

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/011518-2026>

Award

Award of Development of New Build Council Housing at Llanrhaedr-ym-Mochnant, Powys

Powys County Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-011518

Procurement identifier (OCID): ocds-h6vhtk-052166 ([view related notices](#))

Published 9 February 2026, 4:06pm

Scope

Reference

itt_117927

Description

Powys County Council sought a contractor (or a group of contractors acting as a consortium) to develop 18 units of new build council housing on a green field site in Llanrhaedr-ym-Mochnant, Powys, Mid Wales.

The scheme comprises of the following house types:

- x4 1-bedroom walk-up flat
- x2 1 bedroom semi-detached bungalow
- x4 1 bedroom semi-detached house
- x6 2 bedroom semi-detached house

- x2 3 bedroom semi-detached house

The scheme has been designed to meet Welsh Development Quality Requirements 2021 (WDQR 2021), Secured by Design Gold and Lifetime Homes. The dwellings have been designed to meet EPC A rating.

It is anticipated that the scheme will now start on site in May 2026.

The three key KPIs for the contract are as follows:

1. Resident Satisfaction - Claims received from residents / members of the public resulting from the contractor's work. Response from new tenant questionnaires.

2. Defects:

- Number of defects encountered and timely rectification of these defects within timescales specified.

- Number of total project defects

- Number of workmanship related defects

- The time required to reverse defects

3. Community Benefits - Adherence to Contractors Tender submissions and agreed Council targets.

Contract 1. Award of Development of New Build Council Housing at Llanrhaedr-ym-Mochnant, Powys

Supplier

- S. J. Roberts Construction Limited

Contract value

- £3,835,813 excluding VAT
- £3,835,813 including VAT

Above the relevant threshold

Award decision date

6 February 2026

Date assessment summaries were sent to tenderers

9 February 2026

Standstill period

- End: 18 February 2026
- 8 working days

Earliest date the contract will be signed

6 March 2026

Contract dates (estimated)

- 9 March 2026 to 4 October 2027
- 1 year, 6 months, 27 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL24 - Powys

Information about tenders

- 6 tenders received
- 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 2 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Supplier

S. J. Roberts Construction Limited

- Public Procurement Organisation Number: PRBQ-9223-NRCW

Lowfield

Welshpool

SY21 8JX

United Kingdom

Email: tenders@sjroberts.com

Region: UKG22 - Shropshire CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

Name - Stephen John Roberts

Address - Lowfield, Welshpool, SY21 8JX, UK

Date of Birth - May 1960

Nationality - British

Category - Person with Significant Control

Registration Date - 6th April 2016

PSC Register - Companies House

Contract 1. Award of Development of New Build Council Housing at Llanrhaedr-ym-Mochnant, Powys

Contracting authority

Powys County Council

- Public Procurement Organisation Number: PQBT-5413-HMDT

County Hall

Llandrindod Wells

LD1 5LG

United Kingdom

Email: commercialservices@powys.gov.uk

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales