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Award

Multi Lots 1-4 Housing Related Support Services

London Borough of Merton

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-013645

Procurement identifier (OCID): ocds-h6vhtk-04feb8

Published 8 April 2025, 1:28pm

Section I: Contracting authority/entity

I.1) Name and addresses

London Borough of Merton

Civic Centre, London Rd

Morden

SM4 5DX

Email

commercial.services@merton.gov.uk

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Internet address(es)

Main address

<http://www.merton.gov.uk/>

Buyer's address

<http://www.merton.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

Multi Lots 1-4 Housing Related Support Services

Reference number

DN745000

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

To provide Housing & support to residents in the borough as 4 Lots:

Lot 1 – Supported accommodation for 23 Single people with a Mental Health diagnosis.

Lot 2 – Homelessness Prevention Housing Related Support Service for (Adults) – at risk of Homelessness

Lot 3 – Homelessness Prevention Housing Related Supported for (Young people) at risk of Homelessness

Lot 4 – Supported Housing service for 80 Single Adults at risk of Homelessness

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: £6,256,853.9

II.2) Description

II.2.1) Title

Lot No

1

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The Objectives of this contract are to deliver housing related support within an accommodation-based service for 23 single people with a Mental Health diagnosis.

A key priority is enabling the seamless coordination between housing related support, primary care, acute care services and external community support services to ensure effective bespoke 'wrap around' services to meet the needs of service users

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) Description

II.2.1) Title

Lot No

2

II.2.2) Additional CPV code(s)

- 98000000 - Other community, social and personal services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The Objectives of this contract are to deliver housing related support to 39 single adults in dispersed accommodation across multiple sites who are at risk of homelessness.

A key priority is enabling the seamless coordination between housing related support, primary care, acute care services and external community support services to ensure effective bespoke 'wrap around' services to meet the needs of service users.

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) Description

II.2.1) Title

Lot No

3

II.2.2) Additional CPV code(s)

- 98000000 - Other community, social and personal services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The Objectives of this contract are to deliver housing related support to 34 single young people in dispersed accommodation across multiple sites who are at risk of homelessness. 6 of these units are ringfenced for the Leaving Care team referrals.

A key priority is enabling the seamless coordination between housing related support, primary care, acute care services and external community support services to ensure effective bespoke 'wrap around' services to meet the needs of service users.

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) Description

II.2.1) Title

Lot No

4

II.2.2) Additional CPV code(s)

- 98000000 - Other community, social and personal services

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The Objectives of this contract are to deliver housing related support to 80 single Adults at risk of homelessness.

A key priority is enabling the seamless coordination between housing related support, primary care, acute care services and external community support services to ensure effective bespoke 'wrap around' services to meet the needs of service users.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Award of a contract without prior publication of a call for competition in line with Regulation 10(1)(a) for the acquisition or rental, by whatever financial means, of land, existing buildings or

other immovable property, or which concern interests in or rights over any of them; of PCR (2015)

The Homelessness Reduction Act 2017 (HRA 2017) places new legal duties on English local authorities, to provide advice and assistance to any eligible person who is homeless or at risk of homelessness, irrespective of their priority need status. The HRA 2017 extends the number of days within which a person is considered threatened with homelessness from 28 to 56.

The new legislation imposes greater responsibilities on councils to prevent homelessness

and provide advice and assistance through a tailored plan to assist an applicant to retain or secure accommodation.

The Care Act 2014 sets out the duty of a local authority to 'meet the needs' of a person who needs care and support. Where these needs are significant a duty to secure accommodation is likely to arise.

The sector comprises of Housing associations, Local authorities, charities and voluntary sector organisations. The way these services are delivered varies, some organisations own their properties and provide the Housing management and Housing related support. Some are the Managing agent, with lease arrangements for the properties from the landlords who are either Housing Associations or Private sector organisations and provide the Housing related support.

14 bids were received of which:

11 Bids for Lot 1 - The provision of Supported accommodation for 23 Single people with a Mental Health diagnosis

5 Bids for Lot 2 - The provision of Homelessness Prevention Housing related support service for (Adults) at risk of Homelessness

6 Bids for Lot 3 - The provision of Homelessness Prevention Housing related support service for Young people at risk of Homelessness

6 Bids for Lot 4 - The provision of Supported Housing service for 80 Single Adults at risk of homelessness

(Bidders were able to bid for more than one Lot hence why the number of bids received per Lot outnumber the total bids received).

1 was a non-compliant bid and did not progress for the latter stages of evaluation.

Award this contract is primarily focused on ensuring a safe continuation of services and maintaining consistency with minimal disruption for the individuals currently residing at the service. These individuals are receiving crucial support as part of their mental health recovery

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract/concession

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 April 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Hestia Housing and Support

London

Country

United Kingdom

NUTS code

- UKI63 - Merton, Kingston upon Thames and Sutton

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £1,722,545

Section V. Award of contract/concession

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 April 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Evolve Housing + Support

London

Country

United Kingdom

NUTS code

- UKI63 - Merton, Kingston upon Thames and Sutton

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £1,209,335

Section V. Award of contract/concession

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 April 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Evolve Housing + Support

London

Country

United Kingdom

NUTS code

- UKI63 - Merton, Kingston upon Thames and Sutton

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £1,308,810

Section V. Award of contract/concession

Lot No

4

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 April 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

YMCA St Pauls Group

London

Country

United Kingdom

NUTS code

- UKI63 - Merton, Kingston upon Thames and Sutton

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £2,016,163.9

Section VI. Complementary information

VI.3) Additional information

Contracting Authority will observe a 10-day voluntary standstill period from the day after the publication of this VEAT Notice during which the Contracting Authority will not enter into any arrangement

VI.4) Procedures for review

VI.4.1) Review body

Merton Council

Morden

Country

United Kingdom