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Tender

Tender for a Partner to manage and operate Barry Dock Offices as a flexible workspace

Vale of Glamorgan Council

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

Notice identifier: 2025/S 000-019186

Procurement identifier (OCID): ocds-h6vhtk-050d5b

Published 6 May 2025, 4:09pm

Scope

Reference

VOGBDO

Description

Tender for a Partner to manage and operate Barry Dock Offices as a flexible workspace.

Barry Docks Offices is a unique, Grade II* listed building owned by The Vale of Glamorgan Council.

The Vale of Glamorgan Council are looking to appoint a Partner to operate and manage the building, and operate a flexible workspace and create an exciting and dynamic business hub for the community.

The contract will be via a Management Agreement for a period of 10 years.

The key objectives of the scheme include:

providing a long-term solution for the future of the building

to deliver flexible commercial workspace appealing to a wide variety of local businesses to thrive

stimulating employment and economic growth in Barry and its surroundings.

The Vale of Glamorgan Council has been awarded Levelling Up funding by UK Government to refurbish the building to CAT A standard (compatible with the buildings listed designation). Please find enclosed VOG Pipeline of Works Schedule.

A CAT B fit out (including FF&E) is not funded. Detailed Cat B fit out budget (including FF&E) for anything that is not included in the Council's current refurbishment plan will need to be provided at Stage 2.

Total value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 January 2036
- 10 years

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Participation

Legal and financial capacity conditions of participation

see WPSQ

Technical ability conditions of participation

see WPSQ

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

10 June 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

17 June 2025, 12:00pm

Submission address and any special instructions

Please attach WPSQ responses in response to this notice via the Postbox function within Sell2Wales - <https://www.sell2wales.gov.wales/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh

- English

Award decision date (estimated)

24 November 2025

Recurring procurement

Publication date of next tender notice (estimated): 5 January 2035

Award criteria

Name	Description	Type
Quality	Quality	Quality
Cost	Cost	Cost
Community Well-Being Benefits	Community Well-Being Benefits	Quality

Weighting description

Quality

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage one: Wales Procurement Specific Questionnaire

Shortlist up to 5 bidder to proceed to stage two

Stage Two: Invitation to Tender issued to the shortlisted bidder from stage one

Stage Two Submissions and evaluation

Shortlist up to three bidders to proceed to stage 3 and enter into dialogue

Dialogue/ Presentations/ Clarifications on Stage Two bid.

Stage Three Issue Final Tender

Evaluate and select a Preferred Bidder

Stage Four Contract Award

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332427

CFP GUIDANCE _STAGE ONE WPSQ

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332432

CFP STAGE ONE WPSQ _Guidance Document

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332433

CFP STAGE ONE WPSQ _ Document TO BE COMPLETED BY BIDDERS

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332435

WPSQ Specification_Background English

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332436

WPSQ Specification_Background Welsh

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=332437

Part 2 - Confidential Information Declaration

Documents to be provided after the tender notice

Additional documents will be issued at Stage Two Invitation to Tender

Invitation to Tender

Head of Terms/ Management Agreement

Contracting authority

Vale of Glamorgan Council

- Public Procurement Organisation Number: PVJL-7881-XMJT

Civic Offices

BARRY

CF63 4RU

United Kingdom

Contact name: Lucy Jones

Email: environmentprocurement@cardiff.gov.uk

Website: <http://www.valeofglamorgan.gov.uk>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales