

UK Modular Construction Industry Snapshot 2026



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About The Data City

The Data City is a UK-based data provider and SaaS platform focusing on emerging sectors, high growth companies, innovation clusters and investment.

We work with many of the UK's leading government departments, local authorities, investment firms and policymakers, to provide real-time insights that help drive better investment decisions.

[Get hands on with the data](#)

5 million
COMPANIES

80 million
MATCHED URLS

90+
DATAPOINTS PER
COMPANY

1. The Data City

Learn how The Data City's real-time data platform and classifications are transforming the way we understand emerging sectors.

Our Data & Platform

At The Data City, we classify companies based on what they actually do, using real-time analysis of website text and machine learning, rather than outdated SIC codes. This revolutionary approach allows users to map, measure and understand emerging economies with far greater accuracy.

Our platform holds data on over 5 million UK companies and more than 100 million companies worldwide. With 400+ sector classifications (RTICs), it gives a clear view of modern industries, revealing trends and growth areas that traditional methods overlook.

Users can explore a wealth of company-specific data including financials, funding, employee counts, growth metrics and location insights. Additionally, the platform integrates third-party data from trusted sources like Lightcast, Creditsafe, Companies House, Innovate UK, and 360 Giving.

Real-Time Industrial Classifications (RTICs)

This report is based on data from The Data City's Real-Time Industrial Classifications (RTICs), created using machine learning and website data. Unlike traditional SIC codes, RTICs are based on how companies describe themselves online, making them more accurate and up-to-date.

Our platform covers over 400 emerging sectors, from Net Zero and AgriTech to Engineering Biology and Advanced Manufacturing, backed by industry experts. RTICs give analysts the flexibility to explore data in multiple ways. While this report offers a sector overview, our platform enables deep, customised analysis tailored to specific research needs.

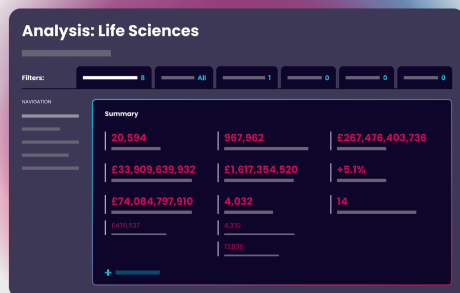


I don't see anyone else on the market trying to
understand emerging sectors as much as The Data City.

PROFESSOR DELMA DWIGHT

DIRECTOR | MIDLANDS ENGINE OBSERVATORY

Start your free trial today

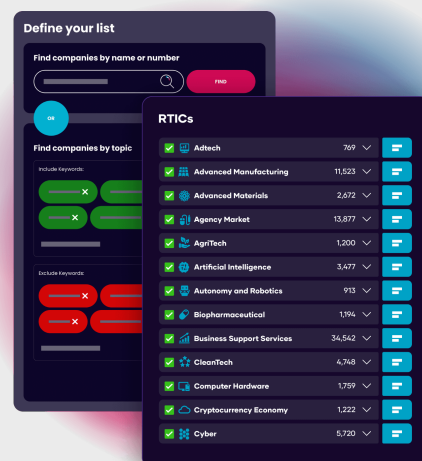


Access a Comprehensive Database of Over 5.5m Companies

The UK's entire business landscape at your fingertips. Explore our extensive private and public company database, featuring a wealth of data at the company level, including financials, growth, employees, locations and more.

Research Emerging Sectors and Build Your Own Classifications

Break free from the constraints of outdated SIC codes. Access our library of 400+ emerging sector classifications, spot industry trends, identify sector strengths, and even create your own custom lists with our AI-powered list builder.



Find High-Growth Companies and New Opportunities

Looking for high-growth companies or start-ups in a specific niche or region? Use our intuitive filters to pinpoint the next big thing and uncover new opportunities.

Go beyond the report

Access the UK's most comprehensive database of emerging sectors and high-growth companies. Simply sign up and we'll be in touch to get you started.



thedatacity.com/free-trial

2. Sector Overview

Get a top-level view of the sector, with key insights and data showcasing market size, growth, employees, funding, sector specialisms and more.

What is the Modular Construction Sector?

Modular Construction refers to the process of producing components, or in some cases entire structures, in an off-site location before being assembled on-site.

Modular Construction has increased in popularity in recent years, with more companies and organisations realising the advantages of off-site production – with many cost-cutting, time-saving and environmental benefits.

The UK's Modular Construction industry includes a wide array of companies who are involved in the development, construction and supply of many materials and infrastructures used in off-site construction.

Sector Overview

The below summary showcases some of the key statistics and top-level data from our platform. This is an aggregated view of our Modular Construction RTIC, with data taken from Companies House, Lightcast, Innovate UK and a number of other data sources.

3.1%

**AVERAGE COMPANY GROWTH
PER YEAR**

£17.1m

TOTAL INVESTMENT FUNDING

£6.6m

**TOTAL INNOVATE UK GRANT
FUNDING**

694

COMPANIES CONSIDERED

26,306

TOTAL EMPLOYEES

£7.8bn

TOTAL TURNOVER

Our financial data comes from companies' accounts. Some company's accounts can reflect their global business, and not solely their UK-based turnover or employment. Depending on your analysis, you may choose to remove large multinationals. Above is a summary of all companies identified in this sector, without exclusions.

We estimate a measure of growth for most companies, allowing you to identify fast growing companies. We also estimate the growth of a sector. The growth of a sector is based on the growth in employment over multiple years and is not a year-on-year measure.

Modular Construction Verticals

Our top-level RTICs are split into several key sector verticals or specialisms. We've included a breakdown of vertical performance below for a number of key datapoints.

Vertical	Companies	Employees	Turnover	Funding Funding	Innovate UK Funding	Job Postings
Supply Chain	516	18,136	£5.9bn	£8.3m	£5.4m	11,250
Permanent Modular Buildings	238	6,997	£2.9bn	£7.7m	£1.4m	10,298
Off site construction	190	5,901	£2.5bn	£6.3m	£1.4m	9,496

Within each RTIC there are multiple sector verticals. A company can operate in multiple sectors and can therefore be found in multiple verticals of an RTIC. Therefore, the values shown below will not necessarily sum to the total of the RTIC, but this should give an indication of the relative contribution of each vertical to the sector.

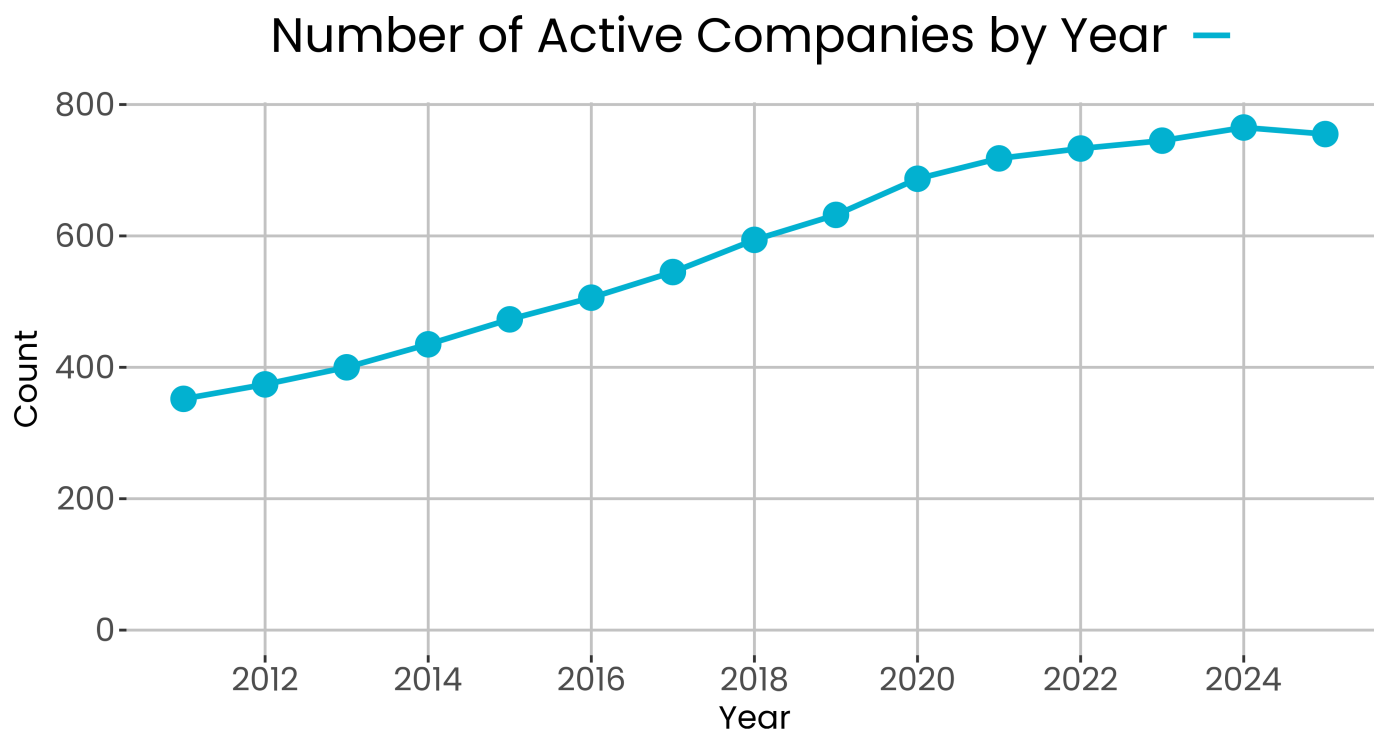
For example there are 694 companies in the Modular Construction sector but, on average, each company sits in 1.4 verticals

3. Sector Demographics

Use real-time data to understand sector performance.
Find company growth, location of companies and more.

Number of Active Companies

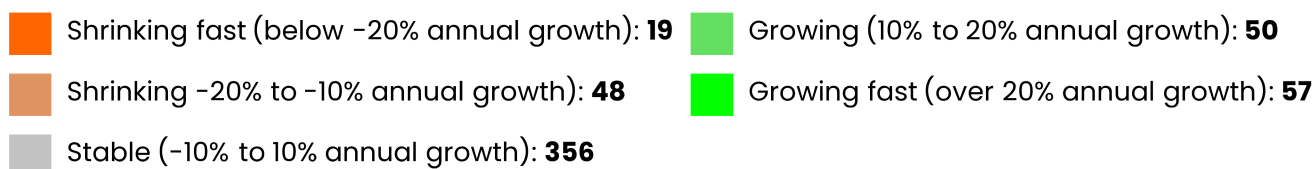
The Data City's platform tracks both active and dead companies. The chart below shows the number of companies that are active in each year in the RTIC.



Company deaths refer to the number of companies that have been struck off The Gazette. We do not currently show an estimate of company deaths before the RTIC was created.

Overview of Growth

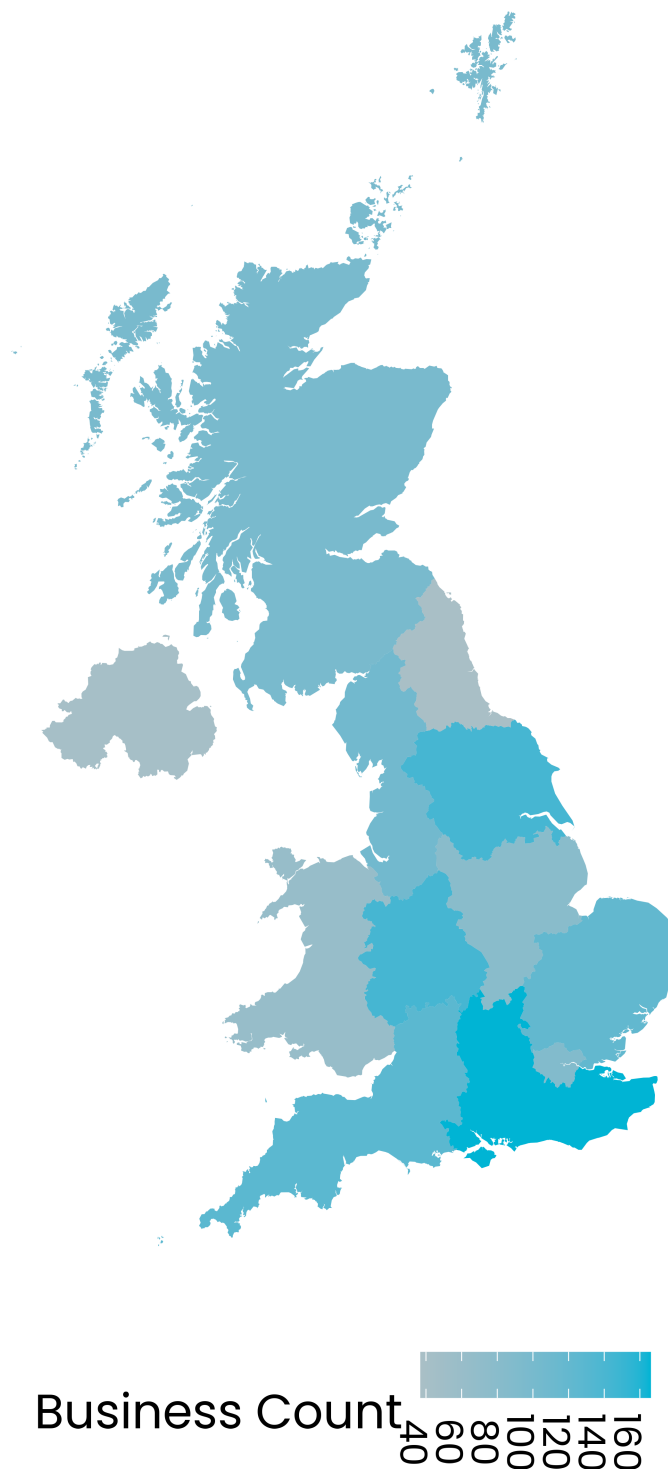
The Data City have developed a measure of growth at the company level and at the sector level. The chart below shows the distribution of company growth across the sector.



Location of Companies

Every company has a registered address. This is declared at Companies House. Companies can have separate operating addresses. The Data City scrapes company websites to identify the additional operating addresses that a company can have.

The map below shows the number of operating and registered addresses that are found in each region (ITL1) of the UK. We also have the ability to analyse purely the registered addresses, across local authorities, cities and constituencies.



4. Investment

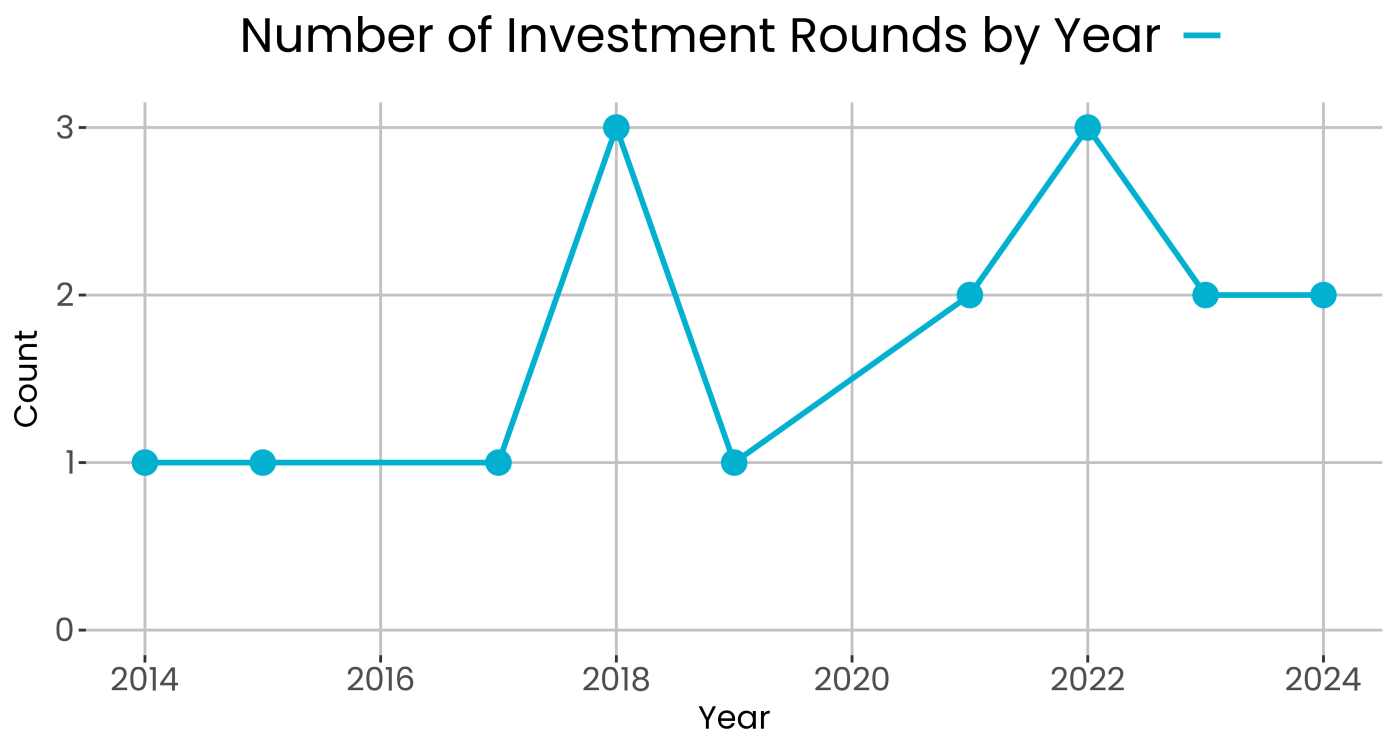
Explore sector funding trends using our funding data.
Track investor interest over time with detailed insights
into funding rounds by year.

Investment Rounds by Year

The Data City partner with various sources to provide information on investment funding.

This data enables us to analyse funding rounds ranging from seed to IPO and many more in between. The chart below shows the number of rounds of funding received by companies in this sector.

The Data City platform enables users to understand the value of funding by year too, alongside grant funding from Innovate UK.



5. Using our Data

Curious about our data? Learn how to leverage the insights in this report effectively and unlock deeper details using our platform for comprehensive analysis.

Using our Data

This report was produced on 11/08/2026 and the data was valid at this time. We have more timely data available on our platform and much more.

Throughout the report we've included a small amount of detail on our methodology and what you should know about our data. We're as open as we can be about our methodology and the limitations within our data because we know how important this is for high equality analysis. If you are interested in learning more about our data methodology, we have a knowledge base, or reach out and we can organise a full demo of our product.

We would not expect this work to be used directly in non-commercial use, as it is an indicative snapshot. We would recommend tailoring your analysis to your specific research question using our platform.

That said, we're happy for this report to be shared for academic, or non-commercial, use. We ask only for attribution! For commercial use, please reach out to us. Please view this licence on the following link: creativecommons.org/licenses/by-nc/. Or browse our knowledge base at: help.thedatacity.com/knowledge.



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