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Contract

Open Framework for the Provision of Temporary Accommodation Solutions with the Private Sector and Private Registered Providers of Social Housing

Birmingham City Council

F03: Contract award notice

Notice identifier: 2026/S 000-003366

Procurement identifier (OCID): ocds-h6vhtk-04e5a6

Published 15 January 2026, 10:22am

Section I: Contracting authority

I.1) Name and addresses

Birmingham City Council

Council House, 1 Victoria Square

Birmingham

B1 1BB

Contact

Commercial & Procurement Services

Email

etendering@birmingham.gov.uk

Country

United Kingdom

Region code

UKG31 - Birmingham

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.birmingham.gov.uk

Buyer's address

www.in-tendhost.co.uk/birminghamcc

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Open Framework for the Provision of Temporary Accommodation Solutions with the Private Sector and Private Registered Providers of Social Housing

Reference number

P2269

II.1.2) Main CPV code

- 55250000 - Letting services of short-stay furnished accommodation

II.1.3) Type of contract

Services

II.1.4) Short description

Birmingham City Council has established an open framework for the provision of temporary accommodation through the private rented sector and private registered providers of social housing.

The procurement process to appoint organisations to the open framework will be carried out in accordance with the Public Contracts Regulations 2015 under the light touch regime.

The Council will be appointing organisations to the framework via a single stage procurement procedure.

The open framework will be for a period of 3 years, with the option to extend for a further 2 years in yearly increments. Providers will be able to apply to join the Open Framework Agreement any time during the 3 year framework period and during any extension periods taken up. Although the Open Framework Agreement will remain open to applications, these will only be viewed and assessed at fixed periods of the year.

There will be no limit to the number of providers who can join the Open Framework throughout its duration.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £355,176,724

II.2) Description

II.2.2) Additional CPV code(s)

- 70210000 - Residential property renting or leasing services
- 70331000 - Residential property services
- 70333000 - Housing services
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

Main site or place of performance

Birmingham

II.2.4) Description of the procurement

The purpose of the open framework is to support the Council's statutory duty to provide temporary accommodation to vulnerable households under the housing Act 1996, the Homelessness Act 2002 and the Homeless Reduction Act 2017. The council does

recognise that due to demand, properties may be acquired out of City. We would expect the properties are no more than an hour's journey time away from the City Centre using public transport.

The open framework will be established on the following property types: One Bedroom, Two Bedrooms, Three Bedrooms, Four Bedrooms, Five Bedrooms, Six Bedrooms. All accommodation must meet the most current health and safety standards relevant to the accommodation type.

Call-off contracts awarded under the framework are anticipated to be for a period of 10 years and 1 day under a lease arrangement for that period for each property or a period of 2 years with the option to extend for 4 further periods of 2 years under a license arrangement for each property.

The Council reserves the right to award contracts on the above basis at their discretion. It is anticipated that the majority of call-off contracts will be awarded under a 10 year and 1 day lease arrangement. Successful providers and landlords supplying property under a lease arrangement will be required to follow the Land Registry lease registration process.

II.2.5) Award criteria

Quality criterion - Name: Property Management, Customer Care / Weighting: 100%

Price - Weighting: 0%

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-006453](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 December 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Kwik Let Properties

Walsall

WS1 9TS

Country

United Kingdom

NUTS code

- UKG38 - Walsall

Justification for not providing organisation identifier

Sole trader

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £355,176,724

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 December 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

PDS Property Management Ltd

Birmingham

B43 6EL

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

Companies House

6994674

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £355,176,724

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 December 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Sell It Rent It Ltd

Birmingham

B28 8SX

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

Companies House

16203968

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £355,176,724

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom