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Planning

TD2311 - Preparing for Adulthood Specialist Supported Living Development

Derby City Council

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

Notice identifier: 2026/S 000-000763

Procurement identifier (OCID): ocds-h6vhtk-060046

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Scope

Description

Derby City Council is seeking to meet its strategic objective in mitigating a sufficiency gap in local specialist provision for those preparing for adulthood aged 18-25 years with eligible care needs and living with Learning Disabilities, Neurodiversity and/ or Autism (LDNA).

A site has been identified, that was previously used as a Children's home, containing three buildings, garages and some outdoor space, which is a Council-owned asset located in Sinfin, to the south of Derby City.

Our vision is to develop this provision using an outcomes-based commissioning model which delivers a Supported Living provision for 18 - 25 year-olds with LDNA and/or who are transitioning from children's services to Adult Social Care. The focus of this provision will be to improve outcomes, develop skills, and maximise individual's potential prior to proactive and incremental stepping-down of support towards greater independent living.

The intended occupancy is for 12 people for a medium-term (approximately 18 months) duration of enablement.

The scoping and design of this provision will be in collaboration with the market to innovate and co-produce delivery of this provision, and lead to the appointment of a suitably qualified and service provider to operate the site, through a formal procurement process at a later stage with a contract for up to 10 years (including break clauses).

This is not a formal invitation to tender notice - a procurement exercise will follow at a later stage.

Contract dates (estimated)

- 1 August 2026 to 31 July 2031
- Possible extension to 31 July 2036
- 10 years

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKF11 - Derby

Engagement

Engagement deadline

30 January 2026

Engagement process description

Engagement process to date:

Initial feasibility discussions were held with a small number of Supported Living Providers that deliver both children's and adult's services, under a non-disclosure agreement, as parts of the site were still actively delivering services to Children and Young People, so required high security measures around site visits.

An initial site visit was held in October 2024

Key Details of the Engagement:

- Date and Time: Monday 14th October 2024 from 09:00AM to 15:00PM
- Location: On site, Sinfyn Derby
- Eligibility: Currently contracted with the Council and delivered both children's and adults provisions, agreed to sign confidentiality agreement.
- Attendees: 3 Providers

Purpose of the Event

The purpose of the discussion was to determine the suitability and viability of the identified site in terms of, standard of accommodation, size, layout and to glean initial thoughts from providers on the potential options to repurpose the site for other provisions.

To discuss potential operating delivery models and what cohorts of customer profile would be best suited in each building on the site. Providers were able to support the Council in defining the operating model, resources and the likely cohort, to reaffirm initial Council thinking.

This affirmation from the initial feasibility discussions supported proposals to Council Cabinet and draft financial modelling to obtain approval to proceed with a formal procurement process.

The Council is now undertaking a more formal Pre-Market Engagement and is inviting

providers to share expertise, experience and ideas to support the Council in:

- Gathering details of what providers are in the market and the extent of experience, expertise and lessons learned in delivering similar hybrid models.
- Designing an outcomes?based model of delivery.
- Defining roles and responsibilities in a hybrid property?and?care arrangement.
- Identifying opportunities for TEC integration.
- Understanding best practice in transitional supported living.
- Assessing market appetite, potential risks, and lessons learned.

Further information regarding the process is available and includes:

1 - Draft procurement process Powerpoint slide

2 - Draft Specification Overview

3 - Market Engagement Response document

These documents are available by emailing laura.rose@derby.gov.uk

If you wish to contribute to the process please request the above documents and complete and return the Market Engagement Response Document to laura.rose@derby.gov.uk by 30th January 2026.

This engagement is not part of the formal procurement process. A procurement exercise will follow at a later stage.

The procurement exercise will be undertaken using a Competitive Flexible Procedure, which will allow the Council to design the procurement process stages so that potential providers are able to design and develop this provision throughout that process. This will cover elements such as, but not exclusive to, property matters (repairs and maintenance obligations for the buildings); technology enable care requirements; support models; financial models; transitioning of customers (assessment and reviews) and legal matters (terms and conditions of variety of agreements necessary).

As part of the Conditions of Participation Stage it is expected that the Council will assess provider's prior experience of similar developments and innovative service deliveries.

PLEASE NOTE - THIS IS NOT AN INVITATION TO TENDER.

The Conditions of Participation Stage is estimated to be published at some point in February 2026 and will be available at www.eastmidstenders.org

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

28 February 2026

Procedure

Special regime

Light touch

Contracting authority

Derby City Council

- Public Procurement Organisation Number: PQVM-1383-ZBXP

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Organisation type: Public authority - sub-central government