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Contract

Cylch Caron Housing & Integrated Resource Centre Scheme Delivery Partner

Cyngor Sir Ceredigion County Council
Hywel Dda University Health Board

F03: Contract award notice

Notice identifier: 2025/S 000-035332

Procurement identifier (OCID): ocds-h6vhtk-04e522

Published 26 June 2025, 11:16am

Section I: Contracting authority

I.1) Name and addresses

Cyngor Sir Ceredigion County Council

Canolfan Rheidol, Rhoddfa Padarn

Aberystwyth

SY23 3UE

Email

ymholiadau.caffael@ceredigion.gov.uk

Telephone

+44 1545570881

Country

United Kingdom

NUTS code

UKL1 - West Wales and the Valleys

Internet address(es)

Main address

<http://www.ceredigion.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0491

I.1) Name and addresses

Hywel Dda University Health Board

Ty Gorwel, Building 14, St David's Park, Job's Well Road

Carmarthen

SA31 3BB

Email

NWSSP.HywelDda.Procurement@wales.nhs.uk

Telephone

+44 1267229774

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://hduhb.nhs.wales/>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA79805

I.2) Information about joint procurement

The contract involves joint procurement

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Cylch Caron Housing & Integrated Resource Centre Scheme Delivery Partner

Reference number

pqq_33643

II.1.2) Main CPV code

- 70333000 - Housing services

II.1.3) Type of contract

Services

II.1.4) Short description

Ceredigion County Council (the Council) and Hywel Dda University Health Board (HDUHB) are seeking a suitable Delivery Partner to design, build and operate a purpose-built housing scheme for individuals in Tregaron. It is a requirement of this project that such housing is made available at social rent. The delivery of a Social Care/Health Board hub on the same site, to be known as the Cylch Caron Integrated Resource Centre (IRC),

will also be explored through the dialogue process.

The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

This procurement exercise is not for the actual construction of the project - following the appointment of the successful Delivery Partner, the Delivery Partner will then be expected to manage the building contract procurement process in compliance with the The Procurement Act 2023.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services
- 85000000 - Health and social work services
- 85300000 - Social work and related services
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215200 - Construction work for social services buildings

II.2.3) Place of performance

NUTS codes

- UKL1 - West Wales and the Valleys

Main site or place of performance

Tregaron, Ceredigion

II.2.4) Description of the procurement

The Council and HDUHB are seeking a suitable Delivery Partner to design, build and operate housing for individuals in Tregaron. It is a requirement of this project that such housing is made available at social rent. The delivery of a Social Care/Health Board hub on the same site will also be explored through the dialogue process. The purpose-built

centre will be known as the Cylch Caron Integrated Resource Centre (IRC).

The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

Tenderers must note that this procurement exercise relates to the procurement of the Delivery Partner only who will be required, working collaboratively with the Council and HDUHB, to take lead responsibility for progressing the solution agreed via dialogue through all stages of its delivery.

The specification and contractual terms are to be developed and agreed through the dialogue process.

Social Housing Grant: A social housing grant may be available to registered social landlords (housing associations) by Welsh Government.

The Delivery Partner will be required to apply for such funding directly from the Welsh Government. A Health Capital Grant, Health & Social Care Capital Receipts and a Council grant may also be available. However, Tenderers should note that there is no guarantee that these public capital investments stipulated will be made available to the Delivery Partner.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90

Price - Weighting: 10%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-006277](#)

Section V. Award of contract

Contract No

pqq_33643

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section VI. Complementary information

VI.3) Additional information

The actual contract term will be 1,500 months (125 years), it was only possible to enter 999 months above.

(WA Ref:152695)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom