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Award

Regeneration of land around and at Hind Street, Birkenhead, Wirral

Wirral Metropolitan Borough Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-001909

Procurement identifier (OCID): ocids-h6vhtk-04d4c0

Published 20 January 2025, 3:48pm

Section I: Contracting authority/entity

I.1) Name and addresses

Wirral Metropolitan Borough Council

Wirral

Email

thomasbooty@wirral.gov.uk

Country

United Kingdom

Region code

UKD74 - Wirral

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Regeneration of land around and at Hind Street, Birkenhead, Wirral

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wirral Borough Council (the "Council") intends to enter into a Master Development Agreement with Ion Property Developments Limited ("Ion") for the development of closely connected land (including land owned separately by the Council and Ion). The development will see the comprehensive regeneration of a substantial brownfield site with the intention to bring a minimum of 1,400 new homes to Birkenhead, supporting Wirral Council's 2021-2037 draft Local Plan. The phased development will create a new vibrant neighbourhood that will directly connect to and support the resurgence of the town centre. The Gross Development Value (GDV) for the project is estimated to be in the region of £550,000,000 to £575,000,000.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £575,000,000

II.2) Description**II.2.2) Additional CPV code(s)**

- 45111000 - Demolition, site preparation and clearance work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 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

The Master Development Agreement enables the Council and Ion to enter into Phase Development Agreements on satisfaction of conditions. The location of the site is land south and north Of Hind Street/ Blackpool Street, Waterloo Place, Birkenhead, Wirral and has a site area of 26.27ha. The site is made up of various parcels of land including land owned by both the Council and Ion, and the individual land parcels are intrinsically linked. Of particular note, as part of the regeneration of the site there is a requirement to demolish a flyover which straddles land that is owned by the Council and land that is owned by Ion. The Gross Development Value (GDV) for the project is estimated to be in the region of £550,000,000 to £575,000,000.

The proposed development includes temporary compounds and access routes required to facilitate the works. The site is to be developed with a residential led masterplan, based on the principles of sustainable urban design. A minimum of 1,400 residential units will be constructed with supporting and ancillary commercial, business and service uses (Use Class E), Local Community and Learning uses (Use Class F), and Hotel (Use Class C1).

The development is proposed to be split across five phases and primarily include demolition of the existing buildings and structures and construction of residential houses

and apartments as well as ancillary uses. Enabling works are proposed to take place from Autumn 2025 with the first construction of new homes anticipated to commence in 2027. An application will be made to the Secretary of State for Transport for a stopping up order under section 247 of the Town and Country Planning Act 1990, which permits an order to be made for the stopping up/ diversion of a highway necessary to enable development to be carried out in accordance with a planning permission.

Further information regarding the development can be obtained online (<https://www.wirral.gov.uk/planning-and-building/planning-permission/search-planning-applications> - planning reference OUT/23/01259).

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated without a prior call for competition

- The works, supplies or services can be provided only by a particular economic operator for the following reason:
 - protection of exclusive rights, including intellectual property rights

Explanation:

The works can only be provided by a particular economic operator due to the protection of exclusive rights in accordance with regulation 32(2)(b) of the Public Contracts Regulations 2015. The site is made up of various parcels of land including land owned by both the Council and Ion, and the individual land parcels are intrinsically linked. Of particular note, as part of the regeneration of the site there is a requirement to demolish a flyover which straddles land that is owned by the Council and land that is owned by Ion. Given the proximity of the various land parcels, coupled with the requirement for demolition works to be provided to the flyover on land controlled by Ion, the Council considers that Ion is the only developer able to deliver the regeneration works on the basis of Ion's existing exclusive rights over key areas of land within the overall regeneration site. In light of the above, and on the basis that key parts of the land that form the overall development site are owned (or optioned) by Ion, the Council has concluded there are no reasonable alternative or substitute developers who would be able to develop the site (given that much of the site is already owned by Ion) and for the reasons set out in this VTN, Ion is the only economic operator capable of providing the works on the basis of Ion's exclusive rights over parts of the site, including key parts of the site that are connected by the existing flyover.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

20 January 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Ion Property Developments Limited

Liverpool

Country

United Kingdom

NUTS code

- UKD72 - Liverpool

Companies House

03498080

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £575,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Wirral Borough Council will observe a standstill period following the publication of this Voluntary Ex Ante Transparency Notice (VTN) of a minimum of 10 calendar days prior to entering into the Contract.

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

London

Country

United Kingdom