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Contract

Channel View Regeneration

Cardiff Council

F03: Contract award notice

Notice identifier: 2026/S 000-002986

Procurement identifier (OCID): ocds-h6vhtk-041e0a

Published 14 January 2026, 10:36am

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Contact

Dafydd Lloyd Davies

Email

dafydd.davies@cardiff.gov.uk

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

<https://www.cardiff.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Channel View Regeneration

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Channel View Regeneration

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £110,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

Appointment of a Developing Partner to deliver the construction of phase 1 of the Channel View regeneration project, including 81 older person council flats over 2 blocks of up to 12 storeys in height with associated facilities and parking. And the design development, planning and construction of all future phases of the Channel View regeneration scheme consisting of around a further 240 mixed tenure properties, improvements to the Marl park, a new footbridge connection and demolition of existing properties including an existing 13 storey tower block.

The appointment will include a full design team to develop all future phases of the project and a core project team to ensure each phase can be delivered as efficiently as possible.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 15

Cost criterion - Name: Cost / Weighting: 35

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Council has opted to utilise Lot 5: CWAS 2 under the Crown Commercial Services framework RM6088 to encourage strong competition for the project, with 20 contractors on Lot 5 in total. The Council contacted all 20 contractors to ensure that they were aware of this procurement and also invited all contractors to an online presentation setting out the tender opportunity and to detail the tender pack details and process to be followed. Despite the steps taken by the Council to increase participation, only 1 tender was received.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-035362](#)

Section V. Award of contract

Contract No

TBC

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

18 December 2023

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Wates Construction Limited

Oak Tree Court, Mulberry Drive

Cardiff

CF238RS

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £110,000,000

Total value of the contract/lot: £110,000,000

Section VI. Complementary information

VI.3) Additional information

(WA Ref:160300)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom