

Soft Market Testing for Walbrook Wharf- December 2023

About the City of London Corporation

The City Corporation has a special role and wide remit that goes beyond that of an ordinary local authority. We look after the City of London on behalf of all who live, work and visit here and have three primary functions:

1. Support and promote the City of London as the world leader in international finance and business services;
2. Provide modern, efficient and high-quality local services and policing within the Square Mile for residents, workers and visitors; and
3. Provide valued services to London and the nation as a whole, including provision of such things as wholesale food markets.

Soft Market Testing

The City Corporation is at an early stage in the development of its proposals for Walbrook Wharf. Prior to any formal marketing in 2025, the City Corporation is seeking input from the market as to what additional uses could make optimal use of this site and establish the level of market interest in repurposing the buildings at Walbrook Wharf for new uses, whilst accommodating the current operational waste and cleansing depot and waste transfer function as a minimum.

This opportunity could either be constrained to working with the existing structures or part/full redevelopment of the site, should there be a business case and additional benefits. We are therefore inviting suitable interested parties to respond to a short questionnaire.

This exercise will provide an opportunity for the City Corporation to obtain insight into how to approach the delivery of the operational waste and cleansing depot and waste transfer service and redevelopment/alternative use of spare capacity at the site. The Corporation has recently also undertaken a separate soft market testing exercise specifically focusing on the waste transfer and cleansing operation currently based at Walbrook Wharf to receive feedback from that industry and inform the future CoL waste and cleansing strategy. This exercise is focused on complementary uses and development / investment opportunity.

Background

Walbrook Wharf is a City of London asset located on Upper Thames Street, EC4R 3TD. The site is bound by the River Thames to the south, Upper Thames Street to the north, Cousin Lane to the east and Bell Wharf Lane to the west.

The site currently provides the accommodation to deliver the City's cleansing and waste management functions. The wharf is currently fully operational in its function to transport the City's waste via barges on the river which travel from the City of London to an Energy Recovery plant at Belvedere in the London Borough of Bexley. The premises and the waste handling equipment at Walbrook Wharf are at the end of their economic life and options from refurbishment through to full redevelopment are being explored. It is imperative that the existing waste transfer function at the wharf is

retained. The site is a Safeguarded Wharf for the purpose of river freight handling, and is protected as a waste site through local and regional policy. The reduction in its capacity as a waste transfer site would be strongly opposed by the GLA.

The City Surveyor in partnership with the Environment Department are exploring options to refurbish, adapt and/or rebuild Walbrook Wharf. The objective is to provide an improved cleansing and waste transfer station serving the Square Mile and neighbouring boroughs, incorporating additional compatible commercial uses including but not limited to diversification to include incoming river freight at Walbrook Wharf. The waste transfer station equipment is coming to the end of its operational life, investment in the site is required in order to ensure operations can continue.

The redevelopment opportunity therefore presents the potential to add inward river freight and/or a micro-logistics hub alongside the existing waste transfer function. This use is supported by the Mayor of London's Freight and Servicing Action Plan and the Port of London Authority's strategy to develop freight operations on the Thames, offering a direct route into the City.

It should be noted that the site is set within the St Paul's protected heights and viewing corridor, meaning major vertical development is not feasible. Whilst there may be some very modest vertical extension, consideration of the protection of St Paul's is a material factor when considering the future of the site.

[Participation in Soft Market Testing](#)

If your organisation would like to participate, please register your interest by email to james.carter@cityoflondon.gov.uk

You will then be invited to complete a soft market testing questionnaire. Interested participants are welcome to meet with the project team after responding to the questionnaire to discuss the options in more detail.

An information pack on the site is available upon request containing important information such plans and relevant background information etc. The details provided in the information pack are intended only as a guide to interested parties; they are not intended to be relied on and their accuracy is not guaranteed. The City Corporation accepts no liability in negligence or otherwise for any loss caused by an inaccuracy in these details and reserves the right to alter the details at any time.

The outcome of the SMT exercise will inform an options appraisal with recommendations. Should you wish to visit the site, officers will be available on 16 and 17 January 2024. Please email olivia.reed@cityoflondon.gov.uk to confirm your attendance, detailing the names and organisations of all attendees and your preferred day/time.

This market testing exercise does not constitute a call for competition to procure any services for the City Corporation and the City of London Corporation is not bound to accept any proposals offered. The City Corporation is not liable for any costs, fees or expenses incurred by any party participating in the soft market testing exercise. Any subsequent procurement by or on behalf of the City Corporation in due course will be carried out strictly in accordance with the provisions of the Public Contracts Regulations 2015 taking effect after the date of this notice.

The deadline for participation in this engagement exercise is 4 February 2023 and depending on the information provided, the City may seek to follow up directly with individual respondents or groups of respondents. Any enquiries regarding this exercise should be submitted no later than 19 January 2024. Participation in this market engagement exercise is not a requirement for participation in any forthcoming procurement, which shall be formally commenced through publication of a contract notice.

Key stages

Stage/activity	Dates
Register interest	Week commencing: <ul style="list-style-type: none"> • 13 December
Open days/site visits to Walbrook Wharf	<ul style="list-style-type: none"> • Tuesday 16th January • Wednesday 17th January
Questionnaire submission deadline	By 4 th February 2024

Site details

The site is Walbrook Wharf, location mapped below in Figure 1.



Figure 1: Walbrook Wharf Site Location



Figure 2: Walbrook Wharf, view from southwest



Figure 3: Walbrook Wharf, view from directly south