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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): ocids-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

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## **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)

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## **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

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## Award criteria

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

## Weighting description

Quality

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## Other information

### Applicable trade agreements

- Government Procurement Agreement (GPA)

### Conflicts assessment prepared/revised

Yes

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## 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

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## **Documents**

### **Associated tender documents**

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=332427](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=32432](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=32432)

CFP STAGE ONE WPSQ \_Guidance Document

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=32433](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=32433)

CFP STAGE ONE WPSQ \_ Document TO BE COMPLETED BY BIDDERS

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=32435](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=32435)

WPSQ Specification\_Background English

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=32436](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=32436)

WPSQ Specification\_Background Welsh

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=32437](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=32437)

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

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### 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](mailto: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