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Planning

Temporary Accommodation, Supported Accommodation and Floating Support

Exeter City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

PR432025

Description

Exeter City Council seeks to establish a four-lot framework to secure accommodation and support services to meet statutory duties relating to homelessness prevention, relief, and placement; safeguarding of vulnerable adults and families; and delivery of outcome focused support. The framework will enable call offs (Mini competitions or direct awards, where permitted) across the following lots:

Lot 1: Temporary Accommodation (TA) - Short-term, reactive placements, to include placements out of hours, (incl. nightly paid) for individuals/families pursuant to duties under Part 7 of the Housing Act 1996 (as Amended).

Lot 2: Off the Streets Accommodation - Emergency beds and rapid access units (including respite provision) for same day placements for rough sleepers, people at immediate risk of rough sleeping and those not eligible for statutory support.

Lot 3: Supported Accommodation - Medium-term accommodation with intensive housing management function; will support tenants with pathway progression to independence.

Lot 4: Floating Support - support that is not linked to any specific property; will support individuals to sustain tenancies and prevent homelessness.

The Authority currently has confirmed funding for the initial contract term only. At this stage, there is no guarantee of further funding beyond this contract.

However, if additional funding becomes available in future, the Authority reserves the right to award a new contract directly under Section 41 of the Public Procurement Act 2023 (PA2023), where the relevant conditions are met - including where additional services are similar to those provided under this contract, and the supplier has performed satisfactorily.

This clause does not constitute a commitment to future funding or a binding obligation to proceed with any such direct award.

What we want feedback on

Market and Delivery

- Market capacity and available delivery models.
- Property sourcing and location strategies (how suppliers secure properties, ensure they meet local demand, and provide coverage in priority areas).

Standards and Performance

- Service standards, KPIs, and outcome-based payment mechanisms.
- Data and reporting capabilities (real-time occupancy, outcomes, KPIs; proposals for monitoring and reporting frameworks).

Compliance and Risk

- Compliance with safeguarding requirements, property standards, and the Homelessness Code of Guidance.
- Risk management approaches (safeguarding, compliance, reputational risk, and contingency planning for peak demand).

Social and Environmental Impact

- Social value commitments, including local employment opportunities.
- Environmental sustainability measures (energy efficiency standards and alignment with ECC's Net Zero 2030 goals).

Implementation and Barriers

- Mobilisation timelines for contracts commencing after April 2026.
- Barriers to entry (anticipated challenges in bidding or service delivery and support ECC could provide to enable participation).

Note: ECC is not guaranteeing volumes at this stage.

Commercial tool

Establishes a framework

Contract dates (estimated)

- 1 August 2026 to 31 July 2030
- 4 years

Main procurement category

Services

CPV classifications

- 85310000 - Social work services

Contract locations

- UKK4 - Devon

Engagement

Engagement deadline

31 March 2026

Engagement process description

Exeter City Council (ECC) is inviting suppliers to take part in a pre-market engagement process to help shape the future procurement of Temporary Accommodation, Supported Accommodation, and Floating Support services.

How to Participate

- 1) Register to our procurement portal www.advantageswtenders.co.uk
- 2) Follow our direct link to the opportunity > <https://procontract.due-north.com/AdvertiserId=fc797f12-4a03-f111-813c-005056b64545&p=69ce52d6-e03c-e511-80ed-000c29c9ba21>

3) Submit an Expression of Interest (EOI) and keep up to date with notifications and engagement activities

All communication, sharing of documents and engagement activities will be directed through our procurement portal.

Participation

Particular suitability

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

Procedure

Special regime

Light touch

Contracting authority

Exeter City Council

- Public Procurement Organisation Number: PCHX-3846-DMNW

Civic Centre

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Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government