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Planning

Safeguarding Works to Burslem Indoor Market and Apartments on Queen Street

Stoke on Trent City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-031047

Procurement identifier (OCID): ocds-h6vhtk-054594 ([view related notices](#))

Published 9 June 2025, 4:17pm

Scope

Reference

HDG/2025/929

Description

A historic Stoke-on-Trent indoor market has been Grade II listed - 20 years after it closed its doors. Burslem indoor market opened in 1879 but closed in 2003 following a ceiling collapse and has remained empty ever since.

The aim of the project is to undertake repairs to the external building fabric including roofs, external walls and internal structure to make the structure safe, wind and weathertight.

Burslem Market Hall:

- Works to address water ingress issues and ensure the building is wind and weather tight

including roofing, lead box gutter and external brickwork repairs.

- Works to patch repair plaster to high level sections of the roof.
- Glazing repairs to roof and randle system.
- Replacement external walkways to the Market Hall roof.
- Works to address health and safety hazards to the interior and exterior of the building
- Asbestos removal and encapsulation works as required
- Works to remove existing internal lighting system to the Market Hall.

Residential apartments:

- Remedial works and repairs to rainwater disposal installation
- Chimney and brickwork repairs
- Pitched roof repairs

The building, which is owned by Stoke-on-Trent City Council, has been listed at Grade II by the Department for Digital, Culture, Media and Sport on the advice of Historic England, giving it greater protection and recognition.

The council is 'looking into options' for the future use of the market that will enhance the historic building, relate to its former function and bring life back into the town centre. Feasibility studies are being undertaken to advise on potential future uses.

The properties include Burslem Market Hall, associated residential apartments, and retail units 22 Queen Street, 26 Queen Street, 32 Queen Street and 34 Queen Street, located on Queen Street, Burslem, Stoke on Trent. The properties are Grade II listed building and are located within the Burslem Conservation Area.

Total value (estimated)

- £1,255,173 excluding VAT
- £1,506,207.60 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 31 July 2026
- 7 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKG23 - Stoke-on-Trent

Engagement

Engagement deadline

21 July 2025

Engagement process description

Further information regarding Market Engagement will follow.

Parties interested in the opportunity should register interest with william.stuart@stoke.gov.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

18 August 2025

Contracting authority

Stoke on Trent City Council

- Public Procurement Organisation Number: PDQZ-1442-RZTZ

Civic Centre, Glebe Street

Stoke-on-Trent

ST4 1HH

United Kingdom

Email: categorymanagement@stoke.gov.uk

Region: UKG23 - Stoke-on-Trent

Organisation type: Public authority - sub-central government