • 8,750 Jobs

Editor's Note

Welcome to February's Hull Construction Monthly! This month we're seeing exceptional tender activity across Yorkshire, with nearly £188 million in opportunities currently live. From major Hull Council contracts to regional frameworks, there's significant work available for local contractors. Plus, exciting news: National Geographic has named Hull one of the top 25 places in the world to visit in 2026!

■ Active Tender Opportunities

12 live opportunities worth £187.88M available now. Visit Find a Tender Service and YORtender for full details.

■ CLOSING THIS WEEK - IMMEDIATE ACTION REQUIRED

■ Fire Safety Services

Client: Yorkshire Housing Ltd • **Value:** £2.2m

DEADLINE: 28 January 2026, 12pm

Contract: April 2026 - April 2031 (5 years)

Lot 1: Passive fire safety £1.25m | **Lot 2:** Active systems £950k (alarms, lighting, AOV, dry risers)

■ Window Replacements - 429 Hull Properties

Client: Kingstown Works Ltd (HCC) • **Value:** £2.5m

DEADLINE: 30 January 2026, 12pm

Lots: Windows £2m (FENSA) | Scaffolding £429k (NASC) | Balconies £500 | Dishes £30k
Major programme across Hull domestic properties. Work April 2026 - March 2027.

ADDITIONAL CURRENT OPPORTUNITIES

PROJECT	CLIENT	VALUE	DEADLINE
Primary School Extension, Bransholme	Hull City Council	£2.4m	15 Feb 2026
Housing Development (45 units), Kingswood	Wykeland Group	£8.2m	28 Feb 2026
Industrial Unit Refurb, Hedon Rd	ABP Humber	£1.6m	10 Mar 2026
Road Infrastructure Works, A1033	East Riding Council	£3.8m	20 Mar 2026

All tenders available on Contracts Finder and Find a Tender Service. Contact us for direct links and bidding support.

Local Hull Construction News

Major Infrastructure Projects Completing 2026

■ A63 Castle Street Improvement

Value: £355 million • **Completion:** Spring 2026 • **Contractor:** Balfour Beatty

Hull's largest-ever infrastructure project nearing completion. Split-level junction at Mytongate with A63 lowered into underpass. Improved pedestrian and cycling routes reconnecting city centre to waterfront. Project delayed by challenging ground conditions near Humber.

■ Hull Maritime Museum Refurbishment

Value: £12 million • **Opening:** Summer 2026 • **Contractor:** Simpsons of York

Part of £30m Hull Maritime Project. Features additional exhibition floor, spiral staircase to dome, new glass roof atrium, 40-foot whale skeleton. Funded by National Lottery Heritage Fund and Hull City Council. Fit-out by Marcon specialist contractor.

■ HULL NAMED TOP 25 PLACES TO VISIT IN 2026

National Geographic recognizes Hull as one of top 25 global destinations! Major boost for tourism, hospitality construction, and city centre regeneration. Legacy of UK City of Culture 2017 continues to deliver.

Major Regeneration Projects

■ Fruit Market Phase 3

Humber Street • £18.5m • Q2 2026

120 units, 8k sq ft commercial. M&E, façade opportunities.

■ Kingswood Housing

Hull • £120m • Beal Homes

Multi-year phases. All trades opportunities.

■ Albion Square

City Centre • £100m+

Retail, residential, public realm. Enabling works starting.

■ Humber Freeport

Saltend/Paull • £45m

200+ jobs. Civil engineering work throughout 2026.

■ East Bank Urban Village • East Bank River Hull • Multi-£100m • English Cities Fund

Transformational waterfront community. Pre-application phase. Phased delivery from mid-late 2020s.

CLOSING EARLY FEBRUARY

PROJECT	CLIENT	VALUE	DEADLINE
Stonewater Retrofit (Lot 4 Yorkshire)	Stonewater Ltd	£12.6m	2 Feb 2026
Security Systems Maintenance	Hull City Council	£2.25m	4 Feb 2026
Karbon Homes Electrical Framework	Karbon Homes	£4m	13 Feb 2026
Huntington School Works, York	City of York Council	£380k	16 Feb 2026

Market Update

Material Costs (Nov 2024 - Nov 2025)

MATERIAL	TREND	CHANGE	NOTES
Timber (sawn)	■ Up	+11.9%	Highest increase - import costs
Electric water heaters	■ Up	+8.5%	Energy component costs
Insulation materials	■ Up	+3-5%	Retrofit sector demand
Plasterboard	■ Up	+3.4-4.7%	Standard & thermal boards
Paint & coatings	■ Up	+2.9-3.6%	Accessories & jointing
Structural steel	■ Up	+2.6%	Fabricated sections
Bricks / blocks	■ Up	+1.9%	Manufacturing costs
Ready-mix concrete	■ Up	+1.2%	Energy & cement costs
Glass & glazing	→■ Flat	+0.5%	Minimal movement
Aluminium	→■ Flat	-0%	Sanctions stabilizing
Steel (rebar)	■ Down	-7.0%	Significant relief
Plywood (imported)	■ Down	-4.5%	Improved supply
Aggregates	■ Down	-2.3%	Gravel, sand fall
Cement	■ Down	-0.7%	Softening energy prices
Overall Construction	■ Up	+3.0%	All-work index

Source: Department for Business & Trade, November 2025. Lead times for bricks remain at 6-8 weeks. Humber suppliers report healthy stock levels.

Labour Day Rates - Yorkshire & Humber

Rates for self-employed subcontractors (labour-only). Employed rates typically 20-30% lower. BATJIC 2025/26: +3% increase.

TRADE	LOW	TYPICAL	HIGH	STATUS
■ Roofer	£272	£304	£336	Subcontractor
■ Scaffolder	£255	£285	£315	Subcontractor
■ Electrician	£200	£223	£247	Subcontractor
Tiler	£234	£261	£289	Subcontractor
Groundworker	£160	£200	£240	Subcontractor
■ Plumber	£174	£195	£215	Subcontractor
Carpenter/Joiner	£165	£184	£204	Subcontractor
■ Bricklayer	£154	£172	£190	Subcontractor
Plasterer	£150	£168	£186	Subcontractor
■ General Builder	£149	£166	£184	Subcontractor
Painter/Decorator	£140	£157	£173	Subcontractor

Labourer	£114	£127	£141	Employee/Subc
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Specialist trades commanding premium rates. Strong demand for electricians and bricklayers. Several contractors report difficulty filling supervisor positions. Hull College announces 50 new apprenticeship places starting September 2026.

■ Yorkshire & Humber Statistics (Q4 2025)

£4.22bn	+3.81%
Construction Activity	House Price Growth
8,750	9%
Jobs (+4.2% YoY)	of National Starts

By the Numbers: Hull Construction Q4 2025

- **Planning Applications Approved:** 147 (residential & commercial) • **Total Value:** £285 million
- **New Housing Starts:** 412 units • **Commercial Floorspace:** 42,000 sq m
- **Infrastructure orders doubled** in Q1 2025 • Private housing fastest-growing sector 2026

Company Profile: Beal Homes Yorkshire

Family-run housebuilder operating in the region for over 30 years. Current developments in Beverley, Cottingham, and North Ferriby. Managing Director Sarah Beal: *"We're committed to supporting local supply chains - over 80% of our subcontractors and suppliers are based within 30 miles of Hull. It's good for the local economy and good for our build quality."* Currently recruiting for site managers and quantity surveyors.

■ Regulatory & Safety Updates

■ CIS Compliance Crackdown (April 2026)

HMRC increasing enforcement. 5-year bans on gross payment status for serious breaches. Penalties up to 30% of unpaid tax. Review CIS procedures immediately to ensure full compliance.

■ Construction Products Regulations (8 Jan 2026)

CE-marked products now recognized alongside UKCA. Eliminates duplicate certifications. Reduces costs for manufacturers and contractors.

■ Building Safety Regulator (27 Jan)

Gateway 2 accelerating with stricter filters. Greater focus on structural risks. Designers face increased accountability. New guidance for principal contractors. Free CITB training webinars available.

■ Late Payment Reforms (Early 2026)

Government response imminent. Proposed 60-day max payment terms. Reformed retention practices. Enhanced enforcement for SME protection.

■ Future Homes Standard (June 2026)

75% carbon reduction requirement. Enhanced fabric efficiency. Low-carbon heating (heat pumps). Improved ventilation. Hull City Council consultation 12 February at Guildhall.

■ Upcoming Events

<p>■ ■ UK Metals Expo 3-5 Mar 2026 • ExCeL London Metal fabrication, welding trade show. Free admission. ukmetalsexpo.com</p>	<p>■ ■ Humber Construction Expo 5-6 Mar 2026 • Hull Venue 100+ exhibitors, CPD seminars, networking. humberexpo.com</p>
<p>■ ■ CIOB Hull Branch Dinner 18 Mar 2026 • Doubletree Hull Guest: Dame Judith Hackitt. £45 members, £55 non-members. ciob.org</p>	<p>■ ■ Site Safety Workshop 25 Mar 2026 • Hull College HSE guidance & Building Safety Regulator. Free for CITB levy payers.</p>
<p>■ Hull Networking Breakfast 2 Apr 2026 • Village Hotel Monthly meetup. 8:00-9:30am, £12. hulltrades.co.uk</p>	<p>■ UK Construction Week 12-14 May 2026 • ExCeL London 300+ exhibitors. Free registration. ukconstructionweek.com</p>
<p>■ InstallerSHOW 23-25 Jun 2026 • NEC Birmingham Heating, plumbing, electrical. Product demos. Free entry.</p>	

■ **CIOB Regional Events:** Regular CPD & networking across Yorkshire. Check ciob.org/events for schedule.

■ Industry News & Market Outlook

Skills Shortage Initiatives: Hull College announces 50 new apprenticeship places (September 2026). Courses: bricklaying, carpentry, plumbing, electrical. Employers register via academy partnership programme.

Sustainability Focus: Increased demand for low-carbon materials ahead of Future Homes Standard (June 2026). Heat pump installations becoming standard. Opportunities for mechanical contractors to upskill.

Digital Construction: BIM Level 2 increasingly required by major clients. Free training available through CITB and local construction hubs.

■ **2026 Market Outlook:** Strong fundamentals with £187.88M active tenders. Major positives: Infrastructure investment (A63, Humber Freeport), housing demand continues, National Geographic tourism boost, 4.2% employment growth. Challenges: Skills shortages in key trades, timber costs up 11.9%, adapting to Building Safety and carbon reduction requirements. Overall outlook remains positive with significant opportunities for established local contractors.

■ Tips for Success in 2026

1. Stay Compliant: Ensure CIS procedures robust before April enforcement changes **2. Upskill Teams:** Future Homes Standard training, particularly heat pump installation **3. Monitor Tenders:** Check Find a Tender Service and YORtender regularly **4. Network:** Attend local events to connect with main contractors and developers **5. Plan Materials:** Lock in prices early, especially timber and insulation **6. Digital Adoption:** Consider BIM training for larger contract opportunities **7. Health & Safety:** Complete Building Safety Regulator webinars for higher-risk buildings

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