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Planning

2425-0537 Housing Management Service - Beaumont Rise Mental Health Supported Living Scheme

Islington Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-016579

Procurement identifier (OCID): ocds-h6vhtk-05067b

Published 23 April 2025, 3:13pm

Scope

Reference

2425-0537

Description

We are seeking suppliers for a comprehensive housing management service at Beaumont Rise, a newly built, council-owned property designed for mental health supported living. The service will include a full repairing lease, landlord functions, and night concierge services. Beaumont Rise consists of 17 studio flats, communal living areas, and office space. This housing management service will be provided in conjunction with an on-site care and support service, which is being procured separately.

Total value (estimated)

- £360,000 including VAT

Contract dates (estimated)

- 1 July 2025 to 1 February 2027

- Possible extension to 1 February 2029

- 3 years, 7 months, 1 day

Main procurement category

Services

CPV classifications

- 85312500 - Rehabilitation services

Engagement

Engagement deadline

21 May 2025

Engagement process description

Housing Management services are required for a new, council-owned, purpose-built block for a Mental Health Supported Living service. The housing block is made up of 17 studio flats along with communal spaces and laundry facilities, office and meeting room. The housing management provider will:

• Assume responsibility for a full internal repairing lease for the property, covering all internal repairs and maintenance (excluding anything for which tenants are individually responsible in line with their tenancy agreement).

• Provide assured shorthold tenancies to adults with mental health issues, under the sole nomination rights of Islington Council's adult social care, and collect applicable rents.

• Establish a Service Level Agreement (SLA) or sublease with the care and support provider for their exclusive use areas - particularly office space.

• Oversee all health and safety checks and processes.

• Return an agreed 'landlord's charge' to Islington Council, which equals the total rent collected minus an agreed percentage to cover the tenancy and housing management functions.

Important Information

This notice is for informational purposes only and is not a formal invitation to tender. Its aim is to enhance transparency and competition for the upcoming contract notice. All details provided here may be updated or changed in the final contract notice.

The Council reserves the right to cancel, postpone, suspend or abort this procurement at any stage. The issue of this notice in no way commits the Council to commence the procurement process.

*An event was held for suppliers 11 March 2025. The following details were clarified:

The income for the housing management provider is a 32% retention of rent, approximately £70k, which covers the housing management service costs. The lease is not charged for.

The current support provider for the tenants will stay in place while the new support contract is procured.

The housing management service will include a night concierge service, which will be service chargeable to tenants or covered by enhanced housing benefit.

Any suppliers interested please contact: Jane Watson: jane.watson@islington.gov.uk

Contracting authority

Islington Council

- Public Procurement Organisation Number: PBMD-2513-CWJJ

Islington Town Hall, Upper Street

London

N1 2UD

United Kingdom

Contact name: Strategic Procurement Team

Email: procurement@islington.gov.uk

Website: http://www.islington.gov.uk

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government