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Contract

Cardinal Hulme Young People's Accommodation

Westminster City Council

F20: Modification notice

Notice identifier: 2025/S 000-032282

Procurement identifier (OCID): ocids-h6vhtk-054882

Published 13 June 2025, 1:52pm

Section I: Contracting authority/entity

I.1) Name and addresses

Westminster City Council

64 Victoria Street

London

SW1E 6QP

Email

schaudhry1@westminster.gov.uk

Country

United Kingdom

Region code

UKI32 - Westminster

Internet address(es)

Main address

<https://www.westminster.gov.uk/about-council/procurement>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Cardinal Hulme Young People's Accommodation

Reference number

prj_WCC_9827

II.1.2) Main CPV code

- 70333000 - Housing services

II.1.3) Type of contract

Services

II.2) Description

II.2.1) Title

Lot No

N/A

II.2.3) Place of performance

NUTS codes

- UKI32 - Westminster

Main site or place of performance

Westminster

II.2.4) Description of the procurement at the time of conclusion of the contract:

Contract to provide young people (aged 16-25) that are homeless or at risk of homelessness with practical support and advice.

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

Start date

1 April 2018

End date

31 March 2025

In the case of framework agreements, provide justification for any duration exceeding 4 years

N/A

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2018/S 122-280618](#)

Section V. Award of contract/concession

Contract No

prj_WCC_9827

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

26 June 2018

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Cardinal Hulme Centre

3-7 Arneway Street

London

SW1P 2BG

Email

info@cardinalhumecentre.org.uk

Country

United Kingdom

NUTS code

- UKI32 - Westminster

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £2,202,499

Section VI. Complementary information

VI.3) Additional information

For the purposes of the values quoted in this notice: (i) the original value of the contract at award was £2,202,499; and (ii) following the modification referred to in section VII.2.1 below the total overall value of the contract is £2,426,188.

VI.4) Procedures for review

VI.4.1) Review body

Westminster City Council

Westminster City Hall, 64 Victoria Street

London

SW1E 6QP

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 70333000 - Housing services

VII.1.3) Place of performance

NUTS code

- UKI32 - Westminster

Main site or place of performance

Westminster

VII.1.4) Description of the procurement:

The nature and quantity of the services will be the same as provided for in the original

contract. Only the expiry date of the contract will change.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

1 April 2018

End date

30 September 2025

In the case of framework agreements, provide justification for any duration exceeding 4 years:

7 years 6 months

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£2,426,188

VII.1.7) Name and address of the contractor/concessionaire

Cardinal Hulme Centre

London

Country

United Kingdom

NUTS code

- UKI32 - Westminster

Charity Number

1090836

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The contract is being modified to extend the term in accordance with Regulation 72(1)(b) of the Public Contracts Regulations 2015. An extension to the term is necessary to avoid a gap in the services while WCC carries out a new procurement process.

Given demand for services is increasing and suitable accommodation in the borough being scarce, the design of the re-procurement requires further consultation/consideration, to ensure that any future contract was fit for purpose (to include a revised delivery model and pricing structure). A contract extension is required until September 2025 to accommodate the timeframe to conduct the new procurement procedure and facilitate a transition period for any new providers appointed.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

WCC takes the view that the above-mentioned six-month extension is a permissible modification pursuant to Regulation 72(1)(b) of the Public Contracts Regulations 2015.

WCC believes the additional services are necessary as in the absence of the above-mentioned six-month extension, young people who are currently dependent on the services would be at increased risk of homelessness, or returning to homelessness, in the borough. WCC is operating in particularly dynamic circumstances, in which the scope of the services required has been undergoing change simultaneously with WCC seeking to re-procure the services.

A change in contractor cannot be made as WCC considers that it would be uneconomical and impractical for a short-term change of contractor to take place. The majority of the

contract price relates to staffing costs, rather than the costs of the accommodation, and the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) would apply to those staff if there was a change in contractor for this six-month period. WCC believes it would not be economically viable for staff to be transferred to an alternative provider of the services on a short-term basis. Additionally, a change in contractor would involve a circa three-month mobilisation to begin providing the services, thereby risking a gap in the provision of the services. Continuity and consistency of support to service users is critical and a change in contractor for such a short period of time could prove incredibly disruptive for those service users.

In the event WCC was required to change contractor at this juncture, particularly for a short period of 6 months, this would cause significant inconvenience and substantial duplication of costs for WCC. This would require substantial duplication of effort to mobilise a new contractor for a short period of 6 months, in addition to the resource/effort required to conduct a further procurement process in tandem with preparing for the re-procurement in respect of the longer-term contract. This would be highly disruptive to WCC's operations and would entail a duplication of costs that would not be an effective use of taxpayers' funds.

WCC is subject to statutory obligations to provide appropriate accommodation-based support to prevent homelessness services and the disruption caused by a change of contractor at this stage would create a real risk that WCC's ability to properly discharge those obligations would be compromised.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £2,202,499

Total contract value after the modifications

Value excluding VAT: £2,426,188