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Contract

GMCA 1386 - Greater Manchester Housing First and Rough Sleepers Accommodation Programme

Greater Manchester Combined Authority

F03: Contract award notice

Notice identifier: 2025/S 000-036704

Procurement identifier (OCID): ocids-h6vhtk-04e77f

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Section I: Contracting authority

I.1) Name and addresses

Greater Manchester Combined Authority

GMCA Offices, 1st Floor, Churchgate House, 56 Oxford Street

Manchester

M1 6EU

Email

Procurement@manchesterfire.gov.uk

Telephone

+44 1234

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

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

GMCA 1386 - Greater Manchester Housing First and Rough Sleepers Accommodation Programme

Reference number

DN757186

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

In 2019 the Ministry of Housing Communities and Local Government (MHCLG)

commissioned programme of three pilots with Greater Manchester Combined Authority, Liverpool City Region and West Midlands Combined to pilot the large-scale delivery of Housing First in England.

The service is for people who have multiple and complex needs who have experienced long term recurrent periods of homelessness and exclusion from services leading to them having difficulties in finding and sustaining suitable accommodation.

The pilot has now been delivered for 6 years supporting 568 people to date across the 10 Greater Manchester Local Authorities. GMCA were successful in competitive bidding processes to secure Rough Sleeper Accommodation Programme (RSAP) properties across Greater Manchester, there will be a maximum of 58 properties in this contract.

This tender was to procure a Housing First and RSAP services for a further 12 months (with option to extend for 3x12 months period) to continue to support those individuals on the programmes including housing those that are yet to secure a permanent offer of accommodation.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £12,806,000

II.2) Description

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services
- 98000000 - Other community, social and personal services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

- Housing First Programme

Housing First is an innovative approach that prioritises providing stable, permanent housing to individuals experiencing prolonged homelessness and co-occurring conditions.

The core principle of Housing First is that housing is a fundamental human right and should not be contingent on compliance with treatment or sobriety.

The Housing First fidelity principles are essential to ensure the effectiveness of Housing First services. These principles are designed to support individuals experiencing homelessness, particularly those with complex needs we expect any interested provider to fully endorse and demonstrate their belief in these key principles:

1. Housing as a Basic Human Right: Immediate access to housing without preconditions such as sobriety or participation in treatment.
2. Person-Centred Support: Tailored support based on individual needs, preferences, and goals.
3. Separation of Housing and Services: Housing is provided independently of support services, ensuring that losing housing is not a consequence of not engaging with services.
4. Recovery-Oriented Approach: Focus on recovery and well-being, supporting individuals to build a meaningful and satisfying life.
5. Harm Reduction: Support individuals in reducing the negative impacts of substance use and other risky behaviours, without requiring abstinence.
6. Active Engagement without Coercion: Building relationships and trust through consistent, non-coercive engagement.
7. Flexible Support for as Long as Needed: Providing support for as long as it is needed, with no time limits

- Rough Sleeper Accommodation Programme

As RSAP 1 and 2 enter the final stage of property procurement means there will be circa 50-60 tenancies to support across the Greater Manchester Region. Support ratios are intended to be at 1:10. The tender is for revenue funding to provide intensive support to individuals transitioning from homelessness to stable housing. Key benefits of the RSAP include:

1. Provision of Move-On Homes: RSAP focuses on creating long-term housing solutions for rough sleepers, ensuring they have a stable place to live.
2. Intensive Support Services: The programme provides comprehensive support to address the complex needs of individuals to maintain their tenancies and improve their quality of life.

3. Collaboration: working with partners from a spectrum of services to coordinated approach to support Rough Sleepers

4. Community Integration: By providing stable housing and support, RSAP helps individuals reintegrate into their communities, fostering social inclusion and reducing isolation.

II.2.5) Award criteria

Quality criterion - Name: Service Delivery Model / Weighting: 10%

Quality criterion - Name: Housing First Fidelity / Weighting: 5%

Quality criterion - Name: Accommodation Strategy / Weighting: 10%

Quality criterion - Name: Delivering Support (engagement with people) / Weighting: 5%

Quality criterion - Name: Delivering Support (achieve aspirations support) / Weighting: 5%

Quality criterion - Name: Delivering Support (transition from HF to RSAP) / Weighting: 5%

Quality criterion - Name: Partnership with people who use services / Weighting: 10%

Quality criterion - Name: Partnerships with stakeholders / Weighting: 10%

Quality criterion - Name: System Change and legacy / Weighting: 5%

Quality criterion - Name: Performance management, Quality Assurance & Evaluation / Weighting: 5%

Quality criterion - Name: Mobilisation / Weighting: 5%

Quality criterion - Name: Social Value / Weighting: 15%

Price - Weighting: 10%

II.2.11) Information about options

Options: No

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.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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-007043](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Contract No

GMCA 1386

Title

Greater Manchester Housing First and Rough Sleepers Accommodation Programme

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 June 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Great Places Housing Association (GPHA)

2A Derwent Avenue

Manchester

M21 7QP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £12,803,605.3

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Court Justice

Strand

London

WC2A 2LL

Country

United Kingdom