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Planning

Community Access Buildings for Wrexham Schools

Wrexham County Borough Council

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

Notice identifier: 2025/S 000-053382

Procurement identifier (OCID): ocids-h6vhtk-05928c

Published 3 September 2025, 9:31am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Please note the value only has been amended to £250,000. This is the estimated budget available for all three buildings.

Scope

Reference

Proc 25-138

Description

Wrexham County Borough Council (WCBC) is looking to engage with the market to better understand what suppliers/contractors are available to meet its requirements for the construction of three timber buildings (community access buildings) on three different school sites (locations to be confirmed).

The purpose of this engagement is to assist WCBC with its understanding of what is available/possible with regards to the construction of timber buildings on existing school sites.

WCBC would like to discuss its requirements and possibilities with interested contractors, with any contractor interested in meeting this requirement encouraged to make contact using the contact details available within this notice.

Key requirements of the timber buildings include:

- Building structure to be made primarily out of timber
- Activity Room - Larger room for Approx. 20 children
- Office Space / Room for one member of staff
- A Room / Confidential Space for meetings (1 to 1)
- Kitchen Space with hand wash and mess type sink
- Services - Water and Electrics (taken from existing school)
- Heating to be supplied via electric heaters (or similar)
- Lighting and power to be freely available within the building
- Solar Panels
- Capacity and seating configuration - Central table area to seat around 20 children
- Building access to be via a ramp and steps

Individual building dimensions are to be confirmed but will ideally be of adequate size to

meet the above requirements whilst avoiding the need for planning permission if possible.

This is a new requirement for WCBC and as such the Council has limited experience/knowledge of these building types, what is possible, or what is the best way to procure/contract for the work.

WCBC has grant funding available for these buildings and as such is looking to progress as soon as possible. Interested parties are encouraged to make contact as soon as possible with an overview of their capabilities along with past examples/case studies if possible.

Estimated values are currently unknown but anticipated to be below the threshold for works.

Total value (estimated)

- £250,000 excluding VAT
- £300,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 31 March 2026
- 2 months, 27 days

Main procurement category

Works

CPV classifications

- 03419100 - Timber products

- 45211350 - Multi-functional buildings construction work
- 45214100 - Construction work for kindergarten buildings
- 45214200 - Construction work for school buildings
- 45214210 - Primary school construction work
- 45214220 - Secondary school construction work
- 45214230 - Special school construction work
- 45260000 - Roof works and other special trade construction works
- 45422100 - Woodwork

Engagement

Engagement deadline

22 September 2025

Engagement process description

Interested parties should email an overview of their business/capabilities along with any relevant experience/examples to Marc.Johnson@wrexham.gov.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

17 November 2025

Contracting authority

Wrexham County Borough Council

- Public Procurement Organisation Number: PJHN-6516-JQNZ

Commissioning Procurement and Contract Management Unit

Wrexham

LL11 1AR

United Kingdom

Contact name: Marc Johnson

Telephone: 01978 292798

Email: Marc.Johnson@wrexham.gov.uk

Website: <https://www.wrexham.gov.uk/>

Region: UKL23 - Flintshire and Wrexham

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales