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Contract

Supported Living Block contracts in Buckinghamshire

Buckinghamshire Council

F03: Contract award notice

Notice identifier: 2025/S 000-009576

Procurement identifier (OCID): ocds-h6vhtk-0451a3

Published 17 March 2025, 9:48am

Section I: Contracting authority

I.1) Name and addresses

Buckinghamshire Council

Walton Street Offices

Aylesbury

HP20 1UA

Contact

Miss Helen Bold

Email

helen.bold@buckinghamshire.gov.uk

Country

United Kingdom

Region code

UKJ13 - Buckinghamshire CC

Internet address(es)

Main address

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

Buyer's address

<https://www.buckinghamshire.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

Supported Living Block contracts in Buckinghamshire

Reference number

DN714385

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Buckinghamshire Council invited tenders for a Care Quality Commission (CQC) Registered Provider to provide block supported living care and support Services at three

establishments in Aylesbury.

The Service requirements for the support and care were divided into three Lots and organisations were able to bid for 1 or more Lot.

The Council required the Provider(s) to provide high quality and person-centred care and support for people assessed by the Council or in exceptional circumstance the Integrated Care Board (ICB) as being eligible for health and social care support under the provisions of The Care Act 2014 and The National Framework for NHS Continuing Healthcare and NHS Funded Nursing Care 2022

The ownership of the properties is split between 2 Registered Landlords, it being a prerequisite for the contract award that the successful provider entered into agreements with these landlords for the purpose of using office accommodation (where this is available), and (where this is necessary) delivering housing management functions, on site.

The Provider will deliver services via its support workers based at the locations 24 hours a day, 365 days a year, including bank holidays and public holidays as required

All services include the provision of Shared support for daytime hours, additional support and all include a minimum of sleeping cover for night-time hours.

The Provider was required to have a good track record and be rated by CQC as 'Good' or above in 50% of their registered service portfolio or be rated 'Good' or above if they only have one other service.

The Provider will ensure that all Staff have a new Disclosure and Barring Service (DBS) check carried out prior to undertaking work with Service Users and shall renew existing staff checks at regular intervals in line with guidance from the DBS service. Staff will be required to have the highest level of DBS check in accordance with the safe and fair recruitment guide set by Skills for Care.

The Council was of the opinion that TUPE may apply.

The services required fall under Schedule 3 of the Public Contracts Regulations 2015 (PCR 2015). As a result, this procurement is undertaken under the 'Light Touch Regime' as detailed in Section 7 of PCR 2015.

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: £13,000,000

II.2) Description

II.2.1) Title

The Elms Block Contract

Lot No

1

II.2.2) Additional CPV code(s)

- 85300000 - Social work and related services

II.2.3) Place of performance

NUTS codes

- UKJ13 - Buckinghamshire CC

II.2.4) Description of the procurement

The Elms offers 28 self-contained flats providing Extra Care accommodation for up to 30 residents (includes two 2-person flats) over 55 years of age with a primary support reason of Mental Health. It is located within a mile of Aylesbury town centre.

The Service will operate 2 models of support.

All Services in Lots 1, 2 and 3 will operate a model of 'Shared Supported Living' (SSL). The Provider's support workers will be based at the Service 24 hours a day 365 days a year and provide Shared Hours (core) support during the day. Sleeping Night support will be provided at each Service in line with assessed needs of the Service Users. The Provider may also be required to provide Waking Night Support if requested by the Council, if a change to a Service User's assessed needs requires it. Additional Hours will be provided where a Service User has been assessed as needing Additional Hours Support over and above what is provided by the Shared Hours (core) support.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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: No

II.2.14) Additional information

The contract value is 5.8M for the 5 years initial term and the 5 years extension period.

II.2) Description

II.2.1) Title

Willow House Block Contract

Lot No

2

II.2.2) Additional CPV code(s)

- 85300000 - Social work and related services

II.2.3) Place of performance

NUTS codes

- UKJ13 - Buckinghamshire CC

Main site or place of performance

Buckinghamshire

II.2.4) Description of the procurement

Willow House offers 11 self-contained flats providing Supported Living accommodation for residents over 50 years of age with a Learning Disability. It is within short walking distance of Aylesbury town centre. Shared sleeping night and daytime staffing is available, providing 24-hour support.

All Services in Lots 1, 2 and 3 will operate a model of 'Shared Supported Living' (SSL). The Provider's support workers will be based at the Service 24 hours a day 365 days a

year and provide Shared Hours (core) support during the day. Sleeping Night support will be provided at each Service in line with assessed needs of the Service Users. The Provider may also be required to provide Waking Night Support if requested by the Council, if a change to a Service User's assessed needs requires it. Additional Hours will be provided where a Service User has been assessed as needing Additional Hours Support over and above what is provided by the Shared Hours (core) support.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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: No

II.2.14) Additional information

The contract value is 3.4M for the 5 years initial term and the 5 years extension period.

II.2) Description

II.2.1) Title

Seabrook Court Block Contract

Lot No

3

II.2.2) Additional CPV code(s)

- 85300000 - Social work and related services

II.2.3) Place of performance

NUTS codes

- UKJ13 - Buckinghamshire CC

II.2.4) Description of the procurement

Seabrook Court offers 20 self-contained flats providing supported living accommodation for adults over 18 years with a Learning Disability. It is within short walking distance of Aylesbury town centre. Shared sleeping night and daytime staffing is available, providing 24-hour support.

All Services in Lots 1, 2 and 3 will operate a model of 'Shared Supported Living' (SSL). The Provider's support workers will be based at the Service 24 hours a day 365 days a year and provide Shared Hours (core) support during the day. Sleeping Night support will be provided at each Service in line with assessed needs of the Service Users. The Provider may also be required to provide Waking Night Support if requested by the Council, if a change to a Service User's assessed needs requires it. Additional Hours will be provided where a Service User has been assessed as needing Additional Hours Support over and above what is provided by the Shared Hours (core) support.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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: No

II.2.14) Additional information

The contract value is 3.8M for the 5 years initial term and the 5 years extension period.

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-011894](#)

Section V. Award of contract

Lot No

1

Title

The Elms Block Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 March 2025

V.2.2) Information about tenders

Number of tenders received: 15

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: 15

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

V.2.3) Name and address of the contractor

Hightown Housing Association Ltd

Hightown House, Maylands Avenue

Hemel Hempstead

HP2 4XH

Country

United Kingdom

NUTS code

- UKH23 - Hertfordshire

The contractor is an SME

No

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

Total value of the contract/lot: £5,800,000

Section V. Award of contract

Lot No

2

Title

Willow House Block Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 March 2025

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received by electronic means: 14

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

V.2.3) Name and address of the contractor

Hightown Housing Association

Hightown House, Maylands Avenue

Hemel Hempstead

HP2 4XH

Country

United Kingdom

NUTS code

- UKH23 - Hertfordshire

The contractor is an SME

No

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

Total value of the contract/lot: £3,400,000

Section V. Award of contract

Lot No

Title

Seabrook Court Block Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 March 2025

V.2.2) Information about tenders

Number of tenders received: 18

Number of tenders received by electronic means: 18

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

V.2.3) Name and address of the contractor

Hightown Housing Association Ltd

Hightown House, Maylands Avenue

Hemel Hempstead

HP2 4XH

Country

United Kingdom

NUTS code

- UKH23 - Hertfordshire

The contractor is an SME

No

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

Total value of the contract/lot: £3,800,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court

The Royal Courts of Justice

London

Country

United Kingdom