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Planning

## **Preliminary Market Engagement Notice for Penrhys Regeneration**

Trivallis

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-046659

Procurement identifier (OCID): ocds-h6vhtk-0582cb

Published 6 August 2025, 4:15pm

### **Scope**

### **Reference**

Penrhys Regeneration

### **Description**

Penrhys an existing village located between and towards the peak of the Rhondda Fach and Rhondda Fawr Valleys at the centre of the Rhondda Cynon Taff Borough. The original village was complete in 1969 providing 951 homes, since its conception the numbers of homes has dramatically decreased due to various socio economic and world events. Further to the Local Authority relocations in the 1990s many of the original properties have been demolished and there are now circa 200 homes over 24 hectares.

Trivallis seeks to regenerate the site and provide a truly exciting mixed-use development giving a new breath of life to the village. The concept Masterplan provides circa 800-900 new homes (including new and replacement affordable housing), circa 1000sqm commercial space and an extensive public realm. This will include a new village centre with heritage and leisure opportunities. The development of a new primary school for the

expansion of families living in the village will be benefited by the integration of sports facilities and high-quality green spaces.

Penrhys will be seeking to procure a development partner that will work with Trivallis to design and subsequently deliver the new development, invest in mixed-tenure housebuilding, and manage all stages of the process from planning through to sales and after-care.

### **Total value (estimated)**

- £125,000,000 excluding VAT
- £125,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 March 2026 to 31 March 2036
- 10 years, 1 month

### **Main procurement category**

Works

### **CPV classifications**

- 70000000 - Real estate services
- 45000000 - Construction work
- 71247000 - Supervision of building work
- 71315200 - Building consultancy services

- 71530000 - Construction consultancy services
- 71541000 - Construction project management services
- 71540000 - Construction management services

## **Contract locations**

- UK - United Kingdom

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## **Engagement**

### **Engagement deadline**

19 September 2025

### **Engagement process description**

#### General Information

Prior to tender, Penrhys wishes to engage with suitable suppliers to gain feedback on the following matters:

- Concept masterplan
- Regeneration specification including housing standards and environmental sustainability
- Financial viability
- Commercial and contractual arrangements
- Procurement process
- Suppliers will be provided with the following information on the proposals to inform their feedback: Draft masterplan/site layout

- Phase 1a site plan and design information
- Constraints and Opportunities Plan / Design Summary document
- Landscape Context document
- Summary of work carried out to date
- Specification / Pattern book house types
- Draft commercial proposals

The market engagement process will involve:

1) Suppliers are asked to register their interest by email to [dcolumbano@savills.com](mailto:dcolumbano@savills.com). Upon registration Suppliers will be sent the information pack via email.

2) One to One supplier events will be held by remotely with all suitable suppliers that register an interest from w/c 11th August to w/c 29th September. Exact dates will be confirmed upon registration of interest.

Suitable suppliers will be those considered by the Authority to have relevant experience, capabilities and expertise in regeneration and development of housing.

Suppliers will be asked to respond to a number of questions on the topics noted above, in order to gain feedback on the marketability of the current proposals. Any feedback may be used to inform the final process and/or commercial proposals. Any information which the Contracting Authority deems relevant to all Suppliers will be shared with all Suppliers.

3) Group supplier event. It is anticipated that an in-person event will be held at/or close to the Penrhys Estate from w/c 1st September to w/c 15th September. This will be an opportunity for Suppliers to meet with the Contracting Authority for a briefing on the project requirements. This is an optional event and any information shared with Suppliers in advance or during the event will be shared with any potential Suppliers who are unable to attend.

4) Requests for written responses to the market engagement. Suppliers will be asked to respond in writing to the Suppliers questionnaire which will be issued following the one-to-one and group supplier events. The Questionnaire will include questions on the topics mentioned above and feedback may be used to shape the selection process and/or commercial proposals.

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## Submission

### Publication date of tender notice (estimated)

29 September 2025

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## Contracting authority

### Trivallis

- Public Procurement Organisation Number: PYMX-8256-GLPM

Ty Pennant

Pontypridd

CF37 2SW

United Kingdom

Contact name: Kathryn Evans

Telephone: 03000030888

Email: [kathryn.evans@trivallis.co.uk](mailto:kathryn.evans@trivallis.co.uk)

Website: <http://www.trivallis.co.uk>

Region: UKL15 - Central Valleys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales

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## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### Savills (UK) Limited

Summary of their role in this procurement: Consultants

- Companies House: 02605138

33 Margaret Street

London

W1G 0JD

United Kingdom

Contact name: Daniela Columbano

Email: [dcolumbano@savills.com](mailto:dcolumbano@savills.com)

Region: UKI32 - Westminster

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## Contact organisation

Contact Trivallis for any enquiries.

