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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

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## **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)
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## **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

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## **Other information**

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Special regime**

Light touch

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## Documents

### Associated tender documents

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=338652](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](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=338653)

Presentation Preliminary Market Engagement Events held in April 25

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## 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](mailto: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