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Construction Intelligence

Tuesday, 24 November 2026

Regeneration and framework access are widening, but housing viability and specialist façade risk demand tighter stage, credit and continuity discipline.

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Executive reading. Homes England has launched the Broad Marsh lead-partner competition, while Procure Partnerships has opened engagement on £14bn of future construction and civils frameworks. Select Property's Manchester tower application adds planning-stage residential demand. Against that pipeline, Crest Nicholson expects a £30m–£40m adjusted EBIT loss and Bennett has filed notice of intention to appoint administrators. The commercial message is two-sided: engage early where routes to market are forming, but distinguish market engagement and planning from committed work and strengthen counterparty checks. No fresh Irish, Alberta or British Columbia signal cleared the threshold.

Projects, Investment & Development Pipeline

PROCURE PARTNERSHIPS FRAMEWORK | 23 NOVEMBER 2026

£14bn national frameworks open market engagement

Reported facts. Procure Partnerships Framework has opened contractor market engagement for the renewal of its National Construction Framework and a dedicated Civil Engineering & Infrastructure Framework. Wirral Council is the contracting authority. The four-year routes are intended to go live in October 2027 and use sub-regional, regional and national lots.

Programmes: National Construction Framework; Civil Engineering & Infrastructure Framework | Geography: England, with separate North West general construction/civils arrangements | Estimated framework values: £8bn and £6bn | Scope: construction, fit-out, M&E and five civils categories | Stage: preliminary market engagement, not a live tender or secured revenue | Questionnaire deadline: 15 January 2027, 15:00 UK

Why it matters.	Suggested action.
The proposed lotting would widen access for regional contractors while preserving higher-value routes for Tier 1 firms. It is an opportunity to influence packaging and selection design before procurement, not evidence that the advertised £14bn is addressable work.	Deadline: contractors should map the value bands and geography to their delivery footprint, test consortium or specialist gaps, and submit evidence-led feedback by 15 January; attend the 26 January or 2 February engagement session relevant to their market.

CONSTRUCTION ENQUIRER | 23 NOVEMBER 2026

Select Property submits £136m One St John's tower plans

Reported facts. Select Property has submitted a planning application for One St John's, a 31-storey, 95m residential tower on the Albert Shed site at New Quay Street and Water Street. The proposal is reported to contain 381 apartments, a dual-stair core, all-electric systems, air-source heat pumps and solar panels.

Developer: Select Property | Architect: SimpsonHaugh | Engineers / advisers: DeSimone; Design Fire; Futureserv; Curtins | Location: St John's, Manchester | Reported build cost: £136m | Stage: planning application submitted; not approved or committed to construction

Why it matters.	Suggested action.
The application adds another high-density residential scheme to Manchester's near-to-medium-term pipeline and creates potential design, façade, M&E and high-rise delivery demand. Conversion remains contingent on planning, viability, funding and contractor appointment.	Track validation, committee timing and any design or viability amendments; suppliers should develop an evidence-based route to the named team but avoid treating the reported build cost as an imminent package opportunity.

Procurement & Live Opportunities

HOMES ENGLAND | 23 NOVEMBER 2026

Broad Marsh lead development-partner competition launches

Reported facts. Homes England has launched the search for a lead development partner for Nottingham's Broad Marsh regeneration. The plan includes around 1,000 homes, 20,000 sq m of shops, offices and community space and up to 2,000 jobs. Homes England is working with Nottingham City Council and the East Midlands Combined County Authority.

Programme: Broad Marsh | Location: Nottingham | Find a Tender: DN815218; 2026/S 000-109575 | Reported opportunity value: £300m | Stage: live partner procurement | PSQ deadline: 8 January 2027, 17:00 UK | Expected appointment: mid-2027

Why it matters. This moves a long-running regeneration proposition into a live partner-selection stage. The commercial prize is a long-duration development role, but bidders must price and govern mixed-use phasing, public-sector interfaces and city-centre delivery risk rather than assume immediate construction volume.	Suggested action. Urgent deadline: credible development teams should decide bid/no-bid and partner composition now, then complete the procurement-specific questionnaire by 8 January; advisers and delivery firms should identify likely bidder consortia rather than approach the programme as a conventional works tender.

Business, Commercial & Supply-Chain Risk

CREST NICHOLSON RNS | 23 NOVEMBER 2026

Crest Nicholson forecasts £30m–£40m adjusted EBIT loss

Reported facts. Crest Nicholson expects an adjusted EBIT loss including associates of £30m–£40m for the year ended 31 October 2026. It completed 1,353 homes, at the bottom of prior guidance, while its open-market sales rate fell to 0.34 in September and October. Year-end net debt was about £64m against £240m of available facilities.

Organisation: Crest Nicholson | Geography: UK | Additional reported provisions: £10m–£15m short-term land-bank NRV review; £15m–£20m additional provision for one non-standard apartment development | Stage: trading and balance-sheet update; lender discussions ongoing

Why it matters. Weak sales, slower site completion, build-cost inflation and legacy liabilities are converging on margin and liquidity. This is company-specific evidence, but it raises the bar for counterparties to test payment resilience, site pacing and remediation exposure across the housing chain.	Suggested action. Trade partners and advisers should review credit limits, payment terms and exposure by site; leaders should model slower absorption and persistent inflation before committing labour, materials or fixed-price risk.

CONSTRUCTION ENQUIRER / COURT FILING | 23 NOVEMBER 2026

Bennett files notice of intention to appoint administrators

Reported facts. Bennett Architectural Aluminium Solutions filed a notice of intention to appoint administrators at the Manchester court on 20 November. The 66-year-old Staffordshire business employs around 50 people and designs, manufactures and installs aluminium windows, curtain walling and glazed façades from Newcastle-under-Lyme.

Organisation: Bennett Architectural Aluminium Solutions | Location: Staffordshire | Capability: architectural glazing and façades | Stage: notice of intention filed; administrators have not yet been appointed | Reported value / liabilities: not stated

Why it matters. The filing creates an immediate continuity risk for live façade packages, warranties, maintenance obligations and design information. It is not yet a completed administration, but clients and main contractors should not wait for the legal status to change before mapping exposure.	Suggested action. Identify live and recently completed Bennett packages, confirm design and product records, assess warranty and replacement options, and avoid unverified assumptions about continued manufacture or installation.

Immediate leadership reading

1. Decide Broad Marsh bid and consortium strategy before the 8 January PSQ. 2. Use the Procure Partnerships engagement window to influence lotting and evidence requirements. 3. Keep One St John's classified as planning-stage demand. 4. Re-test housing counterparty credit and fixed-price exposure after Crest's update. 5. Map live Bennett façade packages, records and warranty continuity now.

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