

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/028925-2025>

Planning

Market Engagement for Carlton Dene Extra Care Housing Care and Support Provision

Westminster City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-028925

Procurement identifier (OCID): ocids-h6vhtk-04f981 ([view related notices](#))

Published 30 May 2025, 4:33pm

Scope

Description

Westminster City Council (WCC) will soon be commissioning Extra Care Housing Service at Carlton Dene, with the aim to have new services in place by April 2026. We need your help to create a strategic model that promote people's health, wellbeing and maximise independence.

Carlton Dene is a new development, which will be ready for handover in March 2026 so that the new service can be delivered from April 2026.

Carlton Dene will have 58 general units, and 7 dementia units.

The service will support the delivery of key Adult Social Care (ASC) principles:

Personalisation; Prevention; Innovation; Integration and Local, by offering personalised care, giving residents choice and control over their support. It prevents isolation and promotes well-being by helping people stay independent in their community. Through innovation, it

enhances digital inclusion and uses technology to support health and social needs. Integration with housing, the NHS, and social care ensures joined-up services, while a local approach allows residents to remain in the borough, creating employment and volunteering opportunities.

WCC's vision is for Carlton Dene to be integrated within the Local Community and to have strong links with statutory and community services. The service will facilitate a vibrant and inclusive ECH Community.

Extra Care Housing is comprised of two separate, but often critically interdependent, service elements:

Housing

Care and Support

WCC is the Housing Provider for Carlton Dene.

Total value (estimated)

- £17,952,160 excluding VAT
- £21,542,592 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2033
- Possible extension to 31 March 2036
- 10 years

Main procurement category

Services

CPV classifications

- 85300000 - Social work and related services

Contract locations

- UKI32 - Westminster

Engagement

Engagement deadline

18 June 2025

Engagement process description

Westminster City Council will be holding a virtual Market Engagement event on Teams on the 18th June 2025 where we will:

- Provide further information relating to the service
- Seek provider views on the service model
- Seek provider views on the KPIs

We previously shared a questionnaire with the market seeking provider views around

supplementary services, as well as best practices. If you did not respond to this questionnaire previously, it is still live and you can find it on the link below.

https://forms.office.com/Pages/ResponsePage.aspx?id=FcHYUH-3lUOjuitAfK8NiKJzKL1SYdEoWFmv5qB3_tUNVRBV1g4NElBUVczUTVSWIBZUU9MNklIWC4u

We are keen to hear your views and utilise your expertise to commission a high-quality service. We are particularly interested in working with organisations that can explore and create new approaches to improve the independence of residents. This Market Engagement is not a call for tenders or a pre-qualification exercise.

If you are interested in attending the Market Engagement event, please express your interest via Jaggaer, the Councils tendering portal.

If you are not already registered on Jaggaer please register on this link

<https://wcc.ukp.app.jaggaer.com>

Once you have registered, you will be able to express your interest in attending the event on this link <https://wcc.ukp.app.jaggaer.com/go/8184352301972118A1D0>

The Market Engagement event will take place virtually on Teams at 11am to 1pm on Wednesday 18th June 2025.

The meeting invite to the event can be found on Jaggaer once you have registered, and completed the short questionnaire.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

21 July 2025

Procedure

Special regime

Light touch

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

64 Victoria Street

London

SW1E 6QP

United Kingdom

Email: procurementteammailbox@westminster.gov.uk

Website: <https://www.westminster.gov.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government