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Award

16 Plus Supported Accommodation

Torbay Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-002793

Procurement identifier (OCID): ocds-h6vhtk-0552fc ([view related notices](#))

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Scope

Reference

CSC25050

Description

Torbay Council is seeking a range of providers to deliver 16 plus supported accommodation for our . The tender is being split into 7 Lots: Lot 1 Supported Lodgings Lot 2a Semi-Independent Accommodation (Complex Needs) Lot 2b Semi-Independent Accommodation (Step-Down) Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only) Lot 3 Young Parents Service Lot 4a Multi-Occupancy (Complex Needs) Framework Lot 4b Multi-Occupancy (Step-Down) Framework For our Children Cared For and Care Experienced young people aged 16-24, our young people who are homeless or at risk of homeless young people aged 16-17 and our young parents. The services need to be located within and operate across Torbay or no more than a 10 mile geographical radius of Torbay Local Authority administrative boundary to support our Sufficiency Duty and Statement to enable Torbay Young People to remain within their relevant local authority boundary as far as possible.

Commercial tool

Establishes a framework

Lot 1. Lot 1 Supported Lodgings

Description

A single provider to deliver Supported Lodgings, under a block contract encompassing:• 6 units ring-fenced for standard support needs• 10 units ring-fenced for enhanced support needs; and• The option for the Provider to deliver additional units on a spot purchase basis.

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Description

Up to three providers to deliver a range of multi-occupancy units for young people with more complex needs between the ages of 16-17, under a block contract arrangement. This Lot will be structured and subsequently awarded on the basis of the number of units. The total number of units required for Lot 2a is 14. This may in exceptional circumstances be agreed by the Authority to be extended to after a Young Person's 18 birthday to ensure successful transition takes place. The Authority will award to the highest scoring Applicant the number of Units to a maximum of 14. Where the highest scoring Applicant has bid for less than the maximum, the Authority will award the remaining Units available to the second highest scoring Applicant and so on until all required Units have been awarded. In addition to the 14 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers

successful in their Application to Lot 2a. Where additional capacity is required, the Lot 4a Framework will be utilised.

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Description

A single provider to provide a non-Ofsted Registered provision of 3 units of semi-independent accommodation young people aged 18 to 24 years. This provision may also be used for young people aged 16-17 years who are homeless, or at risk of becoming homeless where they are not cared for and/or care experienced.

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Description

A Framework Agreement for spot-purchasing of placement requirements over and above the block contracted provision of Lot 2a to deliver a range of multi-occupancy units for young people with more complex needs between the ages of 16-17. Up to ten Providers will be awarded a place on the Framework to deliver accommodation and support for young people with more complex needs between the ages of 16-17. This may in exceptional circumstances be agreed by the Authority to be extended to after a Young Person's 18 birthday to ensure successful transition takes place.

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Description

A Framework Agreement for spot-purchasing of placement requirements over and above the block contracted provision of Lot 2b. Up to ten Providers will be awarded a place on the Framework to deliver accommodation and support for young people who are Looked

After and/or Care Leavers as part of a step-down from care and/or step-down from more intensive post-16 accommodation provision. Additionally, the Lot 4b Framework will be used to place young people (aged 16-17) who are homeless, or at risk of becoming homeless.

Contract 1. Lot 1 Supported Lodgings

Lots

Lot 1. Lot 1 Supported Lodgings

Supplier

- Young Devon

Contract value

- £1,498,541 excluding VAT
- £1,798,249 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

12 January 2026

Date assessment summaries were sent to tenderers

13 January 2026

Standstill period

- End: 22 January 2026
- 8 working days

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

The contract may be extended for a period of up to 2 years, or until the end of the allocated budget.

Main procurement category

Services

Options

The right to additional purchases while the contract is valid.

In addition to the 16 units, there will be the option for the Provider to deliver additional units on a spot-purchase basis from the Provider successful in their Application to Lot 1.

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay
-

Contract 2. Lot 2a Semi-Independent Accommodation (Complex Needs)

Lots

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Supplier

- Young Devon

Contract value

- £2,979,958 excluding VAT
- £3,575,949 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

12 January 2026

Date assessment summaries were sent to tenderers

13 January 2026

Standstill period

- End: 22 January 2026
- 8 working days

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

The contract may be extended for a period of up to 2 years, or until the end of the

allocated budget

Main procurement category

Services

Options

The right to additional purchases while the contract is valid.

In addition to the 14 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2a.

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay
-

Contract 3. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Lots

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Supplier

- Young Devon

Contract value

- £348,190 excluding VAT
- £417,828 including VAT

Framework lot values may be shared with other lots

Below the relevant threshold

Award decision date

12 January 2026

Date assessment summaries were sent to tenderers

13 January 2026

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract may be extended for a period of up to 2 years, or until the end of the allocated budget.

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay
-

Contract 4. Lot 4a Multi-Occupancy (Complex Needs) Framework

Lots

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Suppliers (2)

- Safe Haven Accommodation Ltd
- Young Devon

Contract value

- £3,017,589 excluding VAT
- £3,621,106 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

12 January 2026

Date assessment summaries were sent to tenderers

13 January 2026

Standstill period

- End: 22 January 2026
- 8 working days

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031

- 5 years

Description of possible extension:

This contract may be extended for a period of up to 2 years, or until the end of the allocated budget.

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay
-

Contract 5. Lot 4b Multi-Occupancy (Step-Down) Framework

Lots

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Suppliers (3)

- Dunborne Ltd.

- Rostine Services Limited
- Safe Haven Accommodation Ltd

Contract value

- £3,017,589 excluding VAT
- £3,621,106 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

12 January 2026

Date assessment summaries were sent to tenderers

13 January 2026

Standstill period

- End: 22 January 2026
- 8 working days

Earliest date the contract will be signed

20 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract can be extended for a period of up to 2 years, or until the end of the allocated budget.

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay

Information about tenders

Lot 1. Lot 1 Supported Lodgings

- 7 tenders received

- 5 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 4 suppliers unsuccessful (details included for contracts over £5 million)
-

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

- 9 tenders received
 - 5 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 4 suppliers unsuccessful (details included for contracts over £5 million)
-

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

- 7 tenders received
 - 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 2 suppliers unsuccessful (details included for contracts over £5 million)
-

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

- 8 tenders received
 - 5 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 2 suppliers awarded contracts
 - 3 suppliers unsuccessful (details included for contracts over £5 million)
-

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

- 8 tenders received
 - 6 tenders assessed in the final stage:
 - 6 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 3 suppliers awarded contracts
 - 3 suppliers unsuccessful (details included for contracts over £5 million)
-

Lots that will not be awarded

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Description

Up to three providers to deliver a range of multi-occupancy units for young people who are Cared For and/or Care Experienced (16-24) as part of a step-down from care and/or

step-down for more intensive post-16 accommodation provision.

This provision will also be for young people aged 16-17 who are homeless, or at risk of becoming homeless.

This Lot will be structured and subsequently awarded on the basis of the number of units. The total number of units required for Lot 2b is 20.

The Authority will award to the highest scoring Applicant the number of Units to a maximum of 20. Where the highest scoring Applicant has bid for less than the maximum, the Authority will award the remaining Units available to the second highest scoring Applicant and so on until all required Units have been awarded.

In addition to the 20 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2b. Where additional capacity is required, the Lot 4b Framework will be utilised.

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Date of decision not to award

12 January 2026

Lot 3. Lot 3 Young Parents Service:

Description

A single provider to deliver 12 units of supported accommodation for young parents with an offer of flexible resettlement support, under a block contract arrangement.

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Date of decision not to award

12 January 2026

Procedure

Procedure type

Open procedure

Special regime

Light touch

Suppliers

Dunborne Ltd.

- Public Procurement Organisation Number: PMYH-2368-GLPG

c/o 6-12 The Parade

Exmouth

EX8 1RL

United Kingdom

Email: frank@dunborne.co.uk

Region: UKK43 - Devon CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

None

Contract 5. Lot 4b Multi-Occupancy (Step-Down) Framework

Rostine Services Limited

- Public Procurement Organisation Number: PNZV-6569-MYZZ

7 Highfield Court

Batley

WF17 6HR

United Kingdom

Email: a.osayi@rostine.co.uk

Region: UKE44 - Calderdale and Kirklees

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

First name: Chekwube

Last name Austine Osayi

Nationality: Nigerian

Date of birth: August 1982

Type: Individual

Category: Person with significant control

Registered address: 7 Highfield Court, Batley, WF17 6HR, UK

Registration date: 02 August 2023

Control conditions: Has other significant influence or control

Contract 5. Lot 4b Multi-Occupancy (Step-Down) Framework

Safe Haven Accommodation Ltd

- Public Procurement Organisation Number: PDZB-6626-RNRG

3.1 Clarendon Park, Clumber Avenue

Nottingham

NG5 1AH

United Kingdom

Email: referrals@safehaven-group.co.uk

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

None

Contract 4. Lot 4a Multi-Occupancy (Complex Needs) Framework

Contract 5. Lot 4b Multi-Occupancy (Step-Down) Framework

Young Devon

- Public Procurement Organisation Number: PXHG-4391-TWCW

10 Erme Road

Ivybridge

PL21 0AB

United Kingdom

Email: info@youngdevon.org

Region: UKK43 - Devon CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

None

Contract 1. Lot 1 Supported Lodgings

Contract 2. Lot 2a Semi-Independent Accommodation (Complex Needs)

Contract 3. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Contract 4. Lot 4a Multi-Occupancy (Complex Needs) Framework

Contracting authority

Torbay Council

- Public Procurement Organisation Number: PXLG-3144-TYMJ

Town Hall

Torquay

TQ1 3DR

United Kingdom

Email: commercial.services@torbay.gov.uk

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

Region: UKK42 - Torbay

Organisation type: Public authority - sub-central government