LDNY360 / EMERGING INTELLIGENCE

Construction Intelligence

Tuesday, 17 November 2026

Rail and regeneration procurement is opening, but market data still separates weak GB volume demand from accelerating Irish activity.

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Executive reading. Northern Trains has opened a £307m route to station, depot and multidisciplinary rail work, while Prestatyn has converted earlier engagement into a live £1.25m main-works tender. A Section 106 agreement advances 434 Liverpool rental homes but does not yet commit construction. Grafton’s trading data shows Great Britain down 5.2% against 6.5% growth in the Island of Ireland. Dublin’s €72.5m City Market competition combines heritage fit-out with 15 years of operation, favouring operator-led consortia rather than a conventional contractor-only bid.

Procurement & Live Opportunities

CONSTRUCTION ENQUIRER / NORTHERN TRAINS TENDER | NOTICE 13 NOVEMBER; REPORT 16 NOVEMBER 2026

Northern Trains opens £307m, seven-lot design and construction framework

Reported facts. Northern Trains has opened a multi-supplier framework covering stations, depots, train care centres and operational property. TransPennine Express and London North Eastern Railway are named as intended users. The seven lots cover fit-outs, depot lifting and servicing systems, multidisciplinary railway works, information and security systems, and accessibility upgrades. Up to 27 supplier places are anticipated.

Buyer: Northern Trains | Geography: North of England | Published ceiling: £307m | Largest lot: £152.3m for multidisciplinary projects above £1m | SME-reserved lot: £21.2m for integrated projects below £1m | Term: five years from May 2027, plus possible three-year extension | Stage: live framework tender

Why it matters. This is a broad route into repeat rail-estate and infrastructure work, with a deliberate SME entry point. The ceiling is total framework capacity, not secured revenue; conversion will depend on lot selection, mini-competition performance and direct call-offs.

Suggested action. Urgent: complete the lot and partner strategy before the 14 December 2026, 16:00 UK deadline; test whether rail systems, station-accessibility and live-environment credentials match the chosen lot.

Projects, Investment & Development Pipeline

CONSTRUCTION ENQUIRER / PLANNING METADATA | 16 NOVEMBER 2026

Section 106 agreement advances £100m Liverpool rental towers

Reported facts. Packaged Living and Liverpool City Council have completed the Section 106 agreement for the Old Hall Street development. The scheme comprises 434 build-to-rent apartments in 19- and 25-storey towers, with co-working, gym and resident amenity space. Packaged Living is developing with Affinius Capital; Falconer Chester Hall is architect. The all-electric design includes air-source heat pumps and heat recovery.

Client/developer: Packaged Living with Affinius Capital | Location: Old Hall Street / Leeds Street, Liverpool | Reported value: £100m | Scale: 434 homes | Stage: planning agreement completed after earlier committee approval; no construction start or main-contract award reported | Previous target: early 2027 start

Why it matters. The legal agreement removes a material planning condition and improves the project’s delivery maturity. It remains pipeline rather than committed construction: funding, conditions, Building Safety Act approvals and contractor procurement still determine conversion.

Suggested action. Track the formal decision notice, condition discharge and procurement route; façades, MEP, heat-pump, heat-recovery and high-rise design teams should engage only against a verified path to construction.

Procurement & Live Opportunities

SELL2WALES / DENBIGHSHIRE COUNTY COUNCIL | 16 NOVEMBER 2026

Prestatyn public-realm main works tender moves from engagement to competition

Reported facts. Denbighshire County Council has published a UK4 tender for the Prestatyn Levelling Up Fund main works after contractor market engagement earlier in 2026. The below-threshold open competition covers complete or part construction and civil-engineering work. Electronic submission through Proactis is mandatory.

Buyer: Denbighshire County Council | Location: Prestatyn, North Wales | Estimated value: £1.25m excluding VAT | Contract period: 15 February to 19 November 2027 | Evaluation: 60% price / 40% quality; quality includes community benefits | Stage: live main-works tender

Why it matters.	Suggested action.
Why it matters. The move from market engagement to UK4 tender is a clear conversion signal and a proportionate opportunity for regional contractors and SMEs. The published value is modest, but the award will test price, community-benefit delivery and public-realm capability.	Suggested action. Urgent: confirm interest before the 9 December enquiry deadline and submit by 12:00 on 16 December 2026; validate traffic management, utilities, stakeholder interfaces and community-benefit commitments.

Business, Commercial & Supply-Chain Risk

GRAFTON GROUP PLC TRADING UPDATE | 16 NOVEMBER 2026

Grafton reports GB demand down 5.2% while Ireland accelerates

Reported facts. For 1 July to 31 October, Grafton reported average daily like-for-like revenue down 5.2% in Great Britain, citing weak construction activity and subdued repair, maintenance and improvement and new-housebuilding demand. Island of Ireland revenue rose 6.5% in the same period. Group year-to-date revenue increased 7.4% to £2.29bn and full-year adjusted operating-profit guidance remained £190m-£200m.

Organisation: Grafton Group | Reporting period: 1 July-31 October 2026 | GB like-for-like: -5.2% | Island of Ireland: +6.5% | Group period: +2.0% | Stage: trading update; not a project forecast

Why it matters.	Suggested action.
Why it matters. The same distributor is seeing opposite market direction across two nearby geographies. That reinforces weak UK volume demand in RMI and housing while providing independent commercial evidence that Irish housing and infrastructure activity is strengthening.	Suggested action. Do not use a single UK-wide demand assumption: segment merchant, product and subcontractor exposure by geography and end market; review inventory, credit and pricing plans against local order visibility.

Republic of Ireland - Dublin & Wider Market

DUBLIN CITY COUNCIL / ETENDERS | 16 NOVEMBER 2026

Dublin tenders long-term design, fit-out and operation of City Market

Reported facts. Dublin City Council has launched a three-stage competitive-dialogue procurement for an operator to design, fit out, manage and operate the 6,000 sq m Victorian City Market at Mary’s Lane. Purcell Construction is delivering the publicly funded conservation and modernisation works, which began in June 2025 and are due to complete in Q3 2027.

Buyer: Dublin City Council | Location: Mary’s Lane, Dublin 7 | Estimated contract value: €72.5m | Duration: 15 years | Deadline: 21 December 2026, 12:00 UTC | eTenders resource: 9471544 | Stage: live competitive dialogue; value includes long-term operation, not only design and fit-out

Why it matters.	Suggested action.
Why it matters. The procurement couples built-environment delivery with a long-term operating proposition. It is a regeneration and market-entry signal for consortia able to integrate heritage design, specialist fit-out, food and retail operations, visitor experience and commercial management.	Suggested action. Form the operator-led consortium early and separate fit-out capital, design responsibility and operating economics; qualify interfaces with Purcell’s base-build completion before entering dialogue.

Immediate leadership reading

1. Rail and public-realm routes require bid decisions before the year-end congestion point. 2. Liverpool is a stronger pipeline signal, not a start notice. 3. Grafton’s cross-market data supports differentiated UK and Irish resource decisions. 4. Dublin City Market requires an operator-led commercial model with clearly allocated base-build and fit-out interfaces.

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