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Tender

Mental Health Recovery Services: Supported Accommodation (High Support)

The Royal Borough of Kensington & Chelsea

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

Notice identifier: 2026/S 000-000404

Procurement identifier (OCID): ocds-h6vhtk-055f81 ([view related notices](#))

Published 5 January 2026, 3:32pm

Scope

Reference

ITT_30558

Description

RBKC is seeking experienced providers to deliver high-support mental health accommodation services across two clusters in the borough: North Cluster (Lot 1) and South Cluster (Lot 2). The service will support a minimum of 62 adults with severe and enduring mental health needs, including those with complex co-morbidities such as substance misuse, forensic history, and challenging behaviours.

Key Requirements:

24/7 staffed accommodation in a psychologically informed and trauma-informed environment.

Delivery of Section 117 aftercare under the Mental Health Act and support under the Care Act.

Focus on recovery, independence, and move-on, with personalised, co-produced support plans.

Provision of skills development, wellbeing activities, risk management, and social inclusion.

Compliance with safeguarding, health & safety, and data protection standards.

Integration with statutory and community partners, promoting digital inclusion and assistive technology.

Robust staffing model, recruitment, training, and supervision strategies.

Performance monitoring against KPIs, including resident satisfaction, staff wellbeing, and move-on outcomes.

Accommodation Details:

Lot 1 (North Cluster): 3 buildings, 29 bed spaces.

Lot 2 (South Cluster): 1 building with 11 bed spaces. Tenderers must also source additional buildings for at least 22 more units (total 33 minimum) for this Lot.

Contract Highlights:

Block-funded support service (rent and housing management excluded).

Providers must enter into Housing Management Agreements with Registered Providers.

Providers must demonstrate innovation, social value, and value for money.

For full details, including eligibility criteria, service model, and KPIs, refer to the ITT on Jaggaer.

Total value (estimated)

- £12,299,000 excluding VAT
- £14,758,800 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2026 to 30 September 2031
- Possible extension to 30 September 2033
- 7 years, 1 month

Description of possible extension:

2.3. The Authority shall be entitled at its absolute discretion to extend the Contract Period by any number of periods which shall not exceed, in aggregate, the period specified in Clause 2.3.1. In the event that no period is specified in Clause 2.3.1 this Contract shall not be extended.

2.3.1. The aggregate period by which this Contract may be extended is up to a period of (2) years by two (2) consecutive period of (12)

2.3.2. If the Authority wishes to exercise its right to extend this Contract under Clause 2.3 it shall serve on the Contractor notice in writing to that effect not less than 6 (six) months or, where a period of notice has been inserted in Clause 2.4.1, the period so stated in Clause 2.4.1, before the expiry of the Contract Period.

2.3.3. The period of notice required to extend this Contract shall be three (3) months

2.4. If and each time the Authority exercises its rights in Clause 2.3, the definition of Contract Period shall be deemed to be amended accordingly and the Contractor shall continue to provide the Services to the Contract Standard at the Contract Price prevailing on the date of the extension as revised from time to time in accordance with Clause 3.

Main procurement category

Services

CPV classifications

- 85312000 - Social work services without accommodation

- 85000000 - Health and social work services

Contract locations

- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Tenderers must identify their preferred Lot within the Qualification Envelope.

Each Lot will be award to the highest scoring Tenderer for that Lot.

In the event of a tie the below tie break procedure will apply:

Technical questions will be ranked by weighting. The Authority will compare Tenderer scores question by question, in descending order of weighting, until one Tenderer achieves a higher score. At that point, no further scores will be considered.

Lot 1. Lot 1 North Cluster

Description

LOT 1 - North Cluster

There are 3 (three) buildings available for use in the North Cluster of RBKC to support a total of 29 (twenty-nine) residents.

The Authority reserves the right to amend this configuration.

The Successful Tenderer will be required to enter into a Housing Management Agreement with the Landlord(s) prior to contract commencement.

Service Address Support Level Bed Spaces Registered Provider

Holly Villa 170 Holland Road, W14 8AH High 9 Peabody

Cedar House 38 St Luke's Road, W11 1DJ High 10 Notting Hill Genesis

Linden House 209 Ladbroke Grove, W10 6HQ High 10 Notting Hill Genesis

Further information can be found in the ITT.

Lot value (estimated)

- £5,754,000 excluding VAT
- £6,904,800 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. LOT 2 - South Cluster

Description

LOT 2 - South Cluster

There is one building available for use in the South Cluster of RBKC. Tenderers must have arrangements in place to provide a minimum of 22 units in addition to the 11 noted within the South Cluster area. This is a PASS / FAIL requirement, further information can be found in paragraph 16.18 of the ITT.

The Successful Tenderer will be required to enter into a Housing Management Agreement with the Landlord(s) prior to contract commencement.

The Authority reserves the right to amend this configuration.

Service Address Support Level Bed Spaces Landlord

Richardson House 84 Redcliffe Gardens, SW10 9HH High 11 Notting Hill Genesis

Further information can be found in the ITT.

Lot value (estimated)

- £6,545,000 excluding VAT
- £7,854,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 North Cluster

As outlined in ITT documents

Lot 2. LOT 2 - South Cluster

As per the ITT

Technical ability conditions of participation

Lot 1. Lot 1 North Cluster

As outlined in ITT documents

Lot 2. LOT 2 - South Cluster

Tenderers must have arrangements in place to provide a minimum of 22 units in addition to the 11 noted within the South Cluster area. This is a PASS / FAIL requirement, further information can be found in paragraph 16.18 of the ITT.

Other conditions of participation can be found in the ITT documents

Particular suitability

Lot 1. Lot 1 North Cluster

Lot 2. LOT 2 - South Cluster

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

23 January 2026, 5:00pm

Tender submission deadline

6 February 2026, 12:00pm

Submission address and any special instructions

<https://wcc.ukp.app.jaggaer.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 May 2026

Award criteria

Name	Type	Weighting
Technical	Quality	80%
Commercial	Price	20%

Other information

Payment terms

As per the contract.

Description of risks to contract performance

As per the contract.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

The Royal Borough of Kensington & Chelsea

- Public Procurement Organisation Number: PPRX-1592-MXGN

Town Hall, Hornton Street

London

W8 7NX

United Kingdom

Email: procurement@rbkc.gov.uk

Website: <https://www.rbkc.gov.uk/>

Region: UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Organisation type: Public authority - sub-central government