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Planning

Development of New Build Council Housing at Trawscoed, Llandrinio

Powys County Council

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

Notice identifier: 2025/S 000-022855

Procurement identifier (OCID): ocds-h6vhtk-051795 ([view related notices](#))

Published 19 May 2025, 4:49pm

Scope

Description

Powys County Council is preparing to tender for the construction of new-build council housing at Trawscoed, Llandrinio, in Powys. The project will deliver 24 dwellings, a mix of 6 no. 1 bed walk-up flats, 4 no. 2 bed walk-up flats, 5 no. 2 bed bungalows, 1 no. wheelchair accessible 3 bed dormer bungalow, 4 no. 2 bed houses and 4 no. 3 bed houses. This greenfield level site is currently laid to pasture.

Designs have been progressed to RIBA Stage 3A and have secured full planning permission, subject to conditions. The Council anticipates that pre-start 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.

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 contractors with information on the scheme 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 Llandrinio Trawscoed 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 10th June 2025.

Contractors should contact the Council officer listed in this notice to confirm attendance by no later than end of business on 5th June 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)

- 7 November 2025 to 27 August 2027
- 1 year, 9 months, 21 days

Main procurement category

Works

CPV classifications

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

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

10 June 2025

Engagement process description

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 Llandrinio Trawscoed project that might need to be taken into account when preparing the procurement.

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Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

27 June 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

Website: <https://www.powys.gov.uk/>

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales