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Tender

Housing Related Support services (23 070)

Cheshire East Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-027278

Procurement identifier (OCID): ocds-h6vhtk-03fcdf

Published 15 September 2023, 9:19am

Section I: Contracting authority

I.1) Name and addresses

Cheshire East Borough Council

Westfields, Middlewich Road

Sandbach

CW11 1HZ

Contact

Mrs Procurement Cheshire East

Email

procurementeast@cheshireeast.gov.uk

Telephone

+44 1270686440

Country

United Kingdom

Region code

UKD62 - Cheshire East

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Advert/Index?advertId=44167364-164e-ee11-8124-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=44167364-164e-ee11-8124-005056b64545>

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

Housing Related Support services (23 070)

Reference number

DN688828

II.1.2) Main CPV code

- 85300000 - Social work and related services

II.1.3) Type of contract

Services

II.1.4) Short description

Cheshire East Council is seeking provider(s) to deliver a range of Housing Related Support services for local people who are homeless and in need of strength-based support to regain their independence.

Cheshire East Council is flexible in its approach to service delivery, always seeking solutions that will offer quality and value for money and working with delivery partners who share our values and commitment to the success of the area.

The Council is seeking partners to provide housing related support services split into 9 lots as detailed within the specification, including:

- Dispersed, Housing-Led offer for single homelessness.
- Intensive supported accommodation for singles and couples.
- General needs supported accommodation, including families and young people.
- Rapid Access emergency accommodation offer for rough sleepers.
- Floating tenancy support to resettle and sustain at-risk accommodation.

Interested providers should express an interest in the opportunity and download all of the documentation provided on the Chest system, any queries should be asked here via the

messaging area of the project.

New Contracts are required to start from 1st April 2024 lasting for a maximum of 7 years and it should be noted that TUPE may apply.

II.1.5) Estimated total value

Value excluding VAT: £5,830,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Housing-Led Program

Lot No

1

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis
- 98340000 - Accommodation and office services

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The Housing-Led support services in Lot 1 will consist of self-contained housing with wraparound support included. The housing-led ideology relates to rapid provision of housing to clients who are experiencing multiple-exclusion homelessness (MEH). Including 9 units of housing, will not be split across the North and South of the borough and will be contacted as one single lot. Expected lot value is £1,000,000 - £1,250,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/2024 – 31/03/2029 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Intensive Need Supported Accommodation (North)

Lot No

2

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The Intensive Need Supported Accommodation service aims to deliver quality, accessible housing units with intensive on-site 24-hour support for single people and couples experiencing homelessness.

The service will deliver 57 high-quality accommodation units, of which 26 - apply to this lot, North, that are suitably located within communities with good transport links and access to services. Around 98 service users are estimated to move through this service per annum. Lot specifications will outline if any of the provision has a specific focus or requirement, for instance female-only, or housing for people abstaining from drugs and alcohol.

The Provider(s) will develop and/or use buildings which can provide self-contained accommodation with on-site support.

Expected lot value is £850,000 - £1,000,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/24 – 31/03/29 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Intensive Need Supported Accommodation (South)

Lot No

3

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The Intensive Need Supported Accommodation service aims to deliver quality, accessible housing units with intensive on-site 24-hour support for single people and couples experiencing homelessness.

The service will deliver 57 high-quality accommodation units, of which 31 - South, apply to this lot, that are suitably located within communities with good transport links and access to services. Around 98 service users are estimated to move through this service per annum. Lot specifications will outline if any of the provision has a specific focus or requirement, for instance female-only, or housing for people abstaining from drugs and alcohol.

The Provider(s) will develop and/or use buildings which can provide self-contained accommodation with on-site support.

Expected lot value is £950,000 - £1,200,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/24 – 31/03/29 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

General Need Supported Accommodation (North)

Lot No

4

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

Service users who have needs which can be met with visiting support to regain their independence to benefit from supported accommodation within the General Need Supported Accommodation pathway.

32 units of supported accommodation will be split across these North and South contracts, providing a range of provision for singles (including younger people), couples and families experiencing homelessness. Residents will average 22 weeks in service before moving on into more independent housing options following a period of high-quality, strength-based support work from the Provider(s). Lot specifications will outline the number and type of units required and the cohort of service users that will be accommodated.

This Lot - 16 units. Expected lot value is £250,000 - £450,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/24 – 31/03/29 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

General Need Supported Accommodation (South)

Lot No

5

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

Service users who have needs which can be met with visiting support to regain their independence to benefit from supported accommodation within the General Need Supported Accommodation pathway.

32 units of supported accommodation will be split across these North and South contracts, providing a range of provision for singles (including younger people), couples and families experiencing homelessness. Residents will average 22 weeks in service before moving on into more independent housing options following a period of high-quality, strength-based support work from the Provider(s). Lot specifications will outline the number and type of units required and the cohort of service users that will be accommodated.

This Lot - 16 units. Expected lot value is £250,000 - £450,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/24 – 31/03/29 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Rapid Access and Assessment (North)

Lot No

6

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

Rapid Access and Assessment beds will provide suitable and safe space for singles and couples experiencing street homelessness.

28 bed spaces split across the North and South of Cheshire East will provide a safe space for people with often complex and chaotic lifestyles. Clients will spend on average 6 weeks in service and will gain a full induction and a support plan, with emphasis on risk management, harm reduction, and the promotion of health and wellbeing.

Accommodation will be secure and have a suitable environment to allow effective support work to take place. At least 4 units of accommodation must be able to support people with a pet dog.

This Lot - 14 units. Expected lot value is £150,000 - £300,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/24 – 31/03/29 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering

portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Rapid Access and Assessment (South)

Lot No

7

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

Rapid Access and Assessment beds will provide suitable and safe space for singles and couples experiencing street homelessness.

28 bed spaces split across the North and South of Cheshire East will provide a safe space for people with often complex and chaotic lifestyles. Clients will spend on average 6 weeks in service and will gain a full induction and a support plan, with emphasis on risk management, harm reduction, and the promotion of health and wellbeing.

Accommodation will be secure and have a suitable environment to allow effective support work to take place. At least 4 units of accommodation must be able to support people with a pet dog.

This Lot - 14 units. Expected lot value is £150,000 - £300,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

84

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/2024 – 31/03/2029 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Floating Support (North)

Lot No

8

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The aim of floating support services is to enable vulnerable people to sustain their accommodation and prevent homelessness. CEC Housing Related Support services will be delivered in two types of floating support for the North and South respectively: resettlement and sustainment services.

Resettlement support will enable people moving into a new tenancy in the private or social rented sector to receive a period of assistance to help set up their new home, for instance after spending a period of time in Intensive Needs or General Needs Supported Accommodation, allowing the household to have confidence in maintaining their tenancy. Provider(s) will encourage and facilitate early-stage referrals to engage with service users before their tenancy is due to begin, building relationships, working collaboratively, and ensuring a smooth transition into their new home.

Sustainment support provides support for an average of 24 weeks to people who are at risk of losing their tenancy and need support to prevent a breakdown in their housing. Eviction from private and social tenancies is a significant reason for homelessness presentations in Cheshire East. A key priority of the council is to deliver services which help people to avoid eviction and the significant impacts to wellbeing, future housing opportunities, and the potential impact and cost to public services.

To support 40 units. Expected lot value is £550,000 - £750,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/2024 – 31/03/2029 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

II.2) Description

II.2.1) Title

Floating Support (South)

Lot No

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis
- 85310000 - Social work services

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The aim of floating support services is to enable vulnerable people to sustain their accommodation and prevent homelessness. CEC Housing Related Support services will be delivered in two types of floating support for the North and South respectively: resettlement and sustainment services.

Resettlement support will enable people moving into a new tenancy in the private or social rented sector to receive a period of assistance to help set up their new home, for instance after spending a period of time in Intensive Needs or General Needs Supported Accommodation, allowing the household to have confidence in maintaining their tenancy. Provider(s) will encourage and facilitate early-stage referrals to engage with service users before their tenancy is due to begin, building relationships, working collaboratively, and ensuring a smooth transition into their new home.

Sustainment support provides support for an average of 24 weeks to people who are at risk of losing their tenancy and need support to prevent a breakdown in their housing. Eviction from private and social tenancies is a significant reason for homelessness presentations in Cheshire East. A key priority of the council is to deliver services which help people to avoid eviction and the significant impacts to wellbeing, future housing opportunities, and the potential impact and cost to public services.

To support 52 units. Expected lot value is £750,000 - £950,000 over the full 7 year term.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This is a contract has an initial term of 5 years from 01/04/2024 – 31/03/2029 with 2 x 12 months optional extensions to be extended at the sole discretion of the Council

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SME's).

For the avoidance of doubt, the contracting authority points out that no weight will be attached to whether or not an economic operator is an SME in selecting economic operators to submit tenders or in assessing the most economically advantageous tender.

Note – the participation and process for this tender will be via the electronic tendering portal located at www.the-chest.org.uk. Please ensure you also refer to section VI.3 of this notice

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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.2.2) Time limit for receipt of tenders or requests to participate

Date

16 October 2023

Local time

9:00am

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

16 October 2023

Local time

9:00am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Organisations are required to register and download ITT documentation via the Chest at www.the-chest.org.uk - the project reference is DN688828 - e-tendering only.

If you have any technical problems with The e-Tendering System please contact the helpdesk on: Email: ProcontractSuppliers@proactis.com or Tel: +44 (0)330 005 0352

Successful bidders may be able to apply for housing benefits and/or grants.

VI.4) Procedures for review

VI.4.1) Review body

ROYAL COURTS OF JUSTICE

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

This procurement is being advertised under the Light Touch Regime (LTR).

Contract awards will be made in line with the Light Touch Regime:

<https://www.legislation.gov.uk/ukxi/2015/102/regulation/74/made>

per The Public Contracts Regulations 2015

The subject matter of this procurement process relates to the delivery of services which are listed to in Schedule 3 to the regulations. As such the full regime set out in the

regulations will not apply to the award of these contracts. Consequently, the procurement process adopted has been developed in accordance with Regulation 76 of the regulations and in particular in accordance with the fundamental public procurement principles of transparency and equal treatment.

Cheshire East Council will incorporate a voluntary standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full

information on the award decision and as such will be used as review procedures.

The voluntary standstill period, which will be for a minimum of 10 calendar days provides time for

unsuccessful tenderers to review and scrutinize the award decision before the contract is entered into.

VI.4.4) Service from which information about the review procedure may be obtained

Cheshire East Council

Sandbach

Country

United Kingdom