This is a published notice on the Find a Tender service: https://www.find-tender.service.gov.uk/Notice/026676-2025

Planning

Development Partner - Wallasey Town Hall Annexes

Wirral Council

UK3: Planned procurement notice - Procurement Act 2023 - view information about notice types
Notice identifier: 2025/S 000-026676
Procurement identifier (OCID): ocds-h6vhtk-05234d
Published 23 May 2025, 3:14pm

Scope

Description

Following the recent adoption of the Wallasey Town Hall Quarter Masterplan, Wirral Council will be seeking a suitably experienced Development Partner to bring forward affordable housing developments on two cleared sites.

The masterplan area is a key local and regional regeneration opportunity with two sites comprising 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) is 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

The masterplan outlines the wider vision for Wallasey Town Hall Quarter and sets out an opportunity to deliver:

A new Town Hall Quarter that is inter-connective with the wider locality, creating a social space and hub for local community and visitor interaction.

A phased and structured programme of mixed redevelopment (brownfield site first approach).

A programme of 496 new homes (without the need for existing residential demolitions).

A mixed diverse community, contributing to better health outcomes for everybody, generating an improved economic base to grow the local economy.

Improved connectivity supporting ongoing and developing transport proposals relating to cycling, bus services, and the potential development of a mass transport system.

New high quality open space.

A New Riverside School on the existing school site.

An enhanced leisure offer.

Improved connections, links and access to the existing promenade/river frontage.

High value accommodation by maximising the potential of its river frontage location and views.

A pathway for transformational change by delivering an iconic left bank waterfront vison.

https://democracy.wirral.gov.uk/documents/s50121526/Appendix 5 Wallasey Town Hall Quarter Masterplan Report.pdf

The masterplan incorporates several development opportunities. However, for the purposes of this exercise, we are focussing on the Former North (Site A) and South Annexe (Site C) sites.

The indicative plans included within the masterplan show potential massing up to four storeys and focussed on the provision of apartments. Indicative sketch plans and corresponding accommodation schedules show c.80 residential units could be constructed across both sites.

Whilst planning policy requires a minimum 10% affordable housing on this site, the Council is seeking a 100% affordable housing scheme which provides property types that

meet local demand.

Developers interested in tendering the opportunity will need to ensure they are registered on the Central Digital Platform and all information is updated and correct ready for submission as part of the planned procurement process.

Contract dates (estimated)

- 1 January 2026 to 31 March 2027
- 1 year, 3 months

Main procurement category

Works

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213312 - Car park building construction work
- 45220000 - Engineering works and construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKD74 - Wirral

Submission

Publication date of tender notice (estimated)

11 July 2025

Submission type

Requests to participate

Deadline for requests to participate

11 August 2025, 11:59pm

Languages that may be used for submission

English

Award decision date (estimated)

19 December 2025

Procedure

Procedure type

Competitive flexible procedure

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.

LAMBERT SMITH HAMPTON GROUP LIMITED

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

- Companies House: 02521225
- Public Procurement Organisation Number: PCWR-3174-XVRH

55 Wells Street

London

W1T 3PT

United Kingdom

Email: publicsector@lsh.co.uk

Website: http://www.lsh.co.uk

Region: UKI32 - Westminster

BEVAN BRITTAN LLP

Summary of their role in this procurement: Legal Advisors

- Companies House: OC309219
- Public Procurement Organisation Number: PJMX-5523-TXZX

Kings Orchard

Bristol

BS2 0HQ

United Kingdom

Email: tenders@bevanbrittan.com

Website: https://www.bevanbrittan.com

Region: UKK11 - Bristol, City of

Contact organisation

Contact Wirral Council for any enquiries.