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Contract

Provision of a Care and Support Service – Extra Care Housing

West Berkshire District Council

F03: Contract award notice

Notice identifier: 2025/S 000-004563

Procurement identifier (OCID): ocids-h6vhtk-03a510

Published 11 February 2025, 1:56pm

Section I: Contracting authority

I.1) Name and addresses

West Berkshire District Council

Council Offices, Market Street

Newbury

RG14 5LD

Contact

Rebecca Braithwaite

Email

rebecca.braithwaite@westberks.gov.uk

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

<https://www.westberks.gov.uk/>

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

Provision of a Care and Support Service – Extra Care Housing

Reference number

P00000978

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Extra care housing is designed with the needs of people whose disabilities, frailty, vulnerability or health needs make ordinary housing unsuitable, but who do not need to or want to move to long term residential care. Older people make up the majority of tenants in WBC Extra care housing schemes although there are some vulnerable younger adults that benefit from living in the schemes. Extra care housing should provide a real alternative to a residential care home provision and or unsuitable housing and should be seen as a 'home for life'. It provides accommodation that has sufficient on site care and support yet allowing older people and vulnerable adults regardless of the level of need to be independent, enjoy an inclusive lifestyle and have their housing and care needs met in a holistic manner. For West Berkshire Council, Extra Care housing means accommodation that provides enhanced care and support for older people and vulnerable adults who have increased care needs within the sa

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £7,100,000

II.2) Description

II.2.1) Title

Extra Care Housing- Audrey Needham House and Redwood House - Lot 1

Lot No

1

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services
- 85310000 - Social work services
- 85311000 - Social work services with accommodation
- 85300000 - Social work and related services

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

II.2.4) Description of the procurement

Extra Care Housing services across 2 schemes within West Berkshire.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: Yes

Identification of the project

Extra Care Housing

II.2) Description

II.2.1) Title

Extra Care Housing - Alice Bye Court - Lot 2

Lot No

2

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services
- 85310000 - Social work services
- 85311000 - Social work services with accommodation
- 85300000 - Social work and related services

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

II.2.4) Description of the procurement

Extra Care Housing Service within 1 scheme in West Berkshire.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: Yes

Identification of the project

Extra Care Housing Lot 2

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: [2023/S 000-004320](#)

Section V. Award of contract

Contract No

Extra Care Housing

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

18 December 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Care Outlook Limited

Hove

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £7,100,000

Total value of the contract/lot: £7,100,000

Section V. Award of contract

Contract No

Extra Care Housing

Lot No

2

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

West Berkshire District Council

Newbury

Country

United Kingdom