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Tender

Development of New Build Council Housing at Ael-Y-Bryn, Ystradgynlais, Powys, Mid Wales

Powys County Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-052477

Procurement identifier (OCID): ocds-h6vhtk-0506af ([view related notices](#))

Published 29 August 2025, 2:06pm

Scope

Reference

itt_119607

Description

Powys County Council is seeking to appoint a suitably experienced, qualified and competent Contractor (or a group of contractors acting as a Consortium) to develop x14 walk-up flats, on a brownfield site at Ael-y-Bryn, Brecon Road, Ystradgynlais, Powys, Mid Wales.

The scheme has been designed to meet Welsh Development Quality Requirements 2021 (WDQR 2021), Secured by Design Gold and Lifetime Homes. The dwellings have been designed to meet EPC A rating.

Total value (estimated)

- £3,600,000 excluding VAT
- £3,600,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 13 April 2026 to 12 July 2027
- 1 year, 3 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL24 - Powys

Participation

Conditions of participation

It is a minimum requirement of the Council that Bidders must:

- Be registered with the Central Digital Platform.
- Have a valid Constructionline Silver registration (or demonstrably equivalent accreditation) with work categories relevant to the subject matter of the contract.
- Have a valid registration with a Safety Schemes in Procurement (“SSIP”) accredited scheme (or demonstrably equivalent).
- Demonstrate sufficient financial standing.
- Confirm their to provide a performance bond equal to not less than 10% of the total contract value, if successful in this procurement process.
- Agree to use a Project Bank Account for payment of sub-contractors.
- Provide evidence of existing, or agree to put in place, insurances to the following levels:
 - (a) Public Liability Insurance - 5,000,000 GBP
 - (b) Employer's Liability Insurance - 5,000,000 GBP
 - (c) Professional Indemnity Insurance - 5,000,000 GBP
- Confirm acceptance of the Contract Conditions.
- Provide clear evidence of demonstrable experience of delivering contracts that are comparable in nature, scope, value and duration to the requirement of this procurement.
- Agree to work collaboratively with the Council to reduce the financial, environmental, and carbon impact of the scheme.
- Agree to work in accordance with the Council's Disclosure & Barring Service Policy.
- Agree to fully abide by and work in accordance with the Council's Contractors Guidance for Safer Recruitment Policy.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

17 October 2025, 12:00pm

Tender submission deadline

24 October 2025, 12:00pm

Submission address and any special instructions

Instructions for Suppliers – Registration on eTenderwales

Powys County Council will be conducting this tender through the Value Wales e-Tendering portal. This can be found at <https://etenderwales.bravosolution.co.uk/home.html>, all information may be downloaded and returned through this channel.

Internet address(es): <https://etenderwales.bravosolution.co.uk/home.html>

Suppliers Instructions How to Express Interest in this Tender

1. Register your company on the eTenderwales portal (this is only required once):-
Browse to the eSourcing Portal: <https://etenderwales.bravosolution.co.uk/home.html>

- Click the “Click here to register” link
- Accept the terms and conditions and click “continue”
- Enter your correct business and user details
- Note the username you chose and click “Save” when complete
- You will shortly receive an email with your unique password (please keep this secure)

2. Express an Interest in the tender

- Login to the portal with the username/password
- Click the “Open Access ITTs” link.
- Click on the relevant ITT to access the content.
- Click the “Express Interest” button in the “Actions” box on the left-hand side of the page.
- This will move the ITT into your “My ITTs” page. (This is a secure area reserved for your projects only).
- Click on the ITT code, you can now access any attachments by clicking the “Settings and Buyer Attachments” in the “Actions” box

3. Responding to the tender

- You can now choose to “Reply” or “Reject” (please give a reason if rejecting)
- You can now use the ‘Messages’ function to communicate with the buyer and seek any clarification
- Note the deadline for completion, then follow the onscreen instructions to complete the ITT
- There may be a mixture of online & offline actions for you to perform (there is detailed online help available)

If you require any further assistance use the online help, or the eTendering Helpdesk is available Mon – Fri (8am – 6pm) on:- Phone: 0800 069 8634

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Cost	Cost	40.00%
Design	Quality	9.00%
Delivery Team	Quality	9.00%
Health & Safety - management of sub-contractors	Quality	7.50%
Ensuring Quality Control and Defect Management	Quality	7.50%
Communications and Stakeholder Management	Quality	6.00%
Parking	Quality	6.00%
Programme & Risk	Quality	6.00%
Community Benefits	Quality	4.50%
Sustainability - approaching known sustainability risks	Quality	4.50%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Powys County Council

- Public Procurement Organisation Number: PQBT-5413-HMDT

County Hall

Llandrindod Wells

LD1 5LG

United Kingdom

Email: commercialservices@powys.gov.uk

Website: <https://en.powys.gov.uk/>

Region: UKL24 - Powys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales