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Tender

A Development Agreement for the development and management of a supported living accommodation and day centre

Rhondda Cynon Taf CBC

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

Notice identifier: 2025/S 000-082784

Procurement identifier (OCID): ocids-h6vhtk-05e0f9

Published 15 December 2025, 10:21am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Change of deadline date

Scope

Reference

RCT17

Description

The Council is undertaking a competitive flexible procurement procedure to appoint a Supplier to enter into a Development Agreement with the Council.

The Supplier (Development Partner) will design, apply and secure planning permission for, construct, deliver and manage a supported living accommodation and a learning disability day centre at the former Garth Olwg Residential Care Home site, Main Road, Church Village, Pontypridd CF38 2DX.

It is anticipated that the development partner will secure relevant Welsh Government grant funding for the project. Dependent on the amount of funding secured the Council may be required to make a financial contribution as a top up.

The contract value in this notice has been based on the estimated full build cost and the Council does not anticipate paying this value.

A service level agreement will be established between the Local Authority and the chosen development partner once the facility is operational for the management of the relevant services including ongoing service charges and costs. The length of the service level agreement is to be determined but is anticipated to be around a 40 year period. The service charges and costs may be negotiated as part of the tender procedure.

Therefore the estimated cost provided for in this notice is based purely on an estimation of the void space over a 40 year period. The competitive flexible procedure allows the Council to carry out the tender in multiple stages, although the Council reserves the right to award the contract based on initial tenders.

A UK1 notice has previously been published - ocds-h6vhtk-0510d1

Total value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2056
- Possible extension to 31 March 2071
- 45 years

Description of possible extension:

Development Agreement with a term of 5 years that includes a Nomination and Service Agreement with a 25-year nomination period, plus an option to extend for a further 15 years.

The potential maximum Contract period is therefore up to 45 years from the date of the Development Agreement

Main procurement category

Services

CPV classifications

- 45111291 - Site-development work
- 71220000 - Architectural design services
- 70111000 - Development of residential real estate
- 45215200 - Construction work for social services buildings
- 98340000 - Accommodation and office services

Contract locations

- UKL15 - Central Valleys

Participation

Legal and financial capacity conditions of participation

as per tender docs

Technical ability conditions of participation

as per tender docs

Submission

Enquiry deadline

6 January 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

20 January 2026, 12:00pm

Submission address and any special instructions

<https://etenderwales.ukp.app.jaggaer.com/home.html>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 March 2026

Award criteria

Name	Description	Type	Weighting
Technical	Technical Questions	Quality	75.00%
Commercial	Commercial model	Price	20.00%
Social Value	Social Value matrix	Quality	5.00%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The procurement will be structured into three potential tendering stages.

Stage 1 - Conditions of Participation and initial tenders

Stage 2 - Supplier Negotiation

Stage 3 - Final tenders

However, the Council reserves the right to award the Contract on the basis of Tenders received in response to this ITT (i.e. during stage 1) ("Initial Tenders") without continuing to or undertaking stages 2 and/or 3 if an initial tender satisfies all of the Councils requirements/minimum requirements and is capable of acceptance.

Stage 1: Conditions of Participation & Initial Tenders.

The purpose of this stage is to enable an assessment of Initial Tenders against the Council's conditions of participation and the award criteria set out below.

The Council will assess Initial Tenders as follows:

- Conditions of participation
- Initial Tenders

Following its evaluation of Initial Tenders, the Council reserves the right to award the contract on the basis of the Initial Tenders received that satisfies the Councils minimum requirements, or to proceed to Stage 2 and invite the three highest scoring Tenderers at the conclusion of the evaluation of Initial Tenders to Stage 2.

Stage 2 - Supplier negotiation (if used)

If the Council decides to proceed to Stage 2 rather than awarding the Contract based on Initial Tenders, Stage 2 will commence with the issuing of a letter inviting those Tenderers which have successfully been shortlisted at Stage 1 to participate in Stage 2, which will involve negotiating with the Council. The Council may negotiate on the following:

- Term of the Nomination Agreement
- Day Centre payment - rental or lump sum

The Council intends to hold a minimum of one formal negotiation session with each of the Tenderers invited to negotiate, the purpose of which will be to negotiate the Tenderer's Initial Tender submission. If a tenderer does not participate in negotiations with the Council, then the initial tender will be used as the final submission.

The Council reserves the right to hold additional negotiation meetings as they see fit at any stage in the Competitive Flexible Procedure.

Following the conclusion of all negotiation meetings, the Council will make any revisions to the tender documents where applicable and Stage 2. Tenderers will be required to submit a revised Tender via eTenderWales as part of the Stage 3 Call for Final Tender.

Stage 3 - Call for final tenders (if used)

The Council will, at Stage 3 invite Tenderers to submit fully developed and complete Final Tenders (on the basis of the Initial Tender presented and specified during the negotiation stage) containing all the elements required and necessary for the performance of the Contract.

Following evaluation of the Final Tenders, the Council will award the Contract to the Tenderer that submits the Most Advantageous Tender by applying the Evaluation Methodology set out in the Invitation to tender for Stage 3 of this Procurement. Stage 3 criteria and weightings will be the same as Stage 1.

This procurement process will not be suitable for Lots due to the complexity only suitable for a single provider.

Contracting authority

Rhondda Cynon Taf CBC

- Public Procurement Organisation Number: PDXZ-9391-VHZQ

2 Llys Cadwyn

Pontypridd

CF37 4TH

United Kingdom

Contact name: Purchasing

Email: purchasing@rctcbc.gov.uk

Website: <http://www.rctcbc.gov.uk/>

Region: UKL15 - Central Valleys

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales