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Tender

Project Halo

St Helens Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-052551

Procurement identifier (OCID): ocds-h6vhtk-0590b8

Published 29 August 2025, 3:42pm

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Scope

Reference

12764

Description

The proposed development is on the site of a former glassworks that was remediated in 2021. The development is of 8,037m² with the provision for future mezzanine expansion to meet tenant requirements.

The proposed TechBox development aiming to meet local demands for advanced manufacturing, science and technology end users. The scheme is across 4 blocks separated into 6 units, designed to meet a range of end user requirements.

The proposed development consists of a fitted-out core of office space and amenity services, with a shell for occupiers' production and storage requirements. External works include parking, delivery yards, soft landscaping and amenity.

Project Halo aims to be a class leading TechBox scheme, and as such aspires to meet the highest standards of sustainability. The proposed scheme demonstrates its approach to sustainable construction through a target of achieving BREEAM Outstanding, setting it within the top 1% of sustainability performance of the UKs commercial new buildings.

The estimated value of this contract is: £16,560,000 (incl. VAT)

STAR Procurement, acting on behalf of the Council, invites Applications for the provision of the Works otherwise referred to as the "Contract" by the Council, from organisations with relevant experience and ability to demonstrate sufficient capacity for providing the Services (the "Suppliers").

In addition to the Council, the Invitation to Participate (ITP) and any ensuing Invitation to Tender (ITT) is issued on behalf of Network Space Land Limited.

Total value (estimated)

- £16,560,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 April 2026 to 12 April 2027
- 1 year

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD7 - Merseyside

Submission

Submission type

Requests to participate

Deadline for requests to participate

10 October 2025, 12:00pm

Submission address and any special instructions

<https://www.the-chest.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 February 2026

Award criteria

Name	Description	Type	Weighting
Price	Quantitative Social Value Submission Qualitative Social Value Method Statement Question	Price	70%
Quality	Quality Questions	Quality	20%
Social Value	Quantitative Social Value Submission Qualitative Social Value Method Statement Question	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Due to the nature of the requirement and estimated value set out at 1.3, this procurement exercise is being undertaken in compliance with the Procurement Act 2023 (and as amended) (and appropriate secondary legislation). The Procedure being followed is the Competitive Flexible Procedure.

The ITP documentation should be read in conjunction with the Tender Notice and any other Procurement documents which have been made available at this stage of the Procurement.

The ITP includes the completion of a Procurement Specific Questionnaire (PSQ) and Quality Questions. The Total Weighted Score from the ITP stage will be used to rank Suppliers and determine which should be taken through to Invitation to Tender (ITT) Stage. The Council has indicated that will only take through the top 5 scoring Suppliers.

The successful Contractors will be given the opportunity to take part in a single stage Invitation to Tender (ITT) for the Design and Build of the above project at Project Halo, Langtree Way, St Helens.

The ITP and the associated documents are an invitation to prequalify only and do not constitute an offer to trade and the Client is not bound to conduct business on the basis of any submission received.

The draft tender stage documents are provided with this ITP. These are for information only at this stage, and are subject to change before commencing ITT Stage.

The draft award criteria for the ITT Stage is as follows and may be refined during the process:

Quality: 20%

Social Value: 10%

Price: 70%

Estimated/indicative timescales:

Application - 29 August 2025 to 27 October 2025

5no. Suppliers to be shortlisted for the ITT Stage (in the case of a 5th place tie, all Suppliers who are ranked 5th will be taken through to the ITT stage)

Tender - 27 October 2025 to 13 February 2026

As the proposed route to market is the Competitive Flexible Procedure, the Tender stage may involve site visits, clarification meetings and presentations/interviews.

Award - w/c 16 February 2025 to 13 March 2026

Contract Commencement - 13 April 2026

Justification for not publishing a preliminary market engagement notice

A Prior Information Notice (PIN) was previously published on 14 January 2025 (Notice identifier: 2025/S 000-001218 // Procurement identifier (OCID): ocds-h6vhtk-04cff3). This is why a preliminary market engagement notice has not been published.

Contracting authority

St Helens Council

- Public Procurement Organisation Number: PPYM-6238-VHLR

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St Helens

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Region: UKD71 - East Merseyside

Organisation type: Public authority - sub-central government