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Planning

## **Wallasey Town Hall Annexes (Development Opportunity - Pre Market Engagement)**

Wirral Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-001417

Procurement identifier (OCID): ocds-h6vhtk-04d05f

Published 15 January 2025, 4:55pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Wirral Borough Council

Mallory Building, 2 Alice Ker Square

Birkenhead

CH41 2AB

#### **Email**

[dancheetham@wirral.gov.uk](mailto:dancheetham@wirral.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKD74 - Wirral

**Internet address(es)**

Main address

<http://www.wirral.gov.uk/>

Buyer's address

<http://www.wirral.gov.uk/>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object****II.1) Scope of the procurement****II.1.1) Title**

Wallasey Town Hall Annexes (Development Opportunity - Pre Market Engagement)

Reference number

DN758661

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

## Works

### II.1.4) Short description

Following the recent adoption of the Wallasey Town Hall Quarter Masterplan, Wirral Council are undertaking a Soft Market Testing (SMT) exercise in relation to 'the opportunity sites'. The masterplan area is a key local and regional regeneration opportunity, as such, Wirral are seeking to ascertain whether there is sufficient interest from the local and regional development industry and to establish a procurement and delivery strategy.

The two opportunity sites comprise of the former North and South Annexe Buildings fronting Brighton Street and located either side of Wallasey Town Hall.

The North Annexe Site comprises approximately 0.578 acres and the South Annexe Site comprises approximately 0.586 acres. The freehold interest of both sites (c.1.164 acres) are owned by Wirral Council.

Wirral Council gained approval to have both buildings demolished in June 2023 and have completed the works resulting in a cleared and accessible site that is free of any existing structures / buildings.

<https://online.wirral.gov.uk/planning/index.html?fa=getApplication&id=227828>

<https://online.wirral.gov.uk/planning/index.html?fa=getApplication&id=227830>

### II.1.6) Information about lots

This contract is divided into lots: No

## II.2) Description

### II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70000000 - Real estate services

### II.2.3) Place of performance

NUTS codes

- UKD74 - Wirral

#### **II.2.4) Description of the procurement**

Wirral Council are undertaking this preliminary market engagement to consult with potential Developers to inform a delivery strategy.

The primary objectives of this preliminary market engagement are to:

- ? alert the market of the upcoming opportunity.
- ? ensure requirements are correctly aligned with current and best practice and are proven and affordable.
- ? gain insight into delivery, commercial, and contracting strategy.
- ? gain insight into funding and investment strategy.
- ? Use the information gathered to inform the tender documentation in accordance with Regulation 18 of the Public Contract Regulations 2015 (SI 2015/102).

Further information on the opportunity can be found by accessing <https://procontract.due-north.com> / DN758661

#### **II.3) Estimated date of publication of contract notice**

30 April 2025

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### **Section IV. Procedure**

#### **IV.1) Description**

##### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes