

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/041317-2025>

Tender

BHCC Adult Social Care Learning Disability Services

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-041317

Procurement identifier (OCID): ocds-h6vhtk-051ae2 ([view related notices](#))

Published 18 July 2025, 1:54pm

Scope

Description

The Council is sharing this Invitation to Tender to obtain professional, properly defined and priced propositions for the provision of care services for adults with learning disabilities, across two Lots:

- Lot 1: 3 x Residential Care Homes (Preston Drive, Leicester Villas, Windlesham Road)
- Lot 2: 1 x Supported Living scheme (Burwash Lodge)

The existing services are currently operated by the Council, with directly employed staff. The existing buildings will be leased to the successful bidder(s), their property arm, or a named housing partner, with incoming providers taking on the repair and maintenance of the properties. Successful bidder(s), their property arm, or a named housing partner will enter into a lease with the Council in the Council's standard form and in accordance with the heads of terms set out in the Property Pack. Full information is included in the ITT

Please note, although this notice does not link to it, a Preliminary Market Engagement Notice was published on Find a Tender on 7th March 2025 (Ref: 2025/S 000-008347). There is a technical issue preventing the notice being linked.

Total value (estimated)

- £28,200,000 excluding VAT
- £28,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 February 2026 to 2 February 2031
- Possible extension to 2 February 2036
- 10 years

Description of possible extension:

Additional extension provision of up to 5 further years to initial 5 year term

Main procurement category

Services

CPV classifications

- 85300000 - Social work and related services

Lot LOT-0001. Lot 1: Residential Care Homes

Description

Residential Care Homes (Preston Drove, Leicester Villas, Windlesham Road)

Lot value (estimated)

- £21,700,000 excluding VAT
- £21,700,000 including VAT

Same for all lots

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

Lot LOT-0002. Lot 2 Supported Living

Description

Supported Living scheme (Burwash Lodge)

Lot value (estimated)

- £6,500,000 excluding VAT
- £6,500,000 including VAT

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are

the same for all lots.

Participation

Particular suitability

Lot LOT-0001. Lot 1: Residential Care Homes

Lot LOT-0002. Lot 2 Supported Living

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

21 August 2025, 12:59am

Submission type

Tenders

Tender submission deadline

3 September 2025, 11:00am

Submission address and any special instructions

<https://in-tendhost.co.uk/sesharedservices.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 November 2025

Award criteria

Name	Description	Type
Simple description	Quality 60%, Price 40%	Price

Weighting description

Quality 60%, Price 40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

As detailed in Schedule 3: ITT Guidance. PSQ/Conditions of Participation Evaluation > Tender Evaluation > Preferred Supplier Stage (if applicable)

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

BN3 3BQ

United Kingdom

Email: Procurement@brighton-hove.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government