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Tender

TRIV2025-Derwen Road Development Build

Trivallis

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

Notice identifier: 2026/S 000-003707

Procurement identifier (OCID): ocds-h6vhtk-06072e

Published 16 January 2026, 9:07am

Scope

Reference

TRIV2025-Derwen Road Development Build

Description

This tender exercise is intended to assist Trivallis in selecting a single, suitable Contractor to deliver the Design and Build required within the contract, and will include social value and wellbeing initiatives for the Derwen Road development.

The Derwen Road Development build is for the design and the construction of 13 affordable dwellings (8 x 1 bed flats, 2 x 2 bed houses, 2 x 3 bed houses and 1 x 2 bed adapted bungalow) together with site preparation, external works, drainage works including any required offsite drainage and highway works, sustainable drainage, landscape planting, vehicle and bicycle parking and associated infrastructure at Derwen Road, Ystrad. The properties will be built to EPCA or equivalent and must be built using Modern Methods of Construction.

The address is Derwen Road, Ystrad CF41 7QQ.

We particularly welcome responses from small and medium sized enterprises (SMEs).

Please note that this is a 'below-threshold contract' is defined in section 5 of the Procurement Act 2023 (Act) (see paragraph 2 below) and is broadly a contract of lower value (defined in relation to the thresholds set out in Schedule 1) than a 'public contract'. The award, entry into and management of a below-threshold contract is not 'covered procurement' as defined in section 1 of the Act. This means that fewer obligations in the Act apply to the procurement of below threshold contracts than apply to covered procurement.

Total value (estimated)

- £3,400,000 excluding VAT
- £3,400,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 27 April 2026 to 29 October 2027
- Possible extension to 31 December 2027
- 1 year, 8 months, 4 days

Description of possible extension:

To allow for completion of building works if required.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70111000 - Development of residential real estate
- 71247000 - Supervision of building work
- 71240000 - Architectural, engineering and planning services

Contract locations

- UKL15 - Central Valleys

Participation

Conditions of participation

As set out in the tender documents that can be accessed through Etender wales.

<https://etenderwales.bravosolution.co.uk/home.html>

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

13 March 2026, 12:00pm

Tender submission deadline

20 March 2026, 12:00pm

Submission address and any special instructions

<https://etenderwales.bravosolution.co.uk/home.html>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Quality	Quality criteria	Quality	60.00%
Price	Price criteria	Price	40.00%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://etenderwales.bravosolution.co.uk/home.html>

Tender documents can be accessed through Etender wales.

Technical specifications to be met

<https://etenderwales.bravosolution.co.uk/home.html>

Tender documents can be accessed through Etender wales.

Contracting authority

Trivallis

- Public Procurement Organisation Number: PYMX-8256-GLPM

Ty Pennant

Pontypridd

CF37 2SW

United Kingdom

Contact name: Sarah Protheroe

Email: procurement@trivallis.co.uk

Website: <http://www.trivallis.co.uk>

Region: UKL15 - Central Valleys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales