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Planning

## **Development of Council Housing at Maes Y Esgob, Llanrhaedr Ym Mochnant, Powys**

Powys County Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-038122

Procurement identifier (OCID): ocds-h6vhtk-04c00e

Published 26 November 2024, 10:47am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Powys County Council

County Hall

Llandrindod Wells

LD1 5LG

#### **Contact**

Tom Simmons

#### **Email**

[thomas.simmons@powys.gov.uk](mailto:thomas.simmons@powys.gov.uk)

#### **Telephone**

+44 1597826000

**Country**

United Kingdom

**NUTS code**

UKL24 - Powys

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0354](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0354)

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Development of Council Housing at Maes Y Esgob, Llanrhaedr Ym Mochnant, Powys

#### **II.1.2) Main CPV code**

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

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Powys County Council is preparing to tender for the construction of new build council housing at Maes Y Esgob, Llanrhaedr Ym Mochnant. The project will deliver x18 comprising of:

- x2 3-bedroom houses
- x6 2-bedroom houses
- x4 1-bedroom houses
- x4 1-bedroom walk-up flats
- x2 1-bedroom bungalows

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, to provide feedback on the Council's proposals.

Non-participation in this market engagement process does not preclude any potential contractors from participating in the formal procurement process.

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,700,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45211100 - Construction work for houses
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45210000 - Building construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work

### **II.2.3) Place of performance**

NUTS codes

- UKL24 - Powys

Main site or place of performance

Maes Yr Esgob, Llanrhaedr Ym Mochnant, Powys

### **II.2.4) Description of the procurement**

Powys County Council is preparing to tender for the construction of new build council housing at Maes Y Esgob, Llanrhaedr Ym Mochnant. The project will deliver x18 comprising of:

- x2 3-bedroom houses
- x6 2-bedroom houses
- x4 1-bedroom houses
- x4 1-bedroom walk-up flats
- x2 1-bedroom bungalows

Designs will be progressed to RIBA Stage 3 and are expected to gain planning permission

prior to tender publication.

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 to provide feedback on:

- a) the market's expectations in respect of design detail to be provided, including the architectural and mechanical & electrical design briefs;
- 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 Maes yr Esgob 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 the week commencing 13th January 2025.

Contractors should contact the Council officer in section I.1 to confirm attendance by no later than end of business on Friday 3rd January 2025. Details of the arrangements will be sent to interested contractors once finalised.

Documentation will be shared with attending contractors in advance of the meeting.

Non-participation in this market engagement process does not preclude any potential contractors from participating in the formal procurement process.

### **II.3) Estimated date of publication of contract notice**

14 February 2025

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **VI.3) Additional information**

(WA Ref:146233)