

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/028416-2025>

Tender

Extra Care Support Services at Barnaby House, Jubilee Court, St Germain's & The Dunes

Redcar and Cleveland Borough Council

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

Notice identifier: 2025/S 000-028416

Procurement identifier (OCID): ocids-h6vhtk-051f68

Published 29 May 2025, 11:50am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

This notice should be linked to the following:

UK1: Pipeline notice - Procurement Act 2023

Notice identifier: 2025/S 000-023227

Scope

Reference

OPEN2025876

Description

A single service provider is required to provide care and support services for residents at four Extra Care Support Schemes within the Redcar and Cleveland borough for adults who have been assessed by the Council as being eligible for Extra Care Housing and Support. The adults will have varying levels of need, some of which can be diverse and complex in nature and services should reflect this.

Extra care housing is defined as specialist accommodation designed to maximise the independence of Adults by providing a safe, secure and stimulating environment. Adults retain the independence of having their own home and at the same time benefit from the availability of social care and housing support with onsite emergency response. The Service Provider should promote person centered care, with a focus on supporting Adults to achieve outcomes and goals that are most important to them.

The service is to operate over 4 schemes:

Barnaby House, Eston

29 x 1 bed apartments, 32 x 2 bed apartments, 1 x Studio. Includes Rosedale and Ripley Court.

St Germain's, Marske

28 x 1 bed apartments, 3 x 2 bed apartments

Jubilee Court, Eston

14 x 1 bed apartments, 28 studio apartments

The Dunes, Redcar

18 x 1 bed apartment, 46 x 2 bed apartments, 6 x 2 bed bungalows

It is conditional that as part of the contract award, the Provider enters into a contractual agreement with the Landlord of each scheme for the providers occupancy of the building.

The Provider will be expected to work with the Landlords to ensure the provision of extra

care meets the needs of those eligible through the delivery of background and planned care and support available 24 hours a day, 365 days per year.

Total value (estimated)

- £9,500,000 excluding VAT
- £11,400,600 including VAT

Above the relevant threshold

Contract dates (estimated)

- 9 March 2026 to 8 March 2029
- Possible extension to 8 March 2030
- 4 years

Description of possible extension:

1 x 12 month optional extension period.

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKC12 - South Teesside

Participation

Legal and financial capacity conditions of participation

Conditions of Participation are included in the Invitation to Tender and include:

- Committing to obtain required insurance levels if awarded the contract
- Data Protection
- Health and Safety
- Compliance with Equality legislation

Technical ability conditions of participation

Conditions of Participation are included in the Invitation to Tender and include:

- Information Security
- Safeguarding Adults
- CQC Registration

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

16 June 2025, 4:00pm

Tender submission deadline

23 June 2025, 2:00pm

Submission address and any special instructions

Please be advised that Redcar & Cleveland Borough Council are conducting this procurement via Open (www.open-uk.org (<https://www.openuk.org>)). If you go to Browse Opportunities at the top of the page and Filter on Redcar and Cleveland Borough Council you can then search for this opportunity. Tenders must be submitted via the Open system.

If you require time-critical assistance on submitting your response, please contact the Open Support Team

open.support@nepo.org

For non-time critical issues, such as passwords, general account queries and location of information please visit Open hub via

www.open-hub.org/how-to-guides/ (<https://www.open-hub.org/how-to-guides/>) or seek support from

open.support@nepo.org

PLEASE NOTE: The system is accessible 24/7 however, technical support is only available Monday - Thursday 8:30am-5:00pm, Friday: 8:30am-4:30pm

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

24 November 2025

Award criteria

| Name | Description | Type | Weighting |
|---------|-------------------------------------|---------|-----------|
| Quality | As detailed in the tender documents | Quality | 100% |

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Justification for not publishing a preliminary market engagement notice

The contracting authority has carried out preliminary market engagement in relation to the contacting opportunity. The preliminary market engagement was conducted prior to the commencement of the Procurement Act 2023 which is why a Preliminary Market Engagement Notice was not published. A presentation was held via Microsoft Teams on 21 January 2025, with the opportunity to attend the presentation advertised openly to suppliers on the e-tender system. The slides from the market engagement presentation and responses to questions received are included in this tender pack for information .

Contracting authority

Redcar and Cleveland Borough Council

- Public Procurement Organisation Number: PHZX-3726-LWBD

Redcar and Cleveland House, Kirkleatham Street

Redcar

TS10 1RT

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Contact name: Debbie Seaman

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Region: UKC12 - South Teesside

Organisation type: Public authority - sub-central government