LDNY360 / EMERGING INTELLIGENCE

Construction Intelligence

Saturday, 31 October 2026

Route-readiness work is becoming the immediate market: East West Rail creates an urgent bid decision, while Slough and airport programmes advance but remain gated by permission, standstill and call-offs.

4	**Executive reading.** East West Rail's £450m programme-support competition is the strongest immediate signal, with participation requests due 13 November. Slough's £640m North West Quadrant has secured a resolution to grant permission, but only Phase 1 is detailed and no construction commitment has been announced. MAG Airports has named its £500m works panel, subject to standstill and future call-offs. England's new delegation rules and PlanAssist expansion may release planning capacity, though the reported 58% task saving remains early-test evidence. No new Irish or Western Canadian signal clears the threshold.

PROCUREMENT & LIVE OPPORTUNITIES

Procurement & Live Opportunities

East West Rail / public procurement material | 30 October 2026

East West Rail opens £450m programme-support works competition

Reported facts. East West Rail Company has opened a six-lot Programme Support Works Framework for route-readiness activity. A single supplier will take the integrator and principal-contractor role, while multi-supplier specialist lots cover historic environment, ground investigation, environmental surveys and mitigation, and enabling works. Network Rail may also call off work.

Organisations. East West Rail Company; Network Rail; prospective civil, environmental and investigation suppliers
Project / programme. East West Rail Programme Support Works Framework **Location.** Oxford-Cambridge corridor and associated UK delivery locations
Value / stage. URGENT - LIVE COMPETITION; requests to participate due 13 November 2026; indicative framework ceiling £450m over up to eight years, including £80m integrator and £133m enabling-works lots; award expected 4 January 2028; no commitment to spend the ceiling

Why it matters. This is the clearest immediate route into investigations, environmental work and enabling packages ahead of main construction, with an explicit place for specialist and smaller suppliers.	**Suggested action.** Decide lot strategy immediately, secure integrator or specialist partners and complete the participation response before 13 November; keep the £450m ceiling outside secured-revenue forecasts.

PROJECTS, INVESTMENT & DEVELOPMENT PIPELINE

Projects, Investment & Development Pipeline

Slough planning decision / Homes England and Muse project information | 30 October 2026

Muse and Homes England clear planning resolution for £640m Slough regeneration

Reported facts. Slough councillors have resolved to grant the hybrid application for North West Quadrant on the former Thames Valley University campus. The 3.6ha proposal includes 1,539 homes, 25,000 sq m of offices, 3,220 sq m of retail, a nursery and public realm. Phase 1 has detailed proposals; later phases remain in outline.

Organisations. Muse; Homes England; Slough Borough Council; TP Bennett; Grid Architects
Project / programme. North West Quadrant **Location.** Slough, Berkshire
Value / stage. RESOLUTION TO GRANT HYBRID PLANNING PERMISSION; reported total development value £640m; Phase 1 construction anticipated from 2027 over about four years; later phases indicated through 2037; formal permission and delivery decisions still required

Why it matters. The resolution advances a large station-adjacent housing and commercial pipeline, but it is a planning milestone rather than a committed construction start and later phases retain outline risk.	**Suggested action.** Track the formal decision and Phase 1 procurement route; design, residential, MEP and public-realm suppliers should engage around the detailed first phase rather than treating the full £640m as immediately addressable.

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CONTRACT AWARDS & MARKET MOVEMENTS

Contract Awards & Market Movements

Find a Tender contract award notice | 30 October 2026

MAG Airports names suppliers for £500m small-to-medium works framework

Reported facts. MAG Airports has named suppliers across nine regional building, civils and MEP lots covering Manchester, East Midlands and Stansted airports. The work includes airside and landside new build, fit-out, refurbishment, civil engineering and building-services packages generally valued up to £5m. The award notice identifies a broad panel including VolkerFitzpatrick, Galliford Try, M Group, NG Bailey, Dalkia, BAM FM and regional specialists.

Organisations. MAG Airports; appointed building, civils and MEP framework suppliers
Project / programme. Small to Medium Construction Works Framework **Location.** Manchester Airport, East Midlands Airport and London Stansted Airport
Value / stage. FRAMEWORK AWARD NOTICE; estimated ceiling £500m excluding VAT / £600m including VAT; standstill ends 10 November 2026; planned signature 30 November and start 1 December 2026; five-year initial term with extensions to 2034; appointments do not guarantee call-offs

Why it matters. The panel defines who is positioned for recurring airport packages, but the headline value is an aggregate ceiling and work still depends on individual call-offs after standstill.	**Suggested action.** Appointed firms should map airside compliance, design and specialist partners by airport; non-appointed suppliers should target the named panel rather than forecast direct MAG access.

PEOPLE, SKILLS, TECHNOLOGY & INNOVATION

People, Skills, Technology & Innovation

Ministry of Housing, Communities and Local Government | 30-31 October 2026

Planning delegation rules commence as PlanAssist expands to 15 councils

Reported facts. From 31 October, England's National Scheme of Delegation moves straightforward planning decisions from committees to professional officers. Government also reports 420 planner recruits and is expanding PlanAssist from Camden, Barnet and Dorset to 15 councils for a 12-month test. Early testing reduced time spent on selected routine tasks by 58%; officers remain responsible for decisions.

Organisations. MHCLG; 15 participating local authorities; Google DeepMind; Google Cloud; Faculty
Project / programme. National Scheme of Delegation and PlanAssist planning technology **Location.** England; initial 15-council PlanAssist cohort
Value / stage. POLICY COMMENCEMENT / 12-MONTH TECHNOLOGY TEST; delegation rules effective 31 October 2026; government intention to make the tool available to every English council by end-2027; digitised planning documents mandated by end-2027

Why it matters. Routine caseload may move faster and release officer capacity for complex schemes, while digital-document requirements will change how planning evidence is prepared and reviewed. The reported productivity result is from early testing, not yet a national outcome.	**Suggested action.** Planning and development teams should standardise machine-readable submission data and monitor the 15-council cohort for evidence of faster validation, clearer constraints and any new quality-control requirements.

What leaders should do now

1. **Make the East West Rail bid decision now.** Fix the lot and partner strategy before the 13 November participation deadline.
2. **Separate planning progress from committed work.** Follow Slough Phase 1 and the formal decision without counting the full £640m pipeline.
3. **Treat MAG appointments as access, not revenue.** Build call-off pursuit plans by airport and discipline.
4. **Prepare for digital planning evidence.** Standardise machine-readable project data and watch the 15-council PlanAssist test.

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