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Tender

Emergency and Nightly Paid Accommodation

Gedling Borough Council

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

Notice identifier: 2025/S 000-047375

Procurement identifier (OCID): ocds-h6vhtk-058473

Published 8 August 2025, 3:38pm

Scope

Reference

CON004484

Description

Gedling Borough Council is seeking tenders from suitable suppliers for the provision of temporary accommodation to fulfil its statutory duties under the Housing Act 1996 Part, VII as amended by the Homelessness Reduction Act 2017. This relates specifically to those clients that are homeless and threatened with homelessness. This is an invitation to tender.

This procurement is split into two lots:

Lot 1: Hotel, guesthouse, inn or lodgings accommodation

Lot 2: Nightly paid self-contained accommodation

In addition to the accommodation itself, the Council requires a clear approach and agreement to the following:

- Compliance with booking arrangements
- Agreement with time frames for accommodating residents
- Set procedure for situations where occupation of a room is not taken up in good time
- Where rooms are damaged, an agreed re-imbursement process and procedure
- Compliance with minimum room requirements in terms of their contents
- Agreed pricing structure

The accommodation being sort by the Council will be used to support those vulnerable clients that are homeless or at risk of becoming homeless. We are looking primarily for robust accommodation that caters for regular changes in residents, as this includes activities such as the moving of furniture and white goods.

Bidders are expected to be able to deliver everything detailed within the document 'Schedule 1 - Service Specification', attached to this tender.

Please note, that the Lot figures included in this notice are an estimate only. It is the intention of the Council to reduce and eventually end the use of hotel, bed and breakfast inn and lodgings accommodation for homeless people, therefore we expect a diminishing number of units will be required in future years.

The Council will award the three (3) highest scoring Bidders that meet the minimum threshold for each Lot.

Where there is more than one successful supplier awarded to the Lot(s), there will be no guarantee of work or volume of work.

Unfortunately, due to the timescales of this procurement exercise it was not possible to carry out any Preliminary Market Engagement.

Total value (estimated)

- £1,062,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 February 2026 to 1 February 2028
- Possible extension to 1 February 2030
- 4 years

Description of possible extension:

The contract will be extended at the Council's discretion and subject to satisfactory performance of the contract

Main procurement category

Services

CPV classifications

- 55100000 - Hotel services
- 55250000 - Letting services of short-stay furnished accommodation
- 55270000 - Services provided by bed and breakfast establishments
- 70100000 - Real estate services with own property
- 70200000 - Renting or leasing services of own property
- 70333000 - Housing services
- 85311000 - Social work services with accommodation
- 98341000 - Accommodation services

Contract locations

- UKF15 - North Nottinghamshire
-

Lot 1. Hotel, guesthouse, inn or lodgings accommodation

Description

Gedling Borough Council have been reliant on Bed & Breakfast (B&B) and self-contained nightly paid accommodation to help deliver our statutory duty to homeless people who present themselves and who the Council have a legal duty to provide emergency and temporary accommodation. This includes people who:

a) have received a statutory housing assessment from the Council.

are homeless, eligible for assistance and thought to be in priority need.

b) are unable to arrange alternative accommodation options for themselves on a temporary basis.

or

c) have been assessed as requiring it by any other Qualifying Officer of the Council

The Council use B&B and self-contained nightly paid accommodation establishments inside and outside of the Borough depending on the need of the client we are supporting and the availability of the required accommodation needed.

All rooms need to be available on the day of request.

Lot value (estimated)

- £318,000 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. Nightly paid self-contained accommodation

Description

The Council is seeking to procure nightly paid self-contained accommodation to help deliver our statutory duty to homeless people who present themselves and who the Council have a legal duty to provide emergency and temporary accommodation.

The type of accommodation required includes houses, flats, and self-contained rooms in shared accommodation so long as they comply with any HMO licensing rules.

All self-contained accommodation needs to be available on the day of request.

Lot value (estimated)

- £744,000 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

Particular suitability

Lot 1. Hotel, guesthouse, inn or lodgings accommodation

Lot 2. Nightly paid self-contained accommodation

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

22 August 2025, 12:00pm

Tender submission deadline

5 September 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/gedling.aspx/Tenders/Current>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 December 2025

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Documents

Technical specifications to be met

<https://in-tendhost.co.uk/gedling/asp/Tenders/Current>

This tender is being run using the online tendering portal Gedling In-Tend ("the Portal").

Tender documents are available free of charge from the above link.

All communication regarding the tender must be conducted through the correspondence facility within the Portal.

Contracting authority

Gedling Borough Council

- Public Procurement Organisation Number: PMPJ-4745-GRLM

Civic Centre Arnot Hill Park

Arnold Nottinghamshire

NG5 6LU

United Kingdom

Email: procurement@gedling.gov.uk

Website: <https://www.gedling.gov.uk/>

Region: UKF16 - South Nottinghamshire

Organisation type: Public authority - sub-central government