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Tender

Supported Living at Brickfields

Brighton and Hove City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-016333

Procurement identifier (OCID): ocds-h6vhtk-04ea7f ([view related notices](#))

Published 22 April 2025, 4:32pm

Scope

Reference

PM3_5689

Description

This is an invitation to tender for Supported Living services at Brickfields.

The Council has identified that there is a current lack of appropriate supported living services for people with physical disability and/or acquired brain injury in Brighton and Hove (the "city"), meaning people often have to go out of the city or live in inappropriate residential services. Therefore, the Council is developing a new supported living service in Hove.

The new development in Ingram Crescent, Hove will provide 28 self-contained flats for people with physical disability and acquired brain injury. The building will be wheelchair accessible throughout and will have communal space and facilities for staff on site. The construction of the site is due to be completed in spring 2026.

The Registered Provider (landlord function) will be identified separately by the Council

and it will be key for the chosen support provider to agree to work effectively with the nominated Registered Provider to deliver an efficient and joined-up service.

The Successful Provider will provide a 24-hour Supported Living Service where support is provided for up to twenty-nine Individuals who have Physical Disability and/or Acquired Brain Injury.

There will be four units within the Service that are specifically for 18-25 year olds, and two units that would be suitable for people with bariatric needs. There will be one two-bedroom unit.

The Provider will provide outcome focused support that meets the aims and goals agreed with each Individual. The Provider will provide person-centred support, a strengths-based approach and promote positive risk taking. The Provider will work in a creative way to address people's needs and outcomes in their Care and Support Plans.

The Provider shall deliver the Service in accordance with the requirements of the Care Quality Commission (CQC) or any successor organisation.

Total value (estimated)

- £16,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 January 2031
- Possible extension to 4 January 2036
- 10 years

Description of possible extension:

Extensions will be used as required subject to the satisfactory performance of the service provider

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKJ21 - Brighton and Hove

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 May 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

20 May 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/sesharedservices.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 December 2025

Award criteria

Name	Description	Type
Quality	Evaluated based on 100% Quality at Stage 1.	Quality

Name	Description	Type
Price	Stage 2 and Stage 3 will be evaluated based on Quality and Price. Weightings will be included in tender documentation at time of publication.	Price

Weighting description

At Stage 1, the Quality Questionnaire will be evaluated based on 100% Quality.

At Stage 2 and Stage 3, Quality and Price will be evaluated, with weightings indicated at time of publication of these stages.

The Council reserves the right to refine any specific award criteria during the Procurement (in accordance with section 24 of the PA 2023). Consequently the weightings and award criteria may be refined between Stage 2 and Stage 3.

Other information

Description of risks to contract performance

Known risks are included as part of the tender documentation. Further 'Known Unknown' and 'Known Known' risks may be identified throughout the procurement process and these will be highlighted to Bidders as they materialise.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

The Council will be using a Competitive Flexible Procedure consisting of a 3 stage process inclusive of a Dialogue Stage.

Stage 1 will include the Procurement Specific Questionnaire (PSQ) and Conditions of Participation, Administrative Compliance and Stage 1 Quality Questionnaire.

The purpose of this stage is to ensure potential Bidders have the experience, capability and capacity to deliver the ambition laid out in this ITT, and to evaluate initial proposals for the service in response to the Stage 1 Quality Questionnaire.

Stage 1 will include a Quality Questionnaire which will be evaluated based on 100% Quality.

Bidders must pass all Administrative Compliance requirements, the PSQ and Conditions of Participation, and achieve a minimum moderated quality score of 3 for Quality Question 1 'Mobilisation, staffing and management structure of the service' and Quality Question 2 'Experience / Delivery of the service' of the Stage 1 Quality Questionnaire in order to progress to Stage 2.

The Council reserves the right to reject bids that do not meet this threshold.

The Council reserves the right to reject any Bidder who scores 1 or less for any criteria or sub criteria.

The three (3) highest scoring Bidders will progress to Stage 2 of the tender process.

At Stage 2, the Council will issue new tender documentation to the highest scoring three (3) Bidders, including a Stage 2 Quality Questionnaire and Pricing Schedule template.

The Council reserves the right to refine any specific award criteria during the Procurement (in accordance with section 24 of the PA 2023). Consequently the weightings and award criteria may be refined between Stage 2 and Stage 3. The highest scoring three (3) Bidders will be advised of further details at the time of publication of this Stage.

Stage 2 will be evaluated based on Quality and Price.

Further information regarding the needs of individuals as well as the staggered move in period will be provided to Bidders at this stage.

At Stage 2, the tender documentation will provide details of any minimum moderated scores required in order to proceed to the subsequent stages of the process.

The care costing tool CareCubed will be utilised by the Council to benchmark prices throughout the process. Prices will be expected to be in line with benchmarking. Further details will be provided at Stage 2.

Stage 2 tender submissions should be capable of acceptance without the need for the Dialogue Stage.

The Council reserves the right to only take one (1) Bidder through to Dialogue Stage.

In the event that the Dialogue stage will be required, this stage will follow Stage 2 and the Council will invite Bidders to participate in discussions with a view to refining and improving the content of their tender submission to drive additional value.

During the Dialogue stage, the Council will enter into a separate dialogue with each Bidder to negotiate fundamental aspects of their offer, which will be communicated prior to the dialogue meetings.

The Council will initially hold one dialogue meeting with each Bidder. Any further dialogue meetings will be communicated to Bidders as required.

The Council will write to invited Bidders in advance of the meeting detailing elements to be expanded upon. Further details will be provided in the Stage 2 tender documentation.

The dialogue meetings will not be scored but will provide an opportunity for discussion of points to be expanded upon or for further clarification between the Council and Bidders.

Co-production is a key priority for this service. In addition to the dialogue meetings, there is potential for a presentation element to service users with lived experience at this stage. Further details will be provided at point of publication of this stage.

Stage 3 will be evaluated based on Quality and Price. The purpose of this stage is for Bidders to submit their best and final offers following discussions at the Dialogue stage.

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

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Organisation type: Public authority - sub-central government