LDNY360 / EMERGING INTELLIGENCE

Construction Intelligence

Tuesday, 3 November 2026

Capital is converging on defence, grid and strategic industrial sites, while housing-material weakness and new biodiversity duties sharpen delivery discipline.

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Executive reading. The strongest immediate signal is KierBAM's circa £600m Devonport main-works award, confirming that defence and nuclear estates are converting into construction. Government's £700m Strategic Sites Accelerator and the Teesside Node A land deal create longer-term industrial and grid pipeline, while WSP's West London Orbital appointment remains early-stage. Ibstock's production cuts expose continuing housing weakness. From 2 November, English NSIP applications must deliver at least 10% biodiversity net gain. In Dublin, €100m of ISIF equity, planning and a main-contractor appointment align at 29 Earlsfort Terrace.

PROJECTS, INVESTMENT & DEVELOPMENT PIPELINE

Projects, Investment & Development Pipeline

Department for Business, Innovation, Science and Trade / GOV.UK | 2 November 2026

Government activates £700m Strategic Sites Accelerator

Reported facts. Government has launched the Strategic Sites Accelerator to support six to ten commercially credible industrial and commercial sites. Around £700m of equity, debt, targeted grant and technical support will be deployed through the Office for Investment and National Wealth Fund, with CBRE as National Delivery Partner. Early activity includes Glasgow, Burgess Hill and Sheffield.

Organisations. Department for Business, Innovation, Science and Trade; Office for Investment; National Wealth Fund; CBRE; Turner & Townsend; mayoral and local authorities
Project / programme. Strategic Sites Accelerator **Location.** UK-wide; initial activity in Glasgow, Burgess Hill and Sheffield
Value / stage. PROGRAMME LAUNCH / FIRST CALL FOR PROJECTS; around £700m public finance; ambition to crowd in up to £2bn private investment; individual sites remain subject to commercial assessment, due diligence and approvals

Why it matters. The programme creates a route to unlock industrial, advanced-manufacturing, digital, defence and life-science sites constrained by viability, planning, infrastructure or grid capacity. It is a site-selection and financing programme, not yet committed construction workload.

Suggested action. Developers, local authorities and advisers should screen credible sites against investor demand, infrastructure blockers and finance readiness; avoid forecasting construction until a site secures support and a delivery route.

Teesworks / National Grid project announcement | 2 November 2026

Teesside land deal clears route for the UK's largest substation

Reported facts. Teesworks has completed the sale of 73.3 acres at Dorman Point to National Grid Electricity Transmission for Teesside Node A. The site sits below 275kV and 400kV overhead lines. Balfour Beatty is identified as National Grid's contractor, and the planned first capacity is 1.44GW for the Teesworks estate.

Organisations. National Grid Electricity Transmission; Teesworks Ltd; Balfour Beatty; Steel River Power
Project / programme. Teesside Node A substation **Location.** Dorman Point, Teesworks, Redcar, Teesside
Value / stage. LAND ACQUISITION / DELIVERY PIPELINE; agreement reached 28 October and announced 2 November; 1.44GW initial capacity targeted by end-2029; construction value not stated

Why it matters. The land transaction removes a specific delivery barrier and links grid reinforcement directly to future data-centre, AI, advanced-manufacturing and energy-intensive development demand on Teesside.

Suggested action. Grid, civils, earthworks, remediation and specialist electrical suppliers should map Balfour Beatty and National Grid package routes, while developers test how the 2029 capacity date affects site phasing.

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CONTRACT AWARDS & MARKET MOVEMENTS

Contract Awards & Market Movements

Babcock International / Kier | 2 November 2026

KierBAM awarded circa £600m Devonport 10 Dock main works

Reported facts. Babcock has awarded the MOD-funded KierBAM joint venture a circa £600m contract for the water-retaining boundary and associated infrastructure at 10 Dock. The scope includes major civil, nuclear-licensed and engineering works following an early contractor involvement phase and enabling works, including an on-site concrete batching plant.

Organisations. Babcock International; Ministry of Defence Defence Nuclear Enterprise; KierBAM joint venture; Royal Navy
Project / programme. 10 Dock redevelopment programme **Location.** Devonport Royal Dockyard, Plymouth
Value / stage. CONTRACT AWARD / MAIN CONSTRUCTION PHASE; circa £600m; builds on completed ECI and enabling works; wider programme expected to support around 1,500 supply-chain jobs

Why it matters. This is committed, technically complex defence and nuclear infrastructure moving beyond ECI into main construction, with significant downstream demand for specialist civils, temporary works, nuclear-quality assurance and logistics.	**Suggested action.** Qualified suppliers should identify KierBAM package owners and evidence nuclear, marine, water-retaining, reinforcement, anchoring, caisson and controlled-environment capability.

WSP / Costain | 2 November 2026

WSP, Costain and Fereday Pollard appointed for West London Orbital development

Reported facts. Transport for London has appointed WSP, working with Costain and Fereday Pollard, to provide multidisciplinary technical and programme support for the proposed 18.5km London Overground route between Hounslow and Hendon. Work covers engineering, constructability, stakeholder engagement, timetable and demand forecasting, business case and funding strategy.

Organisations. Transport for London; WSP; Costain; Fereday Pollard; West London borough partners
Project / programme. West London Orbital **Location.** Hounslow to Hendon, West and North West London
Value / stage. EARLY DESIGN / BUSINESS CASE APPOINTMENT; public consultation runs to 18 November 2026; preferred option, approvals and funding still required; potential opening indicated for the mid-2030s

Why it matters. Early constructability and funding work can shape future station, rail systems and enabling packages, but the appointment advances option development rather than committing construction.	**Suggested action.** Rail and station specialists should follow the WSP-led team and consultation evidence, but keep the scheme outside near-term construction forecasts until funding and a preferred option are secured.

LDNY360 / EMERGING INTELLIGENCE - CONTINUED

BUSINESS, COMMERCIAL & SUPPLY-CHAIN RISK

Business, Commercial & Supply-Chain Risk

Ibstock Plc / London Stock Exchange | 2 November 2026

Ibstock cuts brick production after sales fall below plan

Reported facts. Ibstock reports that UK brick market volumes fell about 17% year on year across July and August and its Q3 clay-brick sales were 22% below expectations. The group reduced production by about 20% against its half-year plan; lower fixed-cost absorption is expected to reduce adjusted EBITDA by around £6m. Full-year adjusted EBITDA is now expected in the mid-£40m range.

Organisations. Ibstock Plc; UK housebuilders, merchants and brick supply chain
Project / programme. Q3 2026 trading update and production plan **Location.** United Kingdom
Value / stage. TRADING UPDATE / PROFIT WARNING; second-half performance materially below previous expectations; cash, inventory and discretionary expenditure controls tightened

Why it matters. The update is direct evidence that weak new-housing demand is moving upstream into materials production, creating utilisation, pricing, inventory and supplier-resilience risks before the April 2027 first-time-buyer support is introduced.	**Suggested action.** Housebuilders and contractors should recheck brick demand forecasts, lead times and supplier exposure; manufacturers should protect cash and avoid mistaking future policy support for immediate volume recovery.

POLICY, REGULATION & BUILDING SAFETY

Policy, Regulation & Building Safety

Department for Environment, Food and Rural Affairs | effective 2 November 2026

Ten per cent biodiversity net gain becomes mandatory for English NSIPs

Reported facts. Development consent order applications made from 2 November for nationally significant infrastructure projects wholly or partly in England must deliver at least 10% biodiversity net gain for the English onshore and intertidal components. Applicants must include an outline biodiversity gain plan and secure delivery through draft DCO requirements.

Organisations. Defra; Planning Inspectorate; NSIP developers; ecological, planning and infrastructure delivery teams
Project / programme. Mandatory biodiversity net gain for nationally significant infrastructure projects **Location.** England, including English components of cross-border NSIPs
Value / stage. REGULATORY COMMENCEMENT; applies to qualifying DCO applications submitted on or after 2 November 2026; Hybrid Bill and marine-beyond-intertidal routes are excluded

Why it matters. BNG now affects consent strategy, land take, ecology design, cost, programme and long-term habitat obligations for major road, rail, energy and other infrastructure applications.	**Suggested action.** NSIP teams should lock the biodiversity baseline, metric, delivery land and 30-year management evidence into design and commercial plans before DCO submission.

REPUBLIC OF IRELAND - DUBLIN & WIDER MARKET

Republic of Ireland - Dublin & Wider Market

IPUT Real Estate / Ireland Strategic Investment Fund | 2 November 2026

ISIF commits €100m to advance IPUT's Dublin office pipeline

Reported facts. ISIF will invest €100m of new equity in IPUT to fund the redevelopment of 29 Earlsfort Terrace, the first stage of IPUT's €500m prime-office development programme. IPUT says planning permission is in place, a main contractor has been appointed but not publicly named, and it expects to be on site before year-end. The building is reported at 195,903 sq ft and targeted as net-zero-carbon and LEED Platinum.

Organisations. IPUT Real Estate; Ireland Strategic Investment Fund; appointed main contractor not disclosed; Dublin City Council
Project / programme. 29 Earlsfort Terrace and IPUT Dublin office development programme **Location.** Dublin 2
Value / stage. EQUITY FUNDING / PRE-CONSTRUCTION; €100m equity commitment for the first project within a €500m programme; permission granted; main contractor appointed; start expected before end-2026 but no confirmed start date or contract value disclosed

Why it matters. This is a stronger conversion signal than a planning application alone: capital, permission and contractor appointment are aligned. It also indicates selective Dublin office demand at the highest-grade end rather than a general commercial-market recovery.	**Suggested action.** Building-services, façade, smart-building and low-carbon specialists should identify the appointed delivery team and test package timing; treat the €500m programme as pipeline, not committed spend.

What leaders should do now

1. **Enter the defence ecosystem.** Map KierBAM package ownership and nuclear-quality thresholds at Devonport.
2. **Shape strategic-site propositions.** Pair credible investor demand with land, grid, planning and finance evidence before approaching the Accelerator.
3. **Prepare NSIP biodiversity evidence now.** Lock baselines, delivery land and long-term management into the consent and cost plan.
4. **Rebase housing-material assumptions.** Stress-test 2027 volume, inventory, lead-time and supplier scenarios against the Ibstock update.
5. **Position around Dublin delivery.** Identify the 29 Earlsfort Terrace main contractor and package route without treating the wider €500m pipeline as committed.

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