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Planning

Meet the Buyer - Bangor High Street Empty Property Initiative (BEPI) – Consultancy Contract

Cyngor Gwynedd

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

Notice identifier: 2025/S 000-056883

Procurement identifier (OCID): ocds-h6vhtk-059b1e

Published 16 September 2025, 11:35am

Scope

Description

This notice is to invite suitable contractors to have a 1 to 1 virtual meeting with the Regeneration team to discuss the requirements of this consultancy and tender process.

Total value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 17 October 2025 to 31 March 2027
- 1 year, 5 months, 15 days

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKL12 - Gwynedd

Engagement

Engagement deadline

22 September 2025

Engagement process description

Bangor High Street Empty Property Initiative (BEPI) – Consultancy Contract

This document summarises the service requirements associated with the BEPI Consultancy Contract, along with details of the associated tender process and Meet the Buyer Event

Contract Summary

Cyngor Gwynedd is seeking to appoint one consultant to support delivery of the Bangor High Street Empty Property Initiative (BEPI), a targeted regeneration programme funded through Welsh Government's Transforming Towns programme.

The contract will run for up to 18 months, commencing approximately 17 November 2025 and ending approximately March 31, 2027, with a maximum contract value of £100,000 (ex VAT).

The appointed consultant will work with the Council's Regeneration Team to assess and monitor approximately five vacant or underused properties on Bangor High Street, though the final number may vary depending on application volumes and funding availability.

Summary of Duties

The successful consultant will be required to deliver:

- Technical Appraisal Reports for each application (scope, costs, compliance)
- Verification of compliance with planning, building regs, and relevant standards
- Site Inspection Reports (pre-works, during, post-completion) with evidence for release of funding
- Risk Assessments for each project with mitigation strategies
- Progress updates and advice as part of Project Board meetings
- Final Evaluation Input at contract close-out (lessons learned and recommendations)

Tender Requirements

Tenderers will be required to complete a Pre-Qualification Questionnaire (PQQ) to demonstrate their professional capability and relevant experience to complete this contract.

Tenders will be scored 80% Quality / 20% Price, where bidder will be required to provide a price for a model basket of activity (based on five buildings: e.g., 1 appraisal, 2 inspections, 1 risk assessment, 4 monitoring summaries, 1 final evaluation). The quality element will require potential providers to:

- outline their methodology to deliver the contract,

- provide details of the team that will carry out the work,
- provide examples of the delivery risks you expect to encounter and how they would be identified, managed, and mitigated.
- demonstrate your ability to provide all key deliverables bilingually (Welsh and English).

Meet The Buyer

Cyngor Gwynedd will be holding a Meet the Buyer Event on the 24/9/25 where potential consultants will be able to book a 30-minute virtual 1:1 meeting with the project team. If you wish to book a slot, please e-mail williamllywelynadams@gwynedd.llyw.cymru by 13:00 on the 22/09/25.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 October 2025

Contracting authority

Cyngor Gwynedd

- Public Procurement Organisation Number: PTCX-9875-MZPQ

Swyddfeydd y Cyngor / Council Offices

Caernarfon

LL55 1SH

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Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales