

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/036540-2025>

Tender

Development of New Build Council Housing at Llanrhaedrym-Mochnant, Powys

Powys County Council

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

Notice identifier: 2025/S 000-036540

Procurement identifier (OCID): ocds-h6vhtk-052166 ([view related notices](#))

Published 1 July 2025, 4:37pm

Scope

Reference

itt_117927

Description

Powys County Council is seeking a contractor (or a group of contractors acting as a consortium) to develop 18 units of new build council housing on a green field site in Llanrhaedrym-Mochnant, Powys, Mid Wales.

The scheme comprises of the following house types:

- x4 1-bedroom walk-up flat
- x2 1 bedroom semi-detached bungalow
- x4 1 bedroom semi-detached house
- x6 2 bedroom semi-detached house

- x2 3 bedroom semi-detached house

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

It is anticipated that the scheme will start on site in February 2026.

The three key KPIs for the contract are as follows:

1. Resident Satisfaction - Claims received from residents / members of the public resulting from the contractor's work. Response from new tenant questionnaires.
2. Defects - Number of defects encountered and timely rectification of these defects within timescales specified.
 - Number of total project defects
 - Number of workmanship related defects
 - The time required to reverse defects
3. Community Benefits - Adherence to Contractors Tender submissions and agreed Council targets.

Total value (estimated)

- £5,100,000 excluding VAT
- £5,100,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 October 2025 to 28 February 2027
- 1 year, 4 months, 5 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL24 - Powys

Participation

Legal and financial capacity conditions of participation

It is a minimum requirement of the Council that Bidders must:

- Be registered with the Central Digital Platform.
- Demonstrate sufficient financial standing.
- Confirm their to provide a performance bond equal to not less than 10% of the total contract value, if successful in this procurement process.
- Agree to use a Project Bank Account for payment of sub-contractors.
- Provide evidence of existing, or agree to put in place, insurances to the following levels:
 - (a) Public Liability Insurance - 10,000,000 GBP
 - (b) Employer's Liability Insurance - 10,000,000 GBP

(c) Professional Indemnity Insurance - 10,000,000 GBP

- Confirm acceptance of the Contract Conditions.
- Agree to work in accordance with the Council's Disclosure & Barring Service Policy.
- Agree to fully abide by and work in accordance with the Council's Contractors Guidance for Safer Recruitment Policy.

Technical ability conditions of participation

It is a minimum requirement of the Council that Bidders must:

- Have a valid Constructionline Silver registration (or demonstrably equivalent accreditation) with work categories relevant to the subject matter of the contract.
- Have a valid registration with a Safety Schemes in Procurement ("SSIP") accredited scheme (or demonstrably equivalent).
- Provide clear evidence of demonstrable experience of delivering contracts that are comparable in nature, scope, value and duration to the requirement of this procurement.
- Agree to work collaboratively with the Council to reduce the financial, environmental, and carbon impact of the scheme,

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 August 2025, 12:00pm

Tender submission deadline

26 August 2025, 12:00pm

Submission address and any special instructions

Instructions for Suppliers - Registration on eTenderwales

Powys County Council will be conducting this tender through the Value Wales e-Tendering portal. This can be found at <https://etenderwales.bravosolution.co.uk/home.html>, all information may be downloaded and returned through this channel. Internet address(es): <https://etenderwales.bravosolution.co.uk/home.html>

Suppliers Instructions How to Express Interest in this Tender

1. Register your company on the eTenderwales portal (this is only required once):

- Browse to the eSourcing Portal: <https://etenderwales.bravosolution.co.uk/home.html>
- Click the "Click here to register" link- Accept the terms and conditions and click "continue"
- Enter your correct business and user details
- Note the username you chose and click "Save" when complete
- You will shortly receive an email with your unique password (please keep this secure)

2. Express an Interest in the tender

- Login to the portal with the username/password
- Click the "Open Access ITTs" link.
- Click on the relevant ITT to access the content.
- Click the "Express Interest" button in the "Actions" box on the left-hand side of the page.

- This will move the ITT into your "My ITTs" page. (This is a secure area reserved for your projects only).

- Click on the ITT code, you can now access any attachments by clicking the "Settings and Buyer Attachments" in the "Actions" box

3. Responding to the tender

- You can now choose to "Reply" or "Reject" (please give a reason if rejecting)

- You can now use the 'Messages' function to communicate with the buyer and seek any clarification

- Note the deadline for completion, then follow the onscreen instructions to complete the ITT

- There may be a mixture of online & offline actions for you to perform (there is detailed online help available)

If you require any further assistance use the online help, or the eTendering Helpdesk is available Mon - Fri (8am - 6pm) on:- Phone: 0800 069 8634

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

24 October 2025

Award criteria

Name	Type	Weighting
Cost	Cost	40.00%
Design	Quality	9.00%
Delivery Team	Quality	9.00%
Health & Safety - management of subcontractors	Quality	7.50%
Ensuring Quality and Defect Management	Quality	7.50%
Communications and Stakeholder Management	Quality	6.00%
Management of Project Related Traffic	Quality	6.00%
Programme	Quality	6.00%
Community Benefits	Quality	4.50%
Sustainability - approaching known sustainability risks	Quality	4.50%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Powys County Council

- Public Procurement Organisation Number: PQBT-5413-HMDT

County Hall

Llandrindod Wells

LD1 5LG

United Kingdom

Email: commercialservices@powys.gov.uk

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales