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Tender

Care and Support in Extra Care Housing

Bournemouth, Christchurch and Poole Council

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

Notice identifier: 2025/S 000-045799

Procurement identifier (OCID): ocds-h6vhtk-0580a8

Published 4 August 2025, 4:56pm

Scope

Reference

DN781860

Description

Bournemouth, Christchurch & Poole Council (BCP Council) are seeking suppliers to provide the following Service:

Care and Support in Extra Care Housing.

Extra Care Housing (for rent or sale) is becoming better known as a housing option that individuals and professionals will consider as an alternative to residential care. In Extra Care Housing, the mix of onsite background support and commissioned care, with a dynamic approach to supporting people to make best use of communal spaces is at the heart of the success of the service.

Every Extra Care Housing setting should offer an environment with its own identity, in which the Service Provider can offer quality Care and Support enhanced by a dedicated approach to ensuring that links with the community are well established and that the

commissioned care in Client/Tenant's own properties is supplemented by the offer in the communal spaces.

Extra Care Housing is a critical part of the objective to support people who have an eligible need for care and support as well as a housing need, to maintain their independence and avoid unnecessary or avoidable care home admission.

The following Extra Care Schemes are included in this tender opportunity:

Belmont Court

Brushett House

Bure House

Craigleith

Delphis House

Kingsley House

Shaftesbury Court

Trinidad Village

The anticipated start date of the contract is April 2026.

The contract will be for 6 years with the option to extend for a further 2 years (6+1+1). Therefore, if all extensions were taken the full length of the contract would be for 8 years.

Total value (estimated)

- £36,403,442 excluding VAT
- £36,403,442 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2032
- Possible extension to 31 March 2034
- 8 years

Description of possible extension:

Options to extend are subject to satisfactory performance throughout the life of the contract and the Council's confirmation of funding availability (budget).

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKK24 - Bournemouth, Christchurch and Poole

Lot constraints

Maximum number of lots a supplier can bid for: 3

Maximum number of lots a supplier can be awarded: 3

Lot 1. Belmont Court

Description

Care and Support in Extra Care Housing - Belmont Court

Lot value (estimated)

- £3,775,562 including VAT

Same for all lots

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

Lot 2. Brushett House

Description

Care and Support in Extra Care Housing - Brushett House

Lot value (estimated)

- £3,292,641 including VAT

Same for all lots

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

Lot 3. Bure House

Description

Care and Support in Extra Care Housing - Bure House

Lot value (estimated)

- £4,030,193 including VAT

Same for all lots

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

Lot 4. Craigleith

Description

Care and Support in Extra Care Housing - Craigleith

Lot value (estimated)

- £2,818,501 including VAT

Same for all lots

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

Lot 5. Delphis House

Description

Care and Support in Extra Care Housing - Delphis House

Lot value (estimated)

- £6,409,675 including VAT

Same for all lots

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

Lot 6. Kingsley House

Description

Care and Support in Extra Care Housing - Kingsley House

Lot value (estimated)

- £5,031,156 including VAT

Same for all lots

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

Lot 7. Shaftesbury Court

Description

Care and Support in Extra Care Housing - Shaftesbury Court

Lot value (estimated)

- £4,548,235 including VAT

Same for all lots

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

Lot 8. Trinidad Village

Description

Care and Support in Extra Care Housing - Trinidad Village

Lot value (estimated)

- £6,497,479 including VAT

Same for all lots

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

Participation

Technical ability conditions of participation

Lot 1. Belmont Court

Lot 2. Brushett House

Lot 3. Bure House

Lot 4. Craigleith

Lot 5. Delphis House

Lot 6. Kingsley House

Lot 7. Shaftesbury Court

Lot 8. Trinidad Village

The bidder must have a registered office in a BH postcode or Dorset with at least a CQC rating of Good.

The bidder must not have had a Sponsor Licence revoked by the Home Office.

Particular suitability

Lot 1. Belmont Court

Lot 2. Brushett House

Lot 3. Bure House

Lot 4. Craigleith

Lot 5. Delphis House

Lot 6. Kingsley House

Lot 7. Shaftesbury Court

Lot 8. Trinidad Village

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

25 August 2025, 11:59pm

Submission type

Tenders

Tender submission deadline

8 September 2025, 2:00pm

Submission address and any special instructions

All tender submissions must be received via <http://www.supplyingthesouthwest.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 April 2034

Award criteria

Name	Description	Type	Weighting
Quality	Quality evaluation	Quality	90%
Price	Price	Price	10%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

Currently a 4 stage process:

Tender Compliance Checks

Quality Evaluation

Price Tender Submissions

From evaluation the top 3 ranked bidders from each lot will be invited through to an Interview Stage.

Documents

Associated tender documents

<http://www.supplyingthesouthwest.org.uk/>

Tender will be advertised on www.supplyingthesouthwest.org.uk

Contracting authority

Bournemouth, Christchurch and Poole Council

- Public Procurement Organisation Number: PHY-7342-PRH

BCP Council Civic Centre

Bournemouth

BH2 6DY

United Kingdom

Email: procurement@bcpcouncil.gov.uk

Region: UKK24 - Bournemouth, Christchurch and Poole

Organisation type: Public authority - sub-central government