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Award

Framework for Supported Living services - Larger Building-based schemes and Provider owned schemes

Stockton on Tees Borough Council

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

Notice identifier: 2026/S 000-011498

Procurement identifier (OCID): ocds-h6vhtk-064b7a

Published 9 February 2026, 3:50pm

Scope

Reference

OPEN20251912

Description

Supported Living Services delivered under exclusive rights at a supported Living Scheme owned by the Care and Support Provider

Junction Road Scheme and Maxwell Court Scheme

Commercial tool

Establishes a framework

Framework

Maximum percentage fee charged to suppliers

0%

Further information about fees

N/A

Contracting authorities that may use the framework

Establishing party only

Contract 1. Junction Supported Living Scheme

Supplier

- CREATIVE SUPPORT LIMITED

Contract value

- £1,587,238.05 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Extensions will be taken subject to satisfactory delivery of Services

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKC11 - Hartlepool and Stockton-on-Tees

Contract 2. Maxwell Court Supported Living Scheme

Supplier

- CREATIVE SUPPORT LIMITED

Contract value

- £1,649,383.75 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Extensions will be taken subject to satisfactory delivery of Services

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKC11 - Hartlepool and Stockton-on-Tees
-

Contract 3. St Chad's House Supported Living Scheme

Supplier

- PARTNERS 4 CARE LIMITED

Contract value

- £1,926,218.45 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Extensions will be taken subject to satisfactory delivery of Services

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKC11 - Hartlepool and Stockton-on-Tees
-

Contract 4. Keithlands Supported Living Scheme

Supplier

- PARTNERS 4 CARE LIMITED

Contract value

- £889,925.50 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029

- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Extensions will be taken subject to satisfactory delivery of Services

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKC11 - Hartlepool and Stockton-on-Tees

Participation

Particular suitability

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

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Special regime

Light touch

Direct award justification

Single supplier - intellectual property or exclusive rights

For each of the 4 direct awarded contracts the Supported Living Service Provider is also the owner of the building from which the services are delivered and are therefore considered to have an exclusive right of delivery

Suppliers

CREATIVE SUPPORT LIMITED

- Companies House: IP27440R
- Mutuals Public Register: 27440R

Wellington House, 131 Wellington Road South

Stockport

SK1 3TS

United Kingdom

Email: tenders.email@creativesupport.co.uk

Website: <https://www.creativesupport.co.uk>

Region: UKD35 - Greater Manchester South East

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Contract 1. Junction Supported Living Scheme

Contract 2. Maxwell Court Supported Living Scheme

PARTNERS 4 CARE LIMITED

- Companies House: 10403352
- Public Procurement Organisation Number: PMQZ-5395-THTX

Durham Tees Valley Business Centre Suite 40

Stockton-On-Tees

TS19 0GA

United Kingdom

Email: emurray@p4cltd.co.uk

Website: <https://partners4care.co.uk>

Region: UKC11 - Hartlepool and Stockton-on-Tees

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 3. St Chad's House Supported Living Scheme

Contract 4. Keithlands Supported Living Scheme

Contracting authority

Stockton on Tees Borough Council

- Public Procurement Organisation Number: PCVQ-6435-GNMW

Dunedin House, Columbia Drive, Thornaby

Stockton on Tees

TS17 6BJ

United Kingdom

Contact name: Mike Wray

Telephone: +441642526343

Email: corporateprocurement@stockton.gov.uk

Region: UKC11 - Hartlepool and Stockton-on-Tees

Organisation type: Public authority - sub-central government