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Tender

003191 - Contract for Provision of accommodation and support for homeless individuals with multiple vulnerabilities

Durham County Council

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

Notice identifier: 2026/S 000-003953

Procurement identifier (OCID): ocids-h6vhtk-0607c5

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Scope

Reference

Peg - 003191

Description

Homelessness can lead individuals and their families and friends into a cycle that can have a profound effect on all aspects of life. It is not just a lack of accommodation; homelessness can affect our physical and mental health and wellbeing, educational achievement, ability to gain and sustain employment and puts pressure on personal and family relationships. The impact of homelessness devastates lives, and it is often a long journey for an individual to build their life up again.

Being at risk of, or losing a home, can be the result of many different structural or personal factors. Unless these factors are addressed, the ability of an individual to become resilient and improve their chance of a positive future is greatly reduced, placing them at risk of becoming trapped in a cycle of homelessness.

The County Durham Homelessness and Rough Sleeping Strategy (2024-2029) was adopted in July 2024. The strategy was written following a robust review of homelessness across the County.

Due to the Council's statutory duties under homeless legislation, the number of households meeting the requirement for temporary accommodation has increased significantly over recent years. From approximately 48 households in 2018/19 to almost 140 households in early 2025.

The number of verified rough sleepers within the county remains consistent at approximately 15 per single night. Total presentations from rough sleepers in the first three quarters of 2024/25 were 213 compared to 182 in the first three quarters of 2025/26.

Durham County Council recognise the need for a holistic, trauma-informed accommodation support model that will help to create a pathway of provision for single people who are rough sleeping and present with multiple vulnerabilities or who are at high risk of sleeping rough. A tailored, person-centred, accessible package with a range of rapid interventions is required so that individuals can exit rough sleeping quickly and sustainably.

Total value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 30 June 2028
- Possible extension to 30 June 2030
- 4 years

Description of possible extension:

Two extension periods of 12 months each to be used subject to commissioner and budget approval

Options

The right to additional purchases while the contract is valid.

At the Council's discretion, should the Council acquire further funding, including from different sources, additional services may be required and may slightly differ to that detailed in the Specification but will fall under the remit of accommodation and support for homeless individuals with multiple vulnerabilities.

The Council reserves the right to apply inflationary uplifts to the contract value at its sole discretion and will be based upon the availability of funding and commissioning priorities.

The Council reserves the right to modify the service specification if new legislation and/or guidance regarding accommodation and support for homeless individuals with multiple vulnerabilities is published by the Government.

If a successful bidder's contract is terminated, either at the Council's or the provider's discretion, the council has the discretion to approach one or all of the other successful bidders to offer them the opportunity to deliver accommodation and support for homeless individuals with multiple vulnerabilities services in this geographical area OR go to market for a new supplier.

Main procurement category

Services

CPV classifications

- 85144000 - Residential health facilities services
- 85311000 - Social work services with accommodation
- 98341000 - Accommodation services

Contract locations

- UKC14 - Durham CC

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

10 February 2026, 10:00am

Submission type

Tenders

Tender submission deadline

9 March 2026, 10:00am

Submission address and any special instructions

Documentation can be accessed, reviewed and submitted via www.OPEN-uk.org with project reference OPEN202692

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 April 2026

Award criteria

Name	Description	Type	Weighting
Quality	Percentage weighting is split up into the following 6 a Contract Specific Essential Criteria questions each with 10% weighting: - Safeguarding of Vulnerable Adults and Children and Young People - Pass / Fail Question - Data Protection - Information Commissioner's Office (ICO)- Pass / Fail Question - General Data Protection	Quality	39%

Name	Description	Type	Weighting
	<p>Regulations (UK GDPR) - Pass / Fail</p> <p>Question - Disclosure and Barring Service - Pass / Fail Question - Lone Working, Violence and Aggression - Pass / Fail Question - Transfer of Undertaking (Protection of Employment)</p> <p>Regulations - Pass / Fail Question - Accommodation Readiness and Property Compliance Submission Evaluation criteria can be accessed free of charge in the documentation at www.OPEN-UK.org</p> <p>Real weighting is 60% of stage 1, however stage 1 is split into 65% of the total score</p> $60 \times 0.65 = 39$		

Name	Description	Type	Weighting
Stage 2	<p>Following Stage 1 evaluation, shortlisted bidders will proceed to Stage 2, which consists of a site inspection of the proposed premises intended for use as a Provision of accommodation and support for homeless individuals with multiple vulnerabilities. The purpose of this inspection is to assess the suitability, safety, and readiness of the facility to deliver high-quality, secure accommodation for service users. The score from Stage 1 equals 65% of the total score. The score from Stage 2 equals 35% of the total score. The scores will be added together to give overall weighting for which they are bidding evaluation criteria for stage 2 can be found free of charge in the documentation at www.OPEN-UK.org</p>	Quality	35%

Name	Description	Type	Weighting
Price	<p>Pricing schedule can be accessed free of charge in the documentation at www.OPEN-UK.org</p> <p>Real weighting is 40% of stage 1, however stage 1 is split into 65% of the final evaluation score. $40 \times 0.65 = 39$</p>	Price	26%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

The procurement exercise is being run as a multiple stage Competitive Flexible procedure pursuant to the section 20 2(b) of PA23.

Stage 1 - has been designed to assess the suitability of bidders to deliver the Council's accommodation and support for homeless individuals with multiple vulnerabilities service requirement(s), to exclude any unsuitable bidders, and to produce a shortlist of those bidders most suited to proceed to Stage 2. The Council will shortlist a maximum of 3 bidders only (assuming that there are at least 3 suitably qualified organisations).

Stage 2 - has been designed to assess the property from Provision of accommodation and support for homeless individuals with multiple vulnerabilities support service will be delivered.

Stage 3 - Bidders with the highest combined score from Stage 1 and Stage 2 will be deemed the successful provider and once standstill has expired will be invited to meet with the Council to finalise the proposal to ensure this meets the Council's needs prior entering into contract (if required).

This procurement exercise is also being undertaken to award a light touch contract, that is, a contract that is wholly or mainly for the supply of services as specified in Procurement Regulations 2024, Schedule 1.

Documents

Associated tender documents

<http://www.OPEN-uk.org>

Documentation regarding this opportunity can be accessed free of charge at www.OPEN-uk.org using project reference Project # OPEN202692

Contracting authority

Durham County Council

- Public Procurement Organisation Number: PMPB-8772-VYWM

Corten House, Dunholme Close

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Region: UKC14 - Durham CC

Organisation type: Public authority - sub-central government