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Construction Intelligence

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Transport and affordable-housing demand is converting into delivery, but today’s legal and leadership signals reinforce the need to manage liability, capital and counterparty risk alongside growth.

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Executive reading. Galliford Try has secured the £210m M5 Junction 10 main works contract, while Network Rail is targeting an early-2027 start for Oxford station’s next phase through existing frameworks. In Greenwich, London Square has combined an £87m grant, consent and Gateway 2 approval to restart 352 homes as 100% affordable housing. Morgan Sindall’s leadership reshuffle places its former construction MD at Lovell after weaker housing expectations. Ardmore’s abandoned appeal leaves a broad Building Liability Order ruling intact. Demand is moving, but leaders must separate secured awards from conditional starts and strengthen historic-liability diligence.

Projects, Investment & Development Pipeline

NETWORK RAIL | 26 NOVEMBER 2026

Oxford station phase targets early-2027 construction start

Reported facts. Network Rail has restarted and updated design work for Oxford station’s new western entrance and fifth through platform. Preparatory works are planned for early 2027, followed by new road and rail bridges at Sheepwash, platform construction and utility diversions; the western entrance is scheduled across 2028 and 2029.

Client: Network Rail | Project: Oxford station next phase | Location: Oxford | Reported package estimate: £40m in earlier procurement material | Stage: funding release and main-contract award still required; award targeted before end-December 2026 | Planning: updated western-entrance design expected to progress by mid-2027 | Target opening: summer 2029

Why it matters.	Suggested action.
This is a near-term rail delivery signal rather than a fresh open tender: Network Rail moved away from open-market procurement and is using existing frameworks. The package also links station capacity to East West Rail, the Cowley Branch Line and wider Oxford growth.	Framework suppliers and their specialists should confirm award timing, bridge, utility and station-interface packages now; other firms should position through likely framework primes rather than wait for an open competition.

LONDON SQUARE | 26 NOVEMBER 2026

£87m grant converts Boord Street into 352-home affordable scheme

Reported facts. London Square has acquired the consented Boord Street development on Greenwich Peninsula from Fairview New Homes and will deliver all 352 homes for its registered provider, Square Roots. The three buildings range from eight to 25 storeys; 80% of homes will be social rent and 20% intermediate rent.

Developer: London Square | Registered provider: Square Roots | Previous owner: Fairview New Homes | Location: Greenwich Peninsula, London | Funding: £87m Mayor of London grant allocation | Stage: site cleared, enabling works complete and Gateway 2 approval secured; London Square says it can start immediately | Target completion: June 2029

Why it matters.	Suggested action.
Grant funding, ownership transfer, consent and Gateway 2 approval have combined to turn a stalled private-led project into deliverable affordable housing. It is evidence that public funding and registered-provider structures are being used to unlock consented London schemes.	Housing and building-services suppliers should approach London Square with Boord Street-specific capacity and evidence; developers should test whether similar tenure conversion and grant structures can unlock other stalled permissions.

Contract Awards & Market Movements

GALLIFORD TRY | 26 NOVEMBER 2026

Galliford Try secures £210m M5 Junction 10 main works contract

Reported facts. Galliford Try's Infrastructure business has been awarded the main construction contract for the M5 Junction 10 Improvements Scheme. The works will make the junction all-movements, add a link between the A4019 and B4634 west of Cheltenham and widen the A4019 Tewkesbury Road.

Client: Gloucestershire County Council | Contractor: Galliford Try | Location: Gloucestershire | Main works contract: £210m | Overall scheme estimate: £372m | Funding includes the Housing Infrastructure Fund administered by Homes England | Stage: main works award following design phase; construction expected to start early 2027 | Wider capacity: intended to support more than 20,000 homes and around 12,000 jobs

Why it matters.	Suggested action.
The award converts a long-developed infrastructure programme into a large, committed civils workload and positions Galliford Try at the centre of the associated supply chain. Housing numbers describe enabled capacity, not guaranteed delivery.	Regional civils, structures, traffic-management and utilities suppliers should identify Galliford Try package routes immediately and align evidence to live-highway, stakeholder and interface risk.

MORGAN SINDALL / PUBLISHER METADATA | 26 NOVEMBER 2026

Morgan Sindall moves Pat Boyle to lead Lovell Partnerships

Reported facts. Morgan Sindall has appointed Pat Boyle as managing director of Lovell Partnerships, replacing Steve Coleby. Sean Bowles moves up to lead Morgan Sindall Construction, including property services, and Richard Dobbs becomes regional managing director for Central and West.

Organisations: Morgan Sindall Construction; Lovell Partnerships | Geography: UK | Lovell context: first-half turnover down 14% to £347m; operating profit £13.2m; secured order book nearly £2.5bn and about £3bn at preferred-bidder stage, according to publisher reporting | Stage: senior leadership changes; preferred-bidder pipeline is not secured revenue

Why it matters.	Suggested action.
Moving the construction MD into Lovell signals management focus on housing profitability, capital efficiency and delivery conversion after a downgrade in expectations. The appointment may influence project selection, regional priorities and supply-chain engagement.	Partners working across Morgan Sindall and Lovell should refresh executive relationships and watch for changes to bid discipline, capital deployment, payment priorities and the conversion of preferred-bidder schemes.

Policy, Regulation & Building Safety

CONSTRUCTION ENQUIRER / HIGH COURT CASE | 26 NOVEMBER 2026

Ardmore withdrawal leaves broad Building Liability Order ruling intact

Reported facts. Administrators of Ardmore Construction have withdrawn the appeal against the April High Court ruling in Crest Nicholson's Admiralty Quarter dispute. The ruling allowed seven associated Ardmore companies to be held jointly liable for a £14.9m adjudication award and for future qualifying claims established against the original contractor.

Parties: Ardmore Construction group companies; Crest Nicholson | Project: Admiralty Quarter, Portsmouth | Reported exposure: £14.9m adjudication award plus potential future qualifying claims | Stage: appeal withdrawn; April High Court Building Liability Order ruling remains in place | Evidence basis: publisher report of the withdrawal; original judgment remains the legal authority

Why it matters.	Suggested action.
The industry will not receive the hoped-for Court of Appeal boundary test. Corporate groups therefore continue to face material uncertainty over how historic building-safety liabilities may spread beyond the original contracting entity.	Boards should re-test group-structure assumptions, historic-project records, insurance and contingent-liability reporting with legal advisers; transaction due diligence should look beyond the original contracting company.

Immediate leadership reading

1. Target Galliford Try packages before M5 mobilisation. 2. Position through Network Rail framework primes for Oxford station. 3. Test stalled London schemes for grant-backed tenure conversion. 4. Refresh Morgan Sindall and Lovell relationships as leadership changes. 5. Re-test group-wide historic building-safety exposure with legal and insurance advisers.

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