



Invitation to Tender: Cae Bodfach Natural Play Area

Item	Detail
Tender reference	LTC/2026/001
Project location	Cae Bodfach, Llanfyllin, Powys
Contract type	Design, supply, installation and completion
Tender issue date	20 th June 2026
Site visit dates	On request – between 20 th June and 5 th July.
Clarification deadline	5 th July 2026
Tender return deadline	12 th July 2026
Tender Submission Type	Electronic via email
Contact Details	Town Clerk (townclerk@llanfyllin-tc.gov.wales)

1 Introduction

Llanfyllin Town Council invites suitably qualified contractors to submit tenders for the design, supply, installation and completion of a natural multi-activity children's play area at Cae Bodfach, Llanfyllin.

The Council is seeking a high-quality, inclusive, nature-based play environment which encourages physical activity, balance, climbing, agility, imaginative play and social interaction while complementing the surrounding landscape and biodiversity objectives of the site.

The contract shall include all design, groundworks, drainage, equipment supply, installation, surfacing, seating, landscaping, reinstatement, testing and certification required to provide a fully operational facility ready for public use.

2 Project Background & Objectives

Cae Bodfach is a community greenspace and biodiversity asset. The Council wishes to develop a natural play area that supports encouraging physical activity, balance, climbing, agility, exploration, imaginative play and social interaction while complementing the landscape and biodiversity objectives of the site.

3 Site Information

Site: Cae Bodfach, Llanfyllin, Powys. What3words location is ///edicts.resurgent.flexed

The site includes existing natural features and is part of a wider community and biodiversity project. Tenderers are expected to satisfy themselves regarding site conditions, access arrangements, existing features, biodiversity constraints, construction considerations and the Council's intention to retain a natural character throughout the site.

4 Instructions to Tenderers

Late submissions may not be considered. Clarification questions must be submitted before the published deadline. Tenders must remain valid for 90 days. The Council reserves the right not to accept the lowest or any tender received.

The tender return must include all mandatory documents listed in this ITT. Failure to provide mandatory information may result in the tender being excluded from evaluation.

5 Site Visit Requirement

Attendance at a site visit is highly recommended. Cae Bodfach has site-specific considerations including access, existing paths, ground conditions, and biodiversity sensitivities. Tenderers should not price solely from a plan or drawing.

6 Budget and Value Engineering

The Council has budgeted funding for this project and is seeking best value through a competitive tender process. Tenderers must structure their proposals to distinguish between:

- Core Works: items required to deliver a safe, complete and operational natural play area;
- Optional Enhancements: separately priced items which the Council may choose to include or omit depending on affordability.

The Council may omit optional elements to remain within budget, provided this does not materially alter the nature of the tender or compromise safety, compliance or public usability.

7 Scope of Works

The successful contractor shall be responsible for the full delivery of the project, shall provide all labour, materials, plant, design, installation, testing and handover requirements. This includes design services, site preparation, groundworks, play equipment, surfacing, seating, landscaping, reinstatement and certification.

7.1 Design Principles

The Council seeks a natural play environment broadly comparable to high-quality natural play systems supplied by Kompan, Timberplay, Proludic, Wicksteed or equivalent manufacturers. The Council is not specifying a single manufacturer and will consider equivalent proposals that meet the required outcomes. The play area should include a variety of:

- balance elements
- climbing elements
- traversing elements
- agility challenges
- informal seating and play opportunities

The Council anticipates equipment suitable broadly for children aged approximately 5 to 12 years, although tenderers may propose alternative age ranges where justified by the design.

7.2 Groundworks

The contractor shall assess site conditions and undertake all necessary groundworks required for the installation of the play area. This shall include site preparation, formation of the play area, protection of equipment foundations, and reinstatement of affected areas.

7.3 Surfacing

Tenderers shall propose suitable impact attenuating surfacing where required by the equipment, fall heights and relevant standards. Preference will be given to surfacing that retains a natural appearance, minimises environmental impact and requires limited maintenance.

8 Environmental and Biodiversity Requirements

The Council places significant importance on biodiversity and environmental sustainability. The design and construction approach should minimise harm and, where possible, contribute positively to the setting.

- minimise excavation and disturbance where practical
- retain existing landscape features where possible
- use sustainably sourced materials where possible, incorporating natural timber, robinia, oak or equivalent natural materials wherever practical
- minimise the use of brightly coloured plastic components
- manage waste responsibly
- protect the surrounding site during construction.

9 Standards and Compliance

All works, equipment, surfacing and completed installations must comply with all applicable legislation, standards and guidance, including where relevant:

- BS EN 1176 - Playground equipment and surfacing;
- BS EN 1177 - Impact attenuating playground surfacing;
- Construction Design and Management Regulations;
- Current health and safety legislation;
- Manufacturer installation requirements;

The contractor shall provide independent post-installation safety certification before handover.

10 Evaluation Methodology

The contract will be awarded on the basis of the Most Economically Advantageous Tender. Tenders will be evaluated against the criteria below.

Criteria	Weighting	What the Council will consider
Price	30%	Overall cost, clarity of pricing, value for money and affordability within the available budget.
Quality of design proposal	25%	Play value, layout, suitability for the site, quality of equipment, safety and overall design approach.
Relevant experience and references	15%	Evidence of comparable projects, competence, reliability and client feedback.
Environmental and biodiversity considerations	10%	Use of natural and sustainable materials, protection of the site and biodiversity enhancements.
Accessibility and inclusion	10%	Accessible routes, inclusive features and opportunities for children with differing abilities.
Maintenance and whole-life costs	10%	Expected lifespan, warranties, maintenance burden, inspection requirements and replacement parts.

The Council may invite tenderers to clarify their submissions. Clarification must not be used to materially change a tender after the submission deadline.

11 Pricing Schedule Requirements

Tenderers must complete the pricing schedule at Appendix A. Prices must be exclusive of VAT and shown in pounds sterling.

Pricing must be broken down into core and optional elements. Tenderers should clearly identify assumptions, exclusions or qualifications relating to their pricing.

The Council reserves the right to award the contract in whole or in part and may remove optional elements where this does not materially alter the nature of the tender or compromise the safe operation of the completed play area.

12 Contract Particulars and Handover

The completed installation shall be handed over ready for public use together with operation manuals, maintenance information, warranties, as-built information and inspection certificates.

13 Defects, Warranty and Maintenance

Tenderers shall provide a minimum 12-month defects liability period together with manufacturer warranties and warranty schedules for major equipment items.

Appendix A - Pricing Schedule

Tenderers must complete this pricing schedule.

Item	Description	Core / Optional	Price (£)
1	Site preparation and clearance	Core	
2	Excavation and earthworks	Core	
3	Foundations and substructure work	Core	
4	Supply of play equipment	Core	
5	Installation of play equipment	Core	
6	Safety surfacing	Core	
7	Seating provision	Core	
8	Landscaping and reinstatement	Core	
9	Waste removal and site clearance	Core	
01	Additional play features	Optional	
02	Additional seating	Optional	
03	Additional landscaping	Optional	
04	Other optional enhancement – please specify	Optional	
		Sub Total	
		VAT	
		Project Total	