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Pipeline

## **Portsmouth City Council - Care and Support in Extra Care Housing - 2025**

Portsmouth City Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-026012

Procurement identifier (OCID): ocids-h6vhtk-05111a

Published 23 May 2025, 11:35am

### **Scope**

#### **Description**

Portsmouth City Council (the Council) is looking to re-procure the provision of care and support in Extra Care Housing.

The Council requires the provision of 'extra care', a housing scheme designed to offer a safe, private and secure environment for residents, allowing them to maintain their independence by having their own home whilst benefiting from having staff on hand 24 hours a day, 7 days a week.

The current cost for delivering these services across four Extra Care facilities is approximately £3.5million per annum. However, this value can fluctuate on an annual basis dependent on existing occupancy levels and the support needs of the residents. Additionally, each contract will be subject to an increase in rates, which will be reviewed on an annually basis and has typically been based on the Retail Price Index.

At present one provider manages all four of the sites, though the Council will be investigating options to split these sites into two distinct lots with two providers being responsible for the extra care facilities -

- Lot 1 - Brunel Court, Caroline Square and Milton Village - £2.19M per annum
- Lot 2 - Maritime House - £1.27M per annum

It is envisaged the contracts shall commence on the 1st December 2025 for an initial 4-year term, extendable by a further 4-years in increments to be agreed at the time by both parties.

The total value of the opportunity will be in the region of £35M, when including all extension options, assuming each Extra Care facility remains in maximum occupation, the likely support needs of the residents and including any potential inflationary uplifts.

The procurement process will commence in June 2025 with award targeted for August 2025 to allow for mobilisation and commencement of services on 1st December 2025.

The Council envisages undertaking the future procurement process in line with the following draft summary procurement programme, however it should be noted that the dates below are purely indicative and may be subject to future change.

- Issue Tender Notice - 25th June 2025
- Issue procurement documents via In-tend - 25th June 2025
- Clarification deadline - 18th July 2025, 23:59
- Tender submission deadline - 25th July 2025 14:00
- Contract Award Notice issued - 15th August 2025
- Completion of standstill period - 28th August 2025
- Contract Details Notice issued - 29th August 2025
- Commencement of services - 1st December 2025

## TUPE

This is a re-procurement of an existing out sourced service and therefore will be subject to TUPE. As such there will be a TUPE transfer of the incumbent's 'in scope employees' as part of this contract. It will be the providers' responsibility to manage any TUPE / Pension implications.

### **Total value (estimated)**

- £35,000,000 excluding VAT
- £42,000,000 including VAT

### **Contract dates (estimated)**

- 1 December 2025 to 30 November 2029
- Possible extension to 30 November 2033
- 8 years

### **Main category**

Services

### **CPV classifications**

- 85141000 - Services provided by medical personnel
- 85144000 - Residential health facilities services
- 85320000 - Social services

### **Contract locations**

- UKJ31 - Portsmouth
- UKJ35 - South Hampshire

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### **Participation**

## Particular suitability

Small and medium-sized enterprises (SME)

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## Submission

### Publication date of tender notice (estimated)

25 June 2025

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## Contracting authority

### Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Email: [procurement@portsmouthcc.gov.uk](mailto:procurement@portsmouthcc.gov.uk)

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government