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Planning

Development of Council Housing at Ael-y-Bryn, Ystradgynlais, Powys

Powys County Council

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

Notice identifier: 2025/S 000-016669

Procurement identifier (OCID): ocds-h6vhtk-0506af ([view related notices](#))

Published 24 April 2025, 9:41am

Scope

Description

Powys County Council is preparing to tender for the construction of new build council housing at Ael-y-Bryn, Ystradgynlais, in Powys. The project will deliver x16 walk-up flats on the site of four current blocks of flats originally built in the 1970s. The project will include demolition of the four blocks.

Designs have been progressed to RIBA Stage 3A and have secured full planning permission, subject to conditions. The Council anticipates that these conditions will be fully discharged prior to the award of contract.

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

The Council is currently proposing to tender the project as a design and build contract, using the JCT Design and Build Contract 2024 with a Schedule of Amendments.

This project is phase one of an anticipated wider programme to redevelop designated areas of the Pen-y-Bryn estate. Future phases of the programme will be subject to

procurement and will not form part of this procurement exercise.

The Council is seeking to engage with contractors experienced in delivery of council/social housing projects to attend an online presentation and question and answer session (to be held via Microsoft Teams) with the Council and its consultants for the Council to provide an update and seek feedback from contractors on:

- a) the market's expectations in respect of design detail to be provided, including the architectural and mechanical information;
- b) the market's expectations in respect of site information;
- c) the market's expectations in respect of risk allocation; and
- d) any other risks or issues that could affect successful delivery of the Ael-y-Bryn project that might need to be taken into account when preparing the procurement.

The Council proposes to hold this online meeting (held via Microsoft Teams) on Monday 12th May 2025.

Contractors should contact the Council officer listed in this notice to confirm attendance by no later than end of business on Wednesday 7th May 2025. Details of the arrangements will be sent to interested contractors once finalised.

Non-participation in this market engagement process does not preclude any potential contractors from participating in the formal procurement process.

Contract dates (estimated)

- 1 October 2025 to 31 October 2026
- 1 year, 1 month

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKL24 - Powys

Engagement

Engagement deadline

12 May 2025

Engagement process description

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- b) the market's expectations in respect of site information;
- c) the market's expectations in respect of risk allocation; and
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Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

30 May 2025

Contracting authority

Powys County Council

- Public Procurement Organisation Number: PQBT-5413-HMDT

County Hall

Llandrindod Wells

LD1 5LG

United Kingdom

Contact name: Tom Simmons

Email: thomas.simmons@powys.gov.uk

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales