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Contract

Framework for the Provision of Temporary Accommodation

Torbay Council

F03: Contract award notice

Notice identifier: 2024/S 000-019637

Procurement identifier (OCID): ocds-h6vhtk-02f089

Published 27 June 2024, 10:37am

Section I: Contracting authority

I.1) Name and addresses

Torbay Council

Torbay Council Town Hall, Castle Circus

Torquay

TQ1 3DR

Contact

Miss Tracey Field

Email

tracey.field@torbay.gov.uk

Telephone

+44 1803208391

Country

United Kingdom

Region code

UKK42 - Torbay

Internet address(es)

Main address

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

Buyer's address

<http://www.torbay.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**

Framework for the Provision of Temporary Accommodation

Reference number

DN577654

II.1.2) Main CPV code

- 55200000 - Camping sites and other non-hotel accommodation

II.1.3) Type of contract

Services

II.1.4) Short description

Torbay Council are looking for a range of providers to provide temporary accommodation services, which will form part of a range of measures in Torbay aimed at ensuring our citizens have access to safe, quality temporary and long-term accommodation that meets their needs.

The types of Accommodation we are looking for include:

- Single bedroom shared facilities – rooms in a shared house; house of multiple occupation (HMO).
- Single bedroom self-contained – exclusive use of accommodation with its own access and no shared facilities.
- Single bedroom self-contained (adapted) - ground floor accommodation which is adapted for a wheelchair user.
- Single bedroom self-contained (High Risk) - can accommodate people with complex and multiple needs.
- 2-5 Bedroom units of accommodation with its own access and no shared facilities.

In order to achieve our goals for the delivery of Temporary Accommodation in Torbay, this opportunity will be structured as a Framework Agreement. Providers can be appointed to any of the following Lots:

- Accommodation and housing management (Lot 1)
- Accommodation only (Lot 2)

Ideally, we are looking for providers who can supply both the accommodation and housing management (Lot 1), but we are also keen to work with providers who are only able to meet the accommodation requirements (Lot 2) to ensure we have access to sufficient quality secure accommodation to meet the needs of Torbay Citizens. The Council will award Contracts with suitable providers from Lot 1 and Lot 2 to meet our requirements for sufficiency. These Contracts will guarantee the placements and income from the Council. Providers have the option of bidding to be appointed to the Framework on any number of the specified Lots. There will be no minimum unit of accommodation requirement and providers will be invited to put forward submissions for any number of units of accommodation from any of the Lots available on the Framework. Bidders must be the owner, leaseholder or managing agent of the properties put forward. Providers will ensure that properties meet the quality standards as set out in the service specification. This will include standards relating to:

- Housing Health and Safety Rating System (HHSRS) self-assessment.
- Compliance with the provisions of the Housing Act 2004.
- Where accommodation for single households is provided in shared housing this should comply with House in Multiple Occupation (HMO) standards and be licensed as appropriate.
- All property will be clean and in good condition.
- Fire Safety standard.
- Gas & Electric Safety checks.
- Security.

Torbay Council are keen to work in partnership with all providers appointed to the

Framework, with providers having access to a named contact within the Housing Options Team and a contract manager. The Council will be responsible for issuing licence agreements to those occupying temporary accommodation to ensure accommodation is provided in accordance with the Council's legal duty.

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: £1,750,000

II.2) Description

II.2.1) Title

Accommodation & Housing Management

Lot No

1

II.2.2) Additional CPV code(s)

- 55100000 - Hotel services
- 55200000 - Camping sites and other non-hotel accommodation
- 98340000 - Accommodation and office services

II.2.3) Place of performance

NUTS codes

- UKK42 - Torbay

II.2.4) Description of the procurement

The purpose of the services provided as part of this Lot are to supply good quality furnished

temporary accommodation and housing management services to a range of households in housing need on behalf of the Council. This will include Homeless Single people, Couples, Families, and Care Leavers.

This could also include hotel rooms that would be used in exceptional circumstance. Hotels/ B&B provision would not usually be used for young people under the age of 18. Families would only be accommodated in exceptional circumstances.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

The Authority has identified the following specific changes or modifications, some or all of which may occur over the life of the Contract:

- (a) an increase or decrease in the number and type of accommodation units provided under the Framework or any resultant Call-Off Contract or Lease Agreement;
- (b) change of standards or use as a result of legislative change such as health and safety, planning, or any other change in legislation affecting the use or management of the accommodation;
- (c) the way the accommodation provision is managed;
- (d) the way accommodation is allocated;
- (e) additional self-contained units of accommodation suitable for individuals and families fleeing domestic violence or abuse may be required at a future date, in respect of the

Authority's duties to provide support to victims of domestic violence and their children under the Domestic Abuse Act 2021.

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.2.14) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents.

Tiers

The Framework will comprise a combination of Applicants from Lot 1 and Lot 2 split into two tiers as follows:

- a) Tier 1: This tier will include those Applicants who have scored highly enough to be awarded a Call-Off Contract. Places will be awarded in relation to specific Units of accommodation, this may result in some Applicants having more than one place on Tier 1.
- b) Tier 2: The purpose of this tier is to enable the Council to have access to a range of providers, providing accommodation only, through which we can spot purchase additional units of accommodation to meet temporary increases in demand.

The Council recognises that, where a Tier 1 Contract has not been put in place the accommodation units proposed by Applicants may not remain available to meet spot purchasing / further competition requirements. In view of this Tier 2 will set up on a Provider basis, rather than in respect of specific units of accommodation, enabling Providers to propose alternative accommodation units. Applicants who are not awarded a Tier 1 place for

any of their proposed Units and who meet the mandatory and minimum requirements and all Tier 1 Providers will automatically be awarded a single place on Tier 2.

II.2) Description

II.2.1) Title

Accommodation Only

Lot No

2

II.2.2) Additional CPV code(s)

- 55100000 - Hotel services
- 55200000 - Camping sites and other non-hotel accommodation
- 98340000 - Accommodation and office services

II.2.3) Place of performance

NUTS codes

- UKK42 - Torbay

II.2.4) Description of the procurement

The purposes of services provided as part of this lot are to enable the Local Authority to lease accommodation (preferably furnished but unfurnished considered) in which they will place Homeless Single people, Couples, Families, Care Leavers. The Council will be responsible for the Housing Management of these properties.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

The Authority has identified the following specific changes or modifications, some or all of which may occur over the life of the Contract:

(a) an increase or decrease in the number and type of accommodation units provided under the Framework or any resultant Call-Off Contract or Lease Agreement;

(b) change of standards or use as a result of legislative change such as health and safety, planning, or any other change in legislation affecting the use or management of the accommodation;

(c) the way the accommodation provision is managed;

(d) the way accommodation is allocated;

(e) additional self-contained units of accommodation suitable for individuals and families fleeing domestic violence or abuse may be required at a future date, in respect of the Authority's duties to provide support to victims of domestic violence and their children under the Domestic Abuse Act 2021.

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Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-026908](#)

Section V. Award of contract

Contract No

TCCS6821

Lot No

1

Title

Framework for the Provision of Temporary Accommodation - Accommodation & Housing Management

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2022

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Dalmeny House (Torquay) Limited

Torquay

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Greenhaven Properties Ltd

Broadhempston, Totnes

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,750,000

Section V. Award of contract

Contract No

TCCS6821

Lot No

2

Title

Framework for the Provision of Temporary Accommodation - Accommodation Only

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2022

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 1

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

V.2.3) Name and address of the contractor

Salvation Army Housing Association

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £175,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom