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Tender

UK4 Tender Notice for Penrhys Regeneration Project Development Partner

Trivallis

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

Notice identifier: 2025/S 000-072187

Procurement identifier (OCID): ocds-h6vhtk-0582cb ([view related notices](#))

Published 7 November 2025, 4:35pm

Scope

Reference

Penrhys Regeneration Project Development Partner

Description

Trivallis are procuring a development partner for our Penrhys Regeneration project. The partner will work with Trivallis to design and subsequently deliver a new housing development in Penrhys, invest in mixed-tenure housebuilding and manage all stages of the process from planning through to sales and after-care. Social value requirements will be included as part of the project and residents have been at the heart of the process, meeting with architects, planners and our team to shape the future of their community.

Preliminary market engagement was undertaken in accordance with section 16(1) of the Procurement Act 2023. A Preliminary Market Engagement Notice was published on Sell2Wales on 6 August 2025. This notice provided for interested parties to register their interest via email. A briefing pack was made available which set out the context of the project, Trivallis' objectives and a number of supporting documents. A copy of the briefing pack is included in the Portal.

A number of participants who registered interest also opted to join a call to discuss their feedback on the proposed process and the information provided. The feedback provided confirmed that the market generally did have the ability and appetite to deliver against Trivallis' minimum requirements and in line with the proposed commercial structure, as well as delivering added social value and engagement with local communities as part of the project.

Phase one will deliver circa 120 new homes as part an exciting long-term plan for around 800-900 homes across the site.

A key principle of the project is to adopt a tenure neutral approach to the delivery of new affordable homes and homes for sale. Trivallis will fund and retain the affordable housing units and the market housing properties will be funded and sold by the successful bidding organisation.

The estimated contract length is from week commencing 29th June 2026 to end of June 2036, with an estimated gross development value of £200,000,000 (two hundred million pounds). A contract extension allowance is made for up to 5 (five) years of incremental extensions, depending on the progression of the project.

Trivallis will be using the competitive flexible procedure as it appears in the Procurement Act 2023 under section 20 (2) (b).

This competitive flexible procedure will be conducted in three (3) stages. The three (3) stages are described in more detail below.

Stage 1: Invitation to participate; this stage is to secure a credible shortlist of up to three potential partners.

This stage includes the Welsh procurement specific questionnaire (WPSQ) including conditions of participation and case study question requirements.

Stage 2: Invitation to submit initial proposals and dialogue

This stage will commence with the issuing of a letter inviting Suppliers that have been successfully shortlisted at stage 1 to submit their initial proposals, together with the issue of an overarching site wide development agreement. Contract documentation will be subject to discussion as part of the dialogue process.

The initial proposals will not be evaluated but will be a work in progress against each of the submission requirements. The initial proposals will be used to inform discussions. Trivallis will hold up to two sessions with each bidder to discuss initial proposals aligned with the assessment methodology and award criteria set out in Appendix 7 of the Tender Document. A presentation to tenant representatives will also be required.

Feedback will be provided by the Trivallis evaluation team to enable Suppliers to refine their submissions. A session will also be offered to discuss commercial principles.

Stage 3 Invitation to submit a final tender:

When Trivallis confirms that the dialogue sessions are closed, Suppliers will be informed via Etender Wales and will be requested to submit their final tender response proposals.

Final tenders must be submitted in accordance with the timetable and instructions set out in the Tender Document and any additional information provided. Once the assessment has concluded, Trivallis will provide an assessment summary to all Suppliers that submitted final tenders.

Contract award is subject to the formal approval process of Trivallis. Until all necessary approvals are obtained and the steps below completed to Trivallis' satisfaction, no Contract(s) will be entered into.

Contracting for the whole project and how this will be managed can be found in Clause 11 Contract Terms in the Tender Document.

The full procurement indicative timetable can be found in the Tender Document via Etender wales.

Please note that the deadlines contained in this notice are for Stage 1. The full indicative timetable, for all stages, is in the Tender Document.

Total value (estimated)

- £200,000,000 excluding VAT
- £200,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2036
- Possible extension to 30 June 2041

- 15 years

Description of possible extension:

The allowance of extensions is for any unforeseen delays, for a project of this size.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70000000 - Real estate services
- 71247000 - Supervision of building work
- 71352000 - Subsurface surveying services
- 71353000 - Surface surveying services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

Contract locations

- UKL15 - Central Valleys

Participation

Legal and financial capacity conditions of participation

These are directly obtained from the Welsh Procurement Specific Questionnaire that is answered via the Tender Document in Etender Wales.

Technical ability conditions of participation

These are directly obtained from the Welsh Procurement Specific Questionnaire, the Tender Document and related documents in Etender Wales.

Submission

Enquiry deadline

1 December 2025, 2:00pm

Submission type

Requests to participate

Deadline for requests to participate

8 December 2025, 1:00pm

Submission address and any special instructions

<https://etenderwales.bravosolution.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

3 to 4 suppliers

Selection criteria:

Stage 1 WPSQ and 3 case studies - please see Tender Document in the Etender Wales Portal

Award decision date (estimated)

9 January 2026

Award criteria

Name	Description	Type	Weighting
Quality	Quality criterion	Quality	60.00%
Commercial	Commercial	Price	40.00%

Other information

Payment terms

Please see Tender Document and related procurement documents provided in Etender Wales for further details.

Description of risks to contract performance

Please see Tender Document and related procurement documents provided in Etender Wales for further details.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1: Invitation to participate - WPSQ & Case Studies

Stage 2: Invitation to submit initial proposals and dialogue

Stage 3: Invitation to submit a final tender

Documents

Documents to be provided after the tender notice

<https://etenderwales.bravosolution.co.uk>

Contracting authority

Trivallis

- Public Procurement Organisation Number: PYMX-8256-GLPM

Ty Pennant

Pontypridd

CF37 2SW

United Kingdom

Contact name: Daniela Columbano

Email: dcolumbano@savills.com

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

Region: UKL15 - Central Valleys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales

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

Website: <https://www.savills.com>

Region: UKI32 - Westminster

Contact organisation

Contact Trivallis for any enquiries.