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Pipeline

Development & Funding Partner to develop the Birkenhead Heat Network

Wirral Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-026301

Procurement identifier (OCID): ocds-h6vhtk-052272 ([view related notices](#))

Published 23 May 2025, 1:14pm

Scope

Description

The project comprises development of a new heat network serving a mix of buildings including new build residential, existing residential, new build commercial and existing commercial.

The project forms an integral part of Birkenhead 2040 Regeneration Framework; one of the biggest brownfield redevelopment sites in the UK. This regeneration of Birkenhead will take place across nine areas providing 21,000 new homes and almost 1,000,000m² square metres of employment space over the next 20 years.

The area to be served by the network has been identified as a 'priority district heating zone' in Wirral's Local Plan. It will make a significant contribution to reducing the carbon impact of new / existing development in the Borough and provide opportunities to residents and businesses for lower cost heating.

The project is well-aligned with regional policy objectives and initiatives. It also fits into the Government's introduction of 'heat network zoning', which, through implementation, will mandate certain types of buildings in identified urban areas such as Birkenhead to connect to district heating within a prescribed timeframe.

It is envisaged that, once heat networking zoning is in place, the Birkenhead Heat Network could benefit from zoning 'incumbency' rules; meaning that nearby eligible buildings will be mandated to connect, further securing demand.

The network is intended to supply heat to:

New Build Residential buildings

Existing Residential buildings

New Build Commercial buildings

Existing Commercial buildings

The project will be delivered through Wirral Council procuring a Development Partner. The Council and Development Partner will enter into a Development Agreement under which the Development Partner will further develop its proposals for the heat network. The Development Agreement will set out a number of gateways which the project must pass through in order to proceed. If the project proceeds beyond the development period, the Council and Development Partner will become shareholders in the ESCo albeit that the Council's shareholding will be limited to a "Golden Share".

The ESCo will be the supplier of heat to a number of public and private sector bodies (including the Council) under separate heat connection and supply agreements.

The Council will not be investing in the project, the Golden Share will simply allow the Council to exercise control in relation to a limited number of reserved matters including carbon intensity, reporting and tariffs.

The ESCo will be required to source all capital funding for the project. The ESCo partner will be appointed in perpetuity.

Contract dates (estimated)

- 1 April 2026 to 31 March 2069
- 43 years

Main category

Services

CPV classifications

- 09323000 - District heating
- 45000000 - Construction work
- 65000000 - Public utilities
- 71314000 - Energy and related services

Contract locations

- UKD74 - Wirral

Submission

Publication date of tender notice (estimated)

27 June 2025

Procedure

Procedure type

Competitive flexible procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

Wirral Council

- Public Procurement Organisation Number: PBCP-8675-BHWT

Town Hall, Brighton Street

Wallasey

CH44 8ED

United Kingdom

Email: procurementcorporate@wirral.gov.uk

Region: UKD74 - Wirral

Organisation type: Public authority - sub-central government

Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

CARBON TRUST ADVISORY LIMITED

Summary of their role in this procurement: Commercial and Technical Advisors

- Companies House: 06274284
- Public Procurement Organisation Number: PTNX-7148-XRPT

Level 5, Arbor

London

SE1 9AX

United Kingdom

Email: tenders@carbontrust.com

Website: <http://www.carbontrust.com>

Region: UKI44 - Lewisham and Southwark

WOMBLE BOND DICKINSON (UK) LLP

Summary of their role in this procurement: Legal Advisors

- Companies House: OC317661
- Public Procurement Organisation Number: PYBM-6288-WNYY

4 More London Riverside

London

SE1 1AU

United Kingdom

Email: bids@wbd-uk.com

Website: <http://www.womblebonddickinson.com>

Region: UKI44 - Lewisham and Southwark

Contact organisation

Contact Wirral Council for any enquiries.