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Award

Supported Temporary Accommodation (STA) - Home Group Ltd.

Cornwall Council

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010153

Procurement identifier (OCID): ocds-h6vhtk-064758 ([view related notices](#))

Published 4 February 2026, 4:11pm

Scope

Reference

DN790038

Description

Cornwall Council is commissioning Supported Temporary Accommodation (STA) services to support homeless households who are owed a housing duty under the Homelessness Reduction Act 2017. This contract forms part of a strategic recommissioning of Adult Social Care (ASC) funding into the Planning and Housing Directorate, aligned with the Council's Preventing Homelessness and Rough Sleeping Strategy 2025-2030. Under this contract, 21 units of STA will be delivered across Cornwall. Accommodation will include onsite support as a condition of occupation, tailored to meet the needs of vulnerable individuals and families. Services will be delivered using a trauma-informed, strengths-based, and person-centred approach, with a focus on tenancy readiness, independence, and sustainable move-on outcomes. This procurement falls under the Light Touch Regime (LTR) as defined in the Procurement Act 2023, applicable to health, social, and related services. The relevant Common Procurement Vocabulary (CPV) codes are: 85311000-2 - Social work services with accommodation 85000000-9 - Health and social

work services

Contract 1. Supported Temporary Accommodation (STA) - Home Group Ltd

Supplier

- Home Group Limited

Contract value

- £1,604,306.09 excluding VAT
- £1,925,167.31 including VAT

Above the relevant threshold

Earliest date the contract will be signed

16 February 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2036
- 10 years

Description of possible extension:

2 optional further extension periods of 3 years and 2 years (5+3+2). Total contract length 120 months

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation
- 85000000 - Health and social work services

Contract locations

- UKK3 - Cornwall and Isles of Scilly

Participation

Particular suitability

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

Other information

Description of risks to contract performance

Exclusive?Rights Dependency:

The contract relies on the supplier's ownership or long-term leasehold of the accommodation, meaning only the supplier can lawfully deliver services within those properties. This creates an inherent dependency and limits alternative delivery options if performance issues arise.

Limited Market Capacity:

Soft market testing confirmed a scarcity of alternative providers with suitable properties, increasing risk of service disruption if the supplier withdraws or underperforms.

Occupancy and Throughput Risks:

Savings and outcomes rely on timely occupancy by households transitioning from emergency accommodation. Slow throughput may reduce financial and operational benefits.

Operational Delivery Risks;

Failure by the provider to maintain adequate staffing, deliver support safely, or meet safeguarding and compliance standards could impact service quality.

Financial and Inflationary Pressures;

Support costs depend on benchmarked ASC rates and annual SPPI indexation; significant inflation could affect affordability or service viability. Mitigation: defined indexation parameters and ability to vary contract terms where legislation or funding changes.

Legal Challenge Risk (Direct Award);

Direct award routes may attract scrutiny. Risk is mitigated through robust reliance on exclusive?rights justification, publication of this transparency notice prior to award, and adherence to PA2023 Section 41 requirements.

Supplier Withdrawal or Organisational Change:

Any withdrawal or major change in the supplier's operating model could affect continuity.

Compliance With Future Regulatory Requirements:

Supported Housing Regulatory Oversight Act requirements may introduce new licensing and monitoring duties. Failure by the provider to comply could impact service continuity.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Special regime

Light touch

Direct award justification

Single supplier - intellectual property or exclusive rights

Direct award required as supplier owns/controls the accommodation units and holds exclusive rights to deliver support services within those properties under Procurement Act 2023 Schedule 5.

Supplier

Home Group Limited

- Public Procurement Organisation Number: PRDP-8748-DBHZ

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Newcastle upon Tyne

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United Kingdom

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Email: Christine.morrison@homegroup.org.uk

Website: <https://www.homegroup.org.uk>

Region: UKC22 - Tyneside

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Contract 1. Supported Temporary Accommodation (STA) - Home Group Ltd

Contracting authority

Cornwall Council

- Public Procurement Organisation Number: PYRH-9827-DWLP

County Hall

Truro

TR1 3AY

United Kingdom

Contact name: Andrew Trout

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

Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government