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Planning

Extra care - Supported Living Accommodation

Northumberland County Council

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

Notice identifier: 2025/S 000-037112

Procurement identifier (OCID): ocids-h6vhtk-05584f

Published 3 July 2025, 1:48pm

Scope

Reference

NCC1519

Description

*This was previously advertised under Prior information notice: 2024/S 000-029501

This opportunity was also advertised on ProContract, and those wishing to view future updates must register an interest on the new E-procurement portal OPEN - <https://www.open-uk.org/>

and searching the project title: NCC1519 Extra Care - Supported Living Accommodation.

Northumberland is the most northerly shire county in England and covers a large area from the Tyne and Wear conurbation to the Scottish Border. The county covers an area of 400,000 hectares and has a population of 306,000 people living in approximately 130,000 households.

Northumberland County Council (the Council) is committed to the development of Extra Care and approved a revised version of the Extra Care and Supported Living Strategy in February 2024. <https://www.northumberland.gov.uk/Care/Support/Long-term-support.aspx>

There is very limited supply of independent supported living accommodation for older people in Northumberland and the current extra care schemes are in high demand. The Council would like to see more extra care being delivered which can provide homes and support for people with a range of needs, offering an alternative to residential care and sheltered accommodation.

The Council is seeking to appoint Registered Providers to design, construct and manage extra care schemes at various locations across the county. Extra care accommodation for older people over 55, will also include people with learning disabilities, mental health conditions, early onset, and mid-term dementia, and those with a physical and/or sensory disability. There will take a flexible approach where people under 55 will be able to live at the schemes.

Nine key locations have been identified for the development of extra care schemes in the next 5 years. These are:

- Amble
- Hexham*
- Prudhoe
- Alnwick*
- Berwick
- Blyth*
- Cramlington*
- Morpeth
- Ponteland*

There are 5 sites owned by the Council (*). The Council has completed an initial analysis of demand and suitability at these locations considering:

- demand for the schemes
- the location of local amenities

- access to good and regular public transport links nearby
- access to open spaces, communal gardens, and outdoor activities
- initial feedback from planning officers regarding the suitability of sites for extra care.

The Council will also consider other larger towns in the county, sites put forward by Registered Providers as well as innovative solutions for those people living in more rural parts of the county.

Financial support for extra care schemes that meet the strategic objectives set out in the Adult Services Extra Care and Supported Living Strategy 2024 will also be available.

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Health-and-social-care/Grants-to-Support-the-Development-of-Extra-Care-and-Supported-Living-in-Northumberland.pdf>

In addition, Registered Providers may bid for capital from the Section 106 Affordable Housing S106 Developer Fund.

<https://www.northumberland.gov.uk/Housing/Affordable.aspx>

The Council invited Registered providers to market engagement meetings between September 30th and October 7th 2024 via Microsoft Teams.

The meetings involved reviewing the delivery strategy for the proposed schemes, give an overview of the bid process and current procurement timeframes. Providers have been given the opportunity to provide feedback on the Council's proposals, draft specification and design guide for extra care schemes

Total value (estimated)

- £0 excluding VAT
- £0 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 1 January 2028
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 85311000 - Social work services with accommodation
- 85323000 - Community health services

Contract locations

- UKC21 - Northumberland

Engagement

Engagement deadline

7 October 2024

The engagement was carried out before this notice was published.

Engagement process description

The Council would like to invite interested Registered Providers to market engagement meetings in the weeks commencing September 30th and October 7th via Microsoft Teams or in person at County Hall. One and a half hour slots are available at the following dates/times, on a first come first served basis:

- 09:00-13:00 October 1st 2024
- 13:00-16:00 October 3rd 2024
- 09:00-13:00 October 8th 2024
- 09:00-11:00 October 10th 2024
- 13:00-15:00 October 11th 2024

The meetings will review the delivery strategy for the proposed schemes, give an overview of the bid process and the current procurement timeframes. There will be the opportunity for Registered Providers to feedback on the Council's proposals, draft specification and design guide for extra care schemes. Registered Providers should register their interest via the Council e-tendering portal. Any questions arising from these sessions will be posted via the clarification function. Any information deemed commercially sensitive will not be shared via clarification.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Northumberland County Council

- Public Procurement Organisation Number: PJJX-1133-JRGV

County Hall

Morpeth

NE61 2EF

United Kingdom

Email: Graeme.hayes@northumberland.gov.uk

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

Region: UKC21 - Northumberland

Organisation type: Public authority - sub-central government