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Planning

Powys County Council Older Person Care Home Accommodation - Transforming Care for a Bright Future

Powys County Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-037260

Procurement identifier (OCID): ocds-h6vhtk-051fe1

Published 3 July 2025, 5:28pm

Scope

Reference

CST147

Description

This notice is to inform interested parties that the contracting authority intends to publish a tender notice for the procurement of Older Person Care Home Accommodation under the Procurement Act 2023.

This Planned Procurement Notice is issued in accordance with Section 15 of the Procurement Act 2023. This procurement is being conducted under the provisions of Section 9 of the Procurement Act 2023 and governed by the Procurement (Wales) Regulations 2024, which govern light touch contracts for specified services.

Powys County Council Older Person Care Home Accommodation - Transforming Care for a Bright Future

Provision and Development of Residential and Nursing Care Home Services in Powys

- Powys County Council is committed to supporting people to live independently in their own homes for as long as possible. However, for some people, there may come a time when residential care homes offer the most appropriate setting to meet their needs.
- As people live longer and public expectations continue to evolve, Powys is anticipating an increasing demand for specialist dementia and nursing care, driven by changing demographics. The Council's ambition is to ensure the availability of high-quality, sustainable care home services that are fit for future generations and tailored to the specific needs of Powys residents.
- To meet these goals, Powys County Council's aims to provide high quality, sustainable care home provision for the residents of Powys that is fit for future generations.
- Powys County Council are committed to delivering the right type of care that enables people to live fulfilling lives, close to their family, friends and community.
- To achieve these outcomes Powys County Council are exploring the development of five (5) new area homes that will offer a flexible model of care, making greater use of technology, in an environment that can offer the best opportunity for people to maintain their independence, dignity, and well-being.
- This is a long-term vision which will require careful planning and engagement with the people of Powys to help shape and design the service.

Current Provision and Strategic Opportunity

The Council currently has 12 residential care homes for older people. The current operating contract ends on the 31st May 2026.

From 1st June 2026, Powys County Council will seek a strategic development and delivery partner to:

- operate the existing care home services.
- work collaboratively with the Council to undertake the long-term redesign and development of the Council's older people's care home provision.

To deliver these outcomes, the Council is looking to procure a development partner for the:

- i) Design, development, and construction of five (5) new build care homes for older people providing:

- Residential;
- Residential EMI;
- Nursing care; and
- Nursing EMI care

The partner will work alongside the Council, other partners, and stakeholders to coproduce and deliver this new care provision.

ii) Operation of the 12 existing care homes providing Residential and Residential EMI care, current capacity of 349 beds, whilst development of the new homes takes place.

iii) Long-term operation of the redesigned care home service. Total future Bed capacity 446

The estimated combined operational and construction costs is £772 million, calculated over a 30-year period from the outline business case but will be subject to further detailed business case calculations.

Total value (estimated)

- £772,000,000 excluding VAT
- £772,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2056
- 30 years

Main procurement category

Services

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services
- 85000000 - Health and social work services
- 98000000 - Other community, social and personal services

Contract locations

- UKL24 - Powys

Participation

Technical ability conditions of participation

Care Inspectorate Wales registration as provider of Care Home services for older people; both Residential and Nursing.

Particular suitability

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

Submission

Publication date of tender notice (estimated)

4 August 2025

Enquiry deadline

23 September 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

30 September 2025, 12:00pm

Submission address and any special instructions

<https://www.etenderwales.bravosolution.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh

- English

Award decision date (estimated)

1 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 December 2025

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=338652

Market Position Statement for Older Persons Accommodation for the future

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=338653

Presentation Preliminary Market Engagement Events held in April 25

Contracting authority

Powys County Council

- Public Procurement Organisation Number: PQBT-5413-HMDT

County Hall

Llandrindod Wells

LD1 5LG

United Kingdom

Contact name: Angela Williams

Email: angela.williams1@powys.gov.uk

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

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales