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Contract

New Homes for Wales

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

F03: Contract award notice

Notice identifier: 2025/S 000-039554

Procurement identifier (OCID): ocds-h6vhtk-0499a7

Published 14 July 2025, 11:52am

Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

2-4 Vine Street

Uxbridge

UB8 1QE

Email

tenders@welshprocurement.cymru

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UKL - Wales

Internet address(es)

Main address

<http://www.lhcprocure.org.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA61405

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Homes for Wales

Reference number

H2W

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Welsh Procurement Alliance seek to establish a framework for the construction of new build housing projects.

The works (including associated services and/or supplies) to be delivered include the development of new build housing projects, including 'Housing' (housing, bungalows, flats, apartments etc.) and 'Accommodation' (sheltered accommodation, care homes, extra care e.g. dementia) student accommodation etc. The proposed scope would also include, but not limited to:

- Conversions to form new dwellings, flats, bedsits or any other form of accommodation.
- Any joint ventures, partnerships and such like between contracting authorities and principal contractors.
- Package deals between contracting authorities and contractors.
- The provision of community facilities as part of a wide construction project. E.g. parks, playgrounds, community centres, schools etc.
- The provision of commercial units as part of a construction project. E.g. Where a client is proposing a mixed use scheme of domestic dwellings and commercial premises.
- Private housing, including shared ownership, homes for sale etc.
- Demolition, Decontamination and Associated Site Enabling Works

Demolition, Decontamination and Associated Site Enabling Works

The scope for this workstream will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance

- Diversion and/or disconnection of existing site services
- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination.
- Ground improvement and/or compaction.
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

WPA is currently consulting with a number of Contracting Authorities across Wales who are being asked to be named as potential commissioners and users of the proposed framework when it becomes live in 2025. Most of these named contracting authorities have used WPA housebuilding frameworks/DPS over the past 5 years for various new build housing works. These are indicative of potential users and not a formal commitment to use this Framework once live. Other Contracting Authorities as per the Public Contracts Regulations 2015 can call off from the framework.

- Barcud Housing Association
- Bron Afon Housing Association
- Caerphilly County Borough Council
- First Choice Housing Association Ltd
- Merthyr Valleys Homes
- Newydd Housing Association (1974) Ltd
- Pobl Group
- Valleys to Coast Group
- Wales and West Housing Association

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000,000

II.2) Description

II.2.1) Title

Construction

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 71321100 - Construction economics services
- 45111000 - Demolition, site preparation and clearance work
- 45112000 - Excavating and earthmoving work
- 45113000 - Siteworks
- 71351500 - Ground investigation services
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Wales - to be split in to five regions:

- South East Wales
- South West Wales
- Mid Wales
- North East Wales
- North West Wales

II.2.4) Description of the procurement

Workstream 1 of this framework is for construction.

The works (including associated services and/or supplies) to be delivered are new build housing projects, including housing, bungalows, flats, apartments, care homes, etc. WPA anticipates a wide range of projects being delivered under the framework, from single smaller sites to complex multi-site projects. This is reflected in a value-banded lot structure within each area:

- Micro - 1-5 units
- Small - 6-15 units
- Medium - 16 - 49 units
- Large - 50+ units

The framework also provides for the delivery of associated community buildings to residential developments (such as hubs and sporting facilities e.g. meeting places, health and care centres, recreational facilities and libraries). Plus, any associated commercial facilities such as car parks and retail units. However, whilst scope for this associated development is included, bidders will not be substantively evaluated on this aspect of development, rather clients seeking to commission such developments (permissible only as

incidental to a residential scheme) will carry out a mini-competition. Capability to compete such developments is also not criteria for selection.

Evaluation criteria is as follows:

- Quality - 65%
- Price - 30%
- Social Value - 5%

II.2.5) Award criteria

Quality criterion - Name: Technical, Regional and Social Value questions / Weighting: 70

Price - Weighting: 30

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

II.2) Description

II.2.1) Title

Demolition

Lot No

2

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45113000 - Siteworks

- 45111210 - Blasting and associated rock-removal work
- 45111213 - Site-clearance work
- 45111214 - Blast-clearing work
- 45111230 - Ground-stabilisation work
- 45111240 - Ground-drainage work
- 45111250 - Ground investigation work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Wales will be split in to the following five regions:

- South East Wales
- South West Wales
- Mid Wales
- North East Wales
- North West Wales

II.2.4) Description of the procurement

The scope of workstream 2 will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services

- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination
- Ground improvement and/or compaction
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Evaluation criteria will be as follows:

- Quality - 65%
- Price - 30%
- Social Value - 5%

II.2.5) Award criteria

Quality criterion - Name: Technical, Regional and Social Value questions / Weighting: 70

Price - Weighting: 30

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

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2024/S 000-038771](#)

Section V. Award of contract

Lot No

1

Title

Construction

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 July 2025

V.2.2) Information about tenders

Number of tenders received: 40

Number of tenders received from SMEs: 35

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 40

Number of tenders received by electronic means: 35

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Beech Developments (NW) Ltd

1 Cae'r Llyn

Llandudno Junction

LL319LS

Telephone

+44 7584414168

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

BRYNBUILD LIMITED

1st Floor 55 Ffordd William Morgan, St. Asaph Business Park

St. Asaph

LL170JG

Telephone

+44 7939110354

Country

United Kingdom

NUTS code

- UKL23 - Flintshire and Wrexham

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Best Construction ltd

Best House, Gas Lane

Mold

CH71UR

Telephone

+44 1352759713

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

C.WYNNE & SONS LIMITED

Charles House Kinmel Park, Abergele Road

Bodelwyddan

LL185TY

Telephone

+44 1745586666

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

CASTLE GREEN HOMES LIMITED

Unit 20 St. Asaph Business Park

St.Asaph

LL170LJ

Telephone

+44 7826444640

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Castlemead Group

Unit 17, Wilkinson Business Park, Clywedog Road South

Wrexham

LL139AE

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

COUNTRYSIDE PROPERTIES (UK) LIMITED

Countryside House, The Drive

Brentwood

CM133AT

Telephone

+44 7526168890

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

No

V.2.3) Name and address of the contractor

EDENSTONE HOMES LIMITED

First Floor, Building 102 Wales 1 Business Park, Newport Road, Magor

Caldicot

NP263DG

Telephone

+44 7801238127

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Encon Construction Limited

10 Deryn Court, Wharfedale Road Pentwyn

Cardiff

CF237HB

Telephone

+44 2920735111

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gareth Morris Construction

The Old Chapel, Pontfadog

Llangollen

LL207AR

Telephone

+44 1691718248

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

HENSTAFF CONSTRUCTION LIMITED

Suite B, First Floor, Unit E Copse Walk, Cardiff Gate Business Park

Cardiff

CF238RB

Telephone

+44 2920752713

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

IAN THOMAS CONSTRUCTION SERVICES LIMITED

Brynawelon, Llanfynydd

Carmarthen

SA327TG

Telephone

+44 7971203029

Country

United Kingdom

NUTS code

- UKL14 - South West Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J.HARPER & SONS(LEOMINSTER)LIMITED

Units 1 & 2 Bevan Industrial Estate

Brierley Hill

DY53TF

Telephone

+44 1568612925

Country

United Kingdom

NUTS code

- UKG3 - West Midlands

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

JAMSON ESTATES LIMITED

Ger-Y-Nant, Tresaith

Cardigan Ceredigion

SA432JN

Telephone

+44 1239810256

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J G HALE GROUP LTD

Unit 2 Jcg Building, Milland Road Industrial Estate

Neath

SA111NJ

Telephone

+44 1639622189

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Jones Brothers (Henllan) Ltd

Heol Parc Mawr, Cross Hands Industrial Estate, Cross Hands

Llanelli

SA146RE

Country

United Kingdom

NUTS code

- UKL14 - South West Wales

The contractor is an SME

No

V.2.3) Name and address of the contractor

K&C CONSTRUCTION LIMITED

New Vision House New Vision Business Park, Glascoed Road

St. Asaph

LL170LP

Telephone

+44 1745334591

Fax

+44 1745353005

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KINGFISHER DEVELOPMENTS (WALES) LIMITED

The Hayes Building, Town Hall Square

Llantwit Major

CF611SD

Telephone

+44 1446795161

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

LANGSTONE CONSTRUCTION GROUP LTD

Maple House, Greenwood Close, Cardiff Gate Business Park

Cardiff

CF238RD

Telephone

+44 7456062481

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lovell

Unit 5, Cae Gwyrdd, Tongwynlais

Cardiff

CF157AB

Telephone

+44 2920811888

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

No

V.2.3) Name and address of the contractor

@HOME MMC LIMITED

The Coach House Alfreton Road, Little Eaton

Derby

DE215AD

Telephone

+44 7741548865

Country

United Kingdom

NUTS code

- UKF11 - Derby

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ENEVATE HOMES LIMITED

Trinity House, 3 Bullace Lane

Dartford

DA11BB

Telephone

+44 1698687100

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Morganstone Ltd

Morganstone House, Unit 3, Llys Aur

Llanelli

SA148LQ

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

N.W.P.S. CONSTRUCTION LTD

Cambrian Business Park, Marsh Road

Rhyl

LL182AD

Telephone

+44 1745355558

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Owens Building & Roofing Limited t/a OBR Construction

Bryn Cefni Business Park, Llangefni Industrial Estate

Llangefni

LL77 7XA

Telephone

+44 1248667066

Country

United Kingdom

NUTS code

- UKL11 - Isle of Anglesey

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PENDRAGON (DESIGN & BUILD) LIMITED

Pendragon House, General Rees Square

Cwmbran

NP441AJ

Telephone

+44 1633872406

Country

United Kingdom

NUTS code

- UKL15 - Central Valleys

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

STERLING UK CONSTRUCTION LTD

Llys Y Barcud A2 Clos Gelliwerdd, Cross Hands

Carmarthen

SA146RX

Telephone

+44 1269500180

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

swg construction

Canal Side

Welshpool

SY217AH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

SYNERGY CONSTRUCTION MANAGEMENT LIMITED

Number One Waterton Park, Waterton

Bridgend

CF313PH

Telephone

+44 7966999072

Country

United Kingdom

NUTS code

- UKL17 - Bridgend and Neath Port Talbot

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

THOMAS HOMES WEST LTD

5 Maescanner Road

Llanelli

SA148LR

Telephone

+44 7585668029

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Williams Homes (Bala) Ltd

Unit 18 -19

Bala

LL237NL

Telephone

+44 1678521781

Country

United Kingdom

NUTS code

- UKL12 - Gwynedd

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WILLIS CONSTRUCTION LIMITED

Unit 1 River Bridge Business Centre, Rhymney River Bridge Road

Penylan

CF239FP

Telephone

+44 2920797073

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

YOURSPACE PROJECTS LIMITED

Room 102a, Cardiff Bay Business Centre, Titan House , Titan Road

Cardiff

CF245BS

Telephone

+44 2922640807

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P & P BUILDING AND ROOFING CONTRACTORS LIMITED

3 Acorn Business Centre Northarbour Road, Cosham

Portsmouth

PO63TH

Telephone

+44 1495792278

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WATES CONSTRUCTION LIMITED

Wates House, Station Approach

Leatherhead

KT227SW

Telephone

+44 2922406777

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

2

Title

Demolition

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Bond Demolition Ltd

Unit B, Ocean Park, 3 Pantglas Industrial Estate

Caerphilly

CF838DR

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

HAYWOOD CRUSHING DEMOLITION LIMITED

Unit 14 Haywood Industrial Estate, Wellington

Hereford

HR48DZ

Telephone

+44 7969886703

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

JAMSON ESTATES LIMITED

Ger-Y-Nant, Tresaith

Cardigan Ceredigion

SA432JN

Telephone

+44 1239810256

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

J2R DEMOLITION LIMITED

L4 Cedar Suite Mamhilad House, Mamhilad

Pontypool

NP40HZ

Telephone

+44 2922933933

Country

United Kingdom

NUTS code

- UKL21 - Monmouthshire and Newport

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MERTHYR SALVAGE LIMITED

Unit 1 Penygarnddu Industrial Estate, Dowlais Top

Merthyr Tydfil

CF482TA

Telephone

+44 1685375406

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WALTERS U.K. LIMITED

Hirwaun House, Hirwaun Industrial Estate

Hirwaun, Aberdare

CF449UL

Telephone

+44 1685815100

Fax

+44 1685815101

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section VI. Complementary information

VI.3) Additional information

N/A

(WA Ref:153291)

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