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Pipeline

Little Lowfield supported housing for adults with learning disabilities and/or autism with lower support needs

City of York Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-041914

Procurement identifier (OCID): ocds-h6vhtk-05639d

Published 22 July 2025, 11:30am

Scope

Description

The City of York Council is planning to develop a small vacant plot at Lowfield Green in York into supported housing that would be suitable for some adults with learning disabilities and/or autism with lower support needs. We are seeking to engage with experienced care providers to assist in designing this development.

The design of the accommodation and grounds for the Little Lowfield scheme hopes to adhere to best practices for supported housing and will place the needs and wellbeing of its potential residents central to the design (e.g. individuals with learning disabilities and/or autism, consideration should also be given to potential challenging behaviours).

The design and project team are seeking early input from providers who are knowledgeable in these requirements and with experience of how to manage care provider teams in similar settings. Experience in managing teams of (or working within the practicalities and constraints of) support staff, cleaners / cleaning contracts, complexities and practicalities around warden call, door entry systems, security management and assistive technologies, fire evacuation, refuse strategies and parking strategies, is also very welcome.

Our goal is to create approximately 15 one-bedroom self-contained apartments, potentially arranged in two blocks, featuring garden areas and private outdoor space where feasible. The design may span two or more storeys and will include some communal areas and facilities for staff support.

Around 25% of the apartments (approximately four units) will serve as part of an accommodation pathway. This will allow for the assessment of support needs for these individuals while helping them develop skills to live more independently in preparation for adulthood. Additionally, this temporary accommodation will be available for individuals with learning disabilities and/or autism who are experiencing homelessness.

The remaining 75% (around 12 units) will be designated as permanent homes. The landscaping scheme will be a key focus of the design to ensure that residents can connect with nature. Rooms will be designed to maximize natural daylight and views of outdoor features while minimizing disturbances caused by outside activities and main thoroughfares. Design considerations are expected to include auditory and sensory processing needs. This may involve acoustically insulated flats, use of desaturated colours, incorporation of natural materials and textures, and thoughtful ceiling height considerations to enhance residents' well-being.

The Lowfield Green Masterplan, which includes Little Lowfield, was established on the grounds of the former Lowfields School, closed in 2007. After its closure, the site was identified as key for meeting housing needs in the Draft Local Plan, which was fully adopted in February 2025. The Little Lowfield site was formerly part of the school's car park and a small section of the school building's footprint.

Little Lowfield is situated in Acomb, a village suburb on the western side of York, about a 10-minute drive or 30 minutes via public transport from York city centre. The site is in a desirable location due to its proximity to the city centre. In 2023, the Council received UK Shared Prosperity Funding to enhance Front Street, a vital high street in Acomb that hosts numerous local independent retailers. The improvement works were completed in spring 2023.

Lowfield Green aims to be an inclusive community, offering a mixture of homes suitable for various households. The development has received multiple design awards for the quality of its residences and their layout around spacious open areas, which prioritize walking and cycling while promoting a sense of community.

At the heart of the masterplan is the new Village Green, a generous public open space featuring play facilities, community gardens, and high-quality landscaping. New pedestrian and cycling pathways have been incorporated to connect the scheme with the wider neighbourhood, while vehicular routes have been designed to reduce traffic speeds and encourage walking and cycling.

The wider Lowfield Green development comprises family housing, homes designed specifically for older adults, self-build options, and a co-operative living initiative. Little Lowfield will be another high-quality development contributing positively to the existing community.

Total value (estimated)

- £3,325,000 excluding VAT
- £3,990,000 including VAT

Contract dates (estimated)

- 15 October 2027 to 14 October 2030
- Possible extension to 14 October 2034
- 7 years

Main category

Services

CPV classifications

- 85100000 - Health services
- 85300000 - Social work and related services

Contract locations

- UKE21 - York

Submission

Publication date of tender notice (estimated)

2 November 2026

Procedure

Special regime

Light touch

Contracting authority

City of York Council

- Public Procurement Organisation Number: PQVW-9426-LDJV

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Region: UKE21 - York

Organisation type: Public authority - sub-central government