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Tender

## Extra Care Housing

Plymouth City Council

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

Notice identifier: 2025/S 000-034511

Procurement identifier (OCID): ocds-h6vhtk-04fc41 ([view related notices](#))

Published 23 June 2025, 4:54pm

## Scope

### Description

Plymouth City Council would like to invite you to provide a tender for one, or a maximum of two of the lots detailed below.

Lots 1 to 4 Extra Care Housing ECH

ECH is delivered within 7 schemes across Plymouth where people the majority aged 55 and over have their own self contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of on site care and support.

The service supports people to achieve the following, but not limited to, outcomes

People are supported to continue to live independently

People are supported individually so that they can lead as natural and independent a life as possible behind the privacy of their own door

People with complex needs associated with dementia and physical and mental disability receive skilled services that help them maintain and enjoy an active life

A more independent lifestyle may be facilitated for some, whereas the provision of a continually supportive environment will be a key factor for others

People are supported to achieve their desired level of involvement with their local community

People are supported to maintain or gain independent living skills following periods of illness and so prevent hospital admission or readmission

People are supported to evaluate and manage their own risk and to establish their preferred priorities

People passing through the Pathways flats where applicable will receive individualised care and support with the aim of achieving a positive outcome for continued independent living

The service focuses on two key areas of delivery

The Core service for the seven schemes ensures care and support cover 24 hours a day. This is a fixed arrangement, available to all and delivered through a block payment non chargeable to clients. This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well being and remain socially engaged.

The provision of one to one care and support that a significant number of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

People will have the choice of either selecting the core organisation to deliver this one to one care and support as assessed as eligible by Adult Social Care or may wish to select a different provider for this purpose.

For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) search for Extra Care Housing opportunity.

You will need to log in, register interest in the opportunity and download specification for more detailed service requirements.

**Total value (estimated)**

- £31,600,000 excluding VAT
- £31,600,000 including VAT

Above the relevant threshold

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

- 5 January 2026 to 4 January 2030
- Possible extension to 4 January 2034
- 8 years

Description of possible extension:

The anticipated duration of the contract Lots 1 to 4 is for 4 years with possible extensions of 2 years plus 2 years.

For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) search for Extra Care Housing opportunity.

You will need to log in, register interest in the opportunity and download specification for more detailed information.

### **Main procurement category**

Services

### **CPV classifications**

- 85300000 - Social work and related services

## Contract locations

- UKK41 - Plymouth

## Lot constraints

Maximum number of lots a supplier can bid for: 2

Maximum number of lots a supplier can be awarded: 2

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## Lot PEO24141 (was 1). Extra Care Housing North Locality

### Description

Lot 1 Extra Care Housing ECH

ECH is delivered within 7 schemes across Plymouth where people the majority aged 55 and over have their own self contained homes as part of a larger complex, have a legal right to occupy the

property and have the provision of on site care and support.

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The service focuses on two key areas of delivery

The Core service for the seven schemes ensures care and support cover 24 hours a day. This is a fixed arrangement, available to all and delivered through a block payment non chargeable to clients. This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well being and remain socially engaged.

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People will have the choice of either selecting the core organisation to deliver this one to one care and support as assessed as eligible by Adult Social Care or may wish to select a different provider for this purpose.

For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) and search for Extra Care Housing.

## **Lot value (estimated)**

- £4,000,000 excluding VAT

- £4,000,000 including VAT

## Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## Lot PEO24142. Extra Care Housing East Locality

### Description

Lot 2 Extra Care Housing ECH

ECH is delivered within 7 schemes across Plymouth where people the majority aged 55 and over have their own self contained homes as part of a larger complex, have a legal right to occupy the

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A more independent lifestyle may be facilitated for some, whereas the provision of a continually supportive environment will be a key factor for others

People are supported to achieve their desired level of involvement with their local Community

People are supported to maintain or gain independent living skills following periods of illness and so prevent hospital admission or readmission

People are supported to evaluate and manage their own risk and to establish their preferred priorities

People passing through the Pathways flats where applicable will receive individualised care and support with the aim of achieving a positive outcome for continued independent living

The service focuses on two key areas of delivery

The Core service for the seven schemes ensures care and support cover 24 hours a day. This is a fixed arrangement, available to all and delivered through a block payment non chargeable to clients. This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well being and remain socially engaged.

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For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) and search for Extra Care Housing.

## **Lot value (estimated)**

- £4,600,000 excluding VAT
- £4,600,000 including VAT

## **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot PEO24143. Extra Care Housing South Locality**

### **Description**

Lot 3 Extra Care Housing ECH

ECH is delivered within 7 schemes across Plymouth where people the majority aged 55 and over have their own self contained homes as part of a larger complex, have a legal right to occupy the

property and have the provision of on site care and support.

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### **Lot value (estimated)**

- £10,000,000 excluding VAT
- £10,000,000 including VAT

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot PEO24144. Extra Care Housing West Locality**

### **Description**

Lot 4 Extra Care Housing ECH

ECH is delivered within 7 schemes across Plymouth where people the majority aged 55 and over have their own self contained homes as part of a larger complex, have a legal right to occupy the

property and have the provision of on site care and support.

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## **Lot value (estimated)**

- £13,000,000 excluding VAT
- £13,000,000 including VAT

## **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot PEO24141 (was 1). Extra Care Housing North Locality**

**Lot PEO24142. Extra Care Housing East Locality**

**Lot PEO24143. Extra Care Housing South Locality**

**Lot PEO24144. Extra Care Housing West Locality**

For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) search for Extra Care Housing opportunity.

You will need to log in, register interest in the opportunity and download Invitation to Tender Documents.

## **Technical ability conditions of participation**

**Lot PEO24141 (was 1). Extra Care Housing North Locality**

**Lot PEO24142. Extra Care Housing East Locality**

**Lot PEO24143. Extra Care Housing South Locality**

**Lot PEO24144. Extra Care Housing West Locality**

For further information please go to [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk) search for Extra Care Housing opportunity.

You will need to log in, register interest in the opportunity and download Invitation to Tender Documents.

## **Particular suitability**

**Lot PEO24141 (was 1). Extra Care Housing North Locality**

**Lot PEO24142. Extra Care Housing East Locality**

**Lot PEO24143. Extra Care Housing South Locality**

**Lot PEO24144. Extra Care Housing West Locality**

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

### **Enquiry deadline**

7 July 2025, 11:59pm

### **Tender submission deadline**

28 July 2025, 12:00pm

### **Submission address and any special instructions**

[www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

2 October 2025

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## Award criteria

Name	Description	Type	Weighting
Quality Method Statements	Quality method statements within ITT Return document. Found on supplying the south west portal	Quality	95%
Social Value	Social Value method statements within ITT Return document. Found on supplying the south west portal	Quality	5%

## Other information

### Conflicts assessment prepared/revised

Yes

## Procedure

### Procedure type

Open procedure

## **Special regime**

Light touch

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## **Documents**

### **Associated tender documents**

<https://www.supplyingthesouthwest.org.uk/>

Extra Care Housing opportunity

### **Technical specifications to be met**

<https://www.supplyingthesouthwest.org.uk/>

Extra Care Housing opportunity

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## **Contracting authority**

**Plymouth City Council**

- Public Procurement Organisation Number: PBQP-8499-TLMP

Ballard House, West Hoe Road

Plymouth

PL1 3BJ

United Kingdom

Email: [jointcommissioning@plymouth.gov.uk](mailto:jointcommissioning@plymouth.gov.uk)

Website: <http://www.plymouth.gov.uk>

Region: UKK41 - Plymouth

Organisation type: Public authority - sub-central government