

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/044719-2025>

Planning

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

City of York Council

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

Notice identifier: 2025/S 000-044719

Procurement identifier (OCID): ocds-h6vhtk-05639d ([view related notices](#))

Published 31 July 2025, 12:41pm

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 especially service managers, to assist us in designing this development in the best way possible for residents and staff.

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.

There will be a Market Engagement event to be held at 11am on Thursday 14th August 2025 through a Teams video call meeting invitation and to book tickets for this meeting please access through the Eventbrite website to book tickets at the following link:

<https://www.eventbrite.co.uk/e/little-lowfield-supported-housing-development-and-providers-engagement-tickets-1540807529799?aff=oddtcreator>

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

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

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKE21 - York

Engagement

Engagement deadline

30 September 2025

Engagement process description

The City of York Council has published a market engagement notification on the website

www.eventbrite.co.uk where interested care providers can book tickets to attend the online engagement event which will be held on a Teams video call meeting on Thursday 14th August 2025 at 11am.

The Market Engagement event will be held at 11am on Thursday 14th August 2025 through a Teams video call meeting invitation and to book tickets for this meeting please access through the Eventbrite website to book tickets at the following link:

<https://www.eventbrite.co.uk/e/little-lowfield-supported-housing-development-and-providers-engagement-tickets-1540807529799?aff=oddtcreator>

Procedure

Special regime

Light touch

Contracting authority

City of York Council

- Public Procurement Organisation Number: PQVW-9426-LDJV

West Offices, Station Rise

York

YO1 6GA

United Kingdom

Email: procurement@york.gov.uk

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

Region: UKE21 - York

Organisation type: Public authority - sub-central government